

P. 2

30550 N. 18TH

Peter Rog
781-5
3240 Ber

4/6/84

For Rent Sign
Security locked 781-5734
Ext. 404 cond.

LOT PLAN

STREET

STREET

FULL L.C. →

R/B/40

BUILDING PERMIT AND COST INFORMATION

DATE	DESCRIPTION OF WORK	ESTIMATED COST	ACTUAL COST

SALE INFORMATION

DATE	INST.	REEL	IMAGE	GRANTOR	GRANTEE	SALE PRICE
10/1/82	L.C.	1483	1125	EMMA KRILL	P. RZDOWSKI + WIFE	59900
8/3/82	WD	2811	324	"	"	"

SQUARE FOOT UNIT DEVELOPMENT

TYPE- CONVENTL TRACT CUSTOM

BASE

GRADE %

RENTAL INFORMATION

7-66 85 x 8 = 680 x 12 = 8160

3/15/83 225/mo H+H W

MOST MO - TO - MO 2 or 1/2 LEASE
NO RANGE - RERRIG

ZONING

AREA R/B/40 USE L. HEIGHT 40

USE OF LOT

CONFORMS TO ZONING - YES NO

IF "NO" EXPLAIN

8.7 u site

HEAT

INSULATION

TOTAL SQ. FT. UNIT

AREA & PERIMETER COMPUTATION

79' x 51' = 4056'

02' x 53' = 40'

4015'

PERIMETER 85' FB ON TILE

16-24-81 177' Comb "

16-24-81 262'

LOCATION FACTORS

CORNER REAR ALLEY SIDE ALLEY

STREET IMPROVEMENTS

FULL NO ALLEY

NO SIDEWALK

NO STORM SEWER

TEMPORARY STREET

STRUCTURAL VALUE COMPUTATION

YEAR

EFFECTIVE AGE COMPUTATION

C + D = -5 - OVERSIZED UNITS -

THE BIGGEST 1 Bedroom BLDG IN 6690

BY OVER 7000 \$ - BUT SIMILAR

RENTS

PHYSICAL FACTORS

GRADE ABOVE BELOW

UNIT PRICING

SQ. FT. @

L. FT. @

SQ. FT. @

L. FT. @

REMARKS

9/29/83 EXT + LOWER

HALL. NO CHANGE. BLDG. OCCUPIED.

PAINTING + GENERAL MAINT. (BLDG)

IN AVE COND GIESSELUT

NOTE: LOW 59900 L.C. SALE N 82

NEED WORK - VARIOUS FLOORS SANDED,

SOME CARPET. PAINTING + GENERAL

REPAIRS. - "A" - "AV" COU LIKE

OTHERS IN AREA FOR 84 - FILE MAINT

Hamm

REMARKS

STANDARD VALUE

GRADE %

WALL TRIM

INSULATION ADJ.

ATTIC ADJ.

MAJOR ADDITIONS

4/26/84 SPOKE TO OWNER ON PHONE

EXPLAINED "UNE" ASSMT + THAT

WAS BE LOOKING AT IT ONE MORE

TIME NEXT FALL + THAT ASSMT

WOULD BE GOING UP ^{SECURITY} OWNER ADMITS

SAME WAS LOW + THAT BLDG NEEDED

WORK. - OWNER QUITE AGREEABLE

Hamm

LAND VALUE FACTORS

LOT SIZE - FRONTAGE 87 DEPTH 80

LOT AREA - 6960 SQ. FT. ACRES

EQUIV. LOT FRONTAGE @ 120' DEPTH

AVERAGE LOT SIZE

LOT SIZE ADJ.

870/a

PORCHES & STOOPS

GARAGE

DOLLAR VALUE ADD.

OR DED.

TOTAL REPL. COST 88490

INDEX

(NOTE: PERHAPS JUST REMOVE

"UNE" - MAY HAVE BEEN OPERATIONAL

LEFT ON

WHAT COND - GO' CBU MIGHT

BE ENDF FOR 85

OTHERWISE 60900 MAY BE SAID

FOR SEVERAL REASONS

LAND VALUE COMPUTATION

YEAR 82 90 94

FRONT FEET

CORNER BENEFIT

ALLEY BENEFIT

LOT SIZE ADJ.

BUILDING UNIT COST/SQ. FT.

RESIDUAL % 1928 42.5

SOUND VALUE 37610

SOUND VALUE OTHER BLDG.

SOUND VALUE ALL BLDGS.

ADJ. - ADD OR DEDUCT

IMPROVEMENT VALUE

2/7/84 - BLDG security locked

from ext. Considering notes

above and. Bldg appears in

good sold condition. Suggest

just removing of the mat + leaving

at \$2900. Watson

EFFECTIVE FRONTAGE

UNIT VALUE 1600

VALUE AT STD. DEPTH

8u

DEPTH FACTOR

VALUE ACTUAL DEPTH

ADJUSTMENT

USK 8500

W/ JUNE 8

OTHER 8

25071

SITE

8500

8000

APPRAISAL SUMMARY

YEAR 1969 69

LAND 19800 96000

IMPROVEMENTS 37610 37650

TOTAL 50410 47200

H.E.K.

ASSMT. FACTOR 26000

TAX COMMISSIONER'S OFFICE

MINNESOTA WISCONSIN

ADDRESS 3880 N. 18th St. DISTRICT 5 PLAT 271-21 KEY NO. 271-0432-2 Km 250
6730

TYPE CIO, GP 2 STORIES 2 EXTERIOR WALLS BRK ON TILE BSMT. ATTIC F UNITS 8

SLAB ON GROUND _____ CRAWL SPACE _____ AREA 4014 PERIMETER _____ RATIO _____

YEAR BUILT 1928 REMODELED _____ EFF. AGE 0-9-0-32 8/8-0/0

BASE UNIT ADJUSTMENTS : DOLLAR MODIFICATIONS (Cont'd) 6960,0
(See specifications in manual)

03. ROOF
Overhang.....
Roofing.....
Attic.....

05. INTERIOR FINISH FLOOR TRIM
Hardwood.....
Softwood.....
Other.....

07.-08. EXCAVATION & BASEMENT WALLS
10-Course.....
11-Course.....
Other.....

10. FLOOR CONSTRUCTION
P&G - Wood _____ Steel _____
Joist Size.....

11. HEATING
Number of Plants....
Warm Air-Cold Air Ret.....
Warm Air-Wall Heaters.....
Hydronic or Hot Water.....
Other.....

TOTAL (NET) UNIT ADJUSTMENTS.....
(Transfer to Column 2).....

DOLLAR MODIFICATION ADJUSTMENTS

13. PLUMBING & FIXTURES
Powder Room Fixtures.....
Extra Bath.....
Shower Stall.....
Water Heater.....Gal.....
Tile Wainscot.....
Glass Tub Enclosure.....
Other.....

TOTAL (To Col. 2).....
DATE 5/74 Insp. by _____
Comp. by Wassenaar Approved _____

15. BUILT-INS
Base cabinets.....ft. @.....
Wall cabinets.....ft. @.....
China cabnts.....ft. @.....
Vanity.....ft. @.....
BASEMENT STAIR.....
2nd Fl. Stair.....
Range & Oven: Gas....Elec...
Dishwasher.....
Disposal.....
Vent Fans-Hoods.....
Other.....
TOTAL (To computation below)

COMPUTATION
BASIC GROUND AREA UNIT.....
Adjustments (From Col. 1).....
ADJUSTED UNIT.....
GROUND AREA sq. ft.....
BASIC COST.....
Size-Shape Factor (Ratio).....
TOTAL BASIC COST.....

ADD
13. PLUMBING & FIXTURES
Standard Fixtures.....
Adjustments (From Col. 1).....

14. SEWER & WATER.....

15. BUILT-INS (From Col. 2 Above).....

EXTERIOR & OTHER MODIFICATIONS....
(From reverse side)

TOTAL REPLACEMENT COST.....
Cost Index Factor.....%

ADJUSTED TOTAL.....
Condition _____ Residual _____%

NET IMPROVEMENT VALUE.....

OTHER BUILDINGS.....
Market Value Adj.....%

NET TOTAL.....

APPRAISAL SUMMARY

Year.....	<u>77</u>	<u>78</u>
Land.....	<u>9600</u>	<u>12000</u>
Imprvs... <u>35600</u>	<u>55800</u>	<u>56500</u>
Total... <u>43200</u>	<u>67800</u>	<u>68500</u>
Code.....	<u>5</u>	<u>5</u>
	<u>R</u>	<u>R</u>

TAX COMMISSIONER'S OFFICE - CITY OF MILWAUKEE