MERCANTILE APPRAISAL CARD 27 CITY OF

DESCRIPTION		OWNER—TENANT	
Sub. or Add'n	Forest Lawn Ward	Street and Number	3907-09 W. Vliet St.
Description	Lot Block	Owner	HERMAN ERTL
	Lot 2 Block 2	Owner's Address	
		Tenants	
		Address	

SALES INFORMATION

COMPARATIVE — OTHER PROPERTIES — COMPARATIVE

Year	No. of Sales	Total Consideration	Average Sale Price
19			

THIS PROPERTY

Date	Consideration	Volume	Page	Remarks
1940	7000			

Sales Value Trend: Up Down Constant

RENTAL INFORMATION

No.	Year	Full Rental Val.	Vacancy Factor	Adj. Rental Val.	Aver.	3Yr.Av.
	19					
	19					
	19					

THIS PROPERTY

	Year	Full Rental Val.	Vacancy Factor	Adj. Rental Val.	3 Yr. Average
	19				
	19				
	19				

Rental Value Trend: Up Down Constant

GENERAL INFORMATION

Appraisal—Date Am't. By

Appraisal—Date Am't. By

Asking Price Offer

Owner's Estimate: Land Bldgs. Equip. Total

Cost Value Book: Land Bldgs Equip. Total

Deprec. Value Book: Land Bldgs. Equip. Total

Bldg. Permit: Date Am't. Original Cost: Date Amt.

PROPERTY MAP

Indicate Directions 1 Division=

LAND VALUE FACTORS

Width	30	Surface	
Average Depth	120	Grade	
Facing on	W Vliet St	Pavement	
Corner		Sidewalk	
Exposure: N ~~S~~ ~~E~~ W		Curb and Gutter	
Alley: Side ~~Rear~~		Water	
Distance From:		Sewer	
Center of City		Gas	
Car or Bus Line		Electricity	
Grade School		Cement Drive	$
High school		Fences	
Church		Shrubs, and Trees	
Zone			
Neighborhood			
		Total	$

COMPUTATION OF LAND VALUE

Width	
Front Foot Unit	
Value Full Depth	
Depth Factor %	
Unadjusted Land Value	
Adjustments	
Alley Influence	
Corner Influence	
Total Land Value	

Remarks:

11/12/48 - P-37911 - 25' x 37' ADDITION - 3000

12/31/48 - P-43128. LIGHTING 60

SUMMATION OF VALUATION PROCESSES

	Comparative Sales Value	Capitalization of Rental Value: Rent	Capitalization of Rental Value: Rate	Sound Value	General Information
Total					
Land					
Improvements					
Obsolescence					

ASSESSMENT SUMMARY

By Whom Assessed	A. Johansen		LPH				
Date	2-21-34	1943	1949				
Land		2100	2100				
Improvements		6600	8700				
Total		8700 ✓	10800				

PROPERTY FORM NO. 1013

PLAT #

MERCANTILE APPRAISAL CARD---BUILDINGS

12 B - NO ATTIC

BUILDING VALUE FACTORS

Card 3 of 4

	Main Part 1	Projections 2		
Class				
Store				
Store and Office	1	1/6		
Store and Flats ✓				
Public Garage				
Filling Station				
Warehouse	Bk	Bk		
Conc. "				
Bank				
Club				
Hotel				
Dance Hall				
Dimensions				
Length	52'	0"		
Width	26'	0"		
Average Height	31'	2"		
Type 2nd R.				
Ordinary ✓				
Mill				
Steel and Conc.				
Fireproof				
Foundation				
Stone				
Concrete ✓				
Block				
Brick ✓				
Posts				
Piers				
Pile				
Rubble				
Exterior Wall				
Brick, Solid ?				
Brick, Veneer ?				
Frame				
Concrete				
Concrete Block				
Stone Trim	F-2	54	E	
Stucco				
Metal				
Paper				
~~Face Brick~~	F al	2	Fair	
Conc. "	254	E.		
Roof				
Flat ✓				
Gable				
Hip				
Mansard				
Trussed				
Shingles				
Wood				
Asphalt				
Asbestos				
Slate				
Tile				
Tar and Gravel ✓				
Metal				
Composition				
Tile coping	254	E.		
Basement				
Whole ✓				
Part				
None				
Crawl	✓			
Finish				
Conc. Floor ✓	M. finish		8 x 6	
Complete ✓	Tile	"	3 x 8	
Good ✓				
Fair	Posts		Steel	
Poor				

STORIES — First Floor / Second Floor

	Basement	1	2	3	4	5	6	7	8	Total
Use	Storage	Store	2-Rms.			1 5		Rear Hall	Front Hall	
Floor Type	Conc.	Maple	Maple			Maple		Maple	Maple	
TRIM		Pine	Oak			3-Pine 2-Oak-1-Pine		Pine	Oak	
WALLS		Plas.	Plas.			Plas.		Plas.	Plas.	
CEILING		"	"			"		"	"	
PLUMB'G.	1-set tubs 1-toilet unit	(metal)	Toilet unit (metal)			1T-1B-2S				
CLOSETS						4				

Average % of Vacancy

Rental value trend Up.....Down.....

Rental Value		
	19	$
	19	$
	19	$
	19	$

Interior Trim: Hardwood, Softwood, Metal, Marble

Interior Walls: Plaster, Metal, Plain, Ornamental

Ceiling: Plaster, Metal

Heating: Stove, Hot Air, Hot Water ✓, Steam, Vapor, Gas, Oil, Coal ✓

Power Stokers to Boiler No. W-25-4
1-STOKER

Lighting: Electric, Gas

Plumbing: Modern ✓, Old Style

Set-Tubs X
1-AUTO-STEAM ✓

Obsolescence: Obsol. Constr., Bus. Migration, Racial Influence, Industrial Cond., Bldg. Restrictions, Over Important, Under Important, Public Annoyance, Miscellaneous

Extras and Special Equipment

	Sound Value
Special Fronts: Std. Copper - Plate Glass - Ribbed Glass - Tile & Stone	
Sprinkler System	
~~Forced~~ Ventilation: One ventilator in rear and one motor driven fan.	
Refrigeration: 1-Large & 1 Small-Frigidaire & 1 Large Federal Box - Frigidaire basil unit	
~~Elevators~~: 2-Basement Stairways.	
~~Lighting and Electric Systems~~: 1-Sideboard	
~~Fire Escapes~~: 4' metal tile parapet at front. 1-electric sign 2' x 3'	

Year Built 1926 Cost $

GAR 1926

General Condition: Good Medium ✓ Fair Poor

STRUCTURAL VALUE COMPUTATION

Length in Feet 52

Width in Feet 26

No. of Sq. Feet 1352 @ Unit of $ a $

Average Height 31' 2"

Total Cubic Feet 42137 @ Unit of $ b $

Heights
B-7'-6"
1-11'-2"
2-9'-6"
R-3'-0"
31'-2"

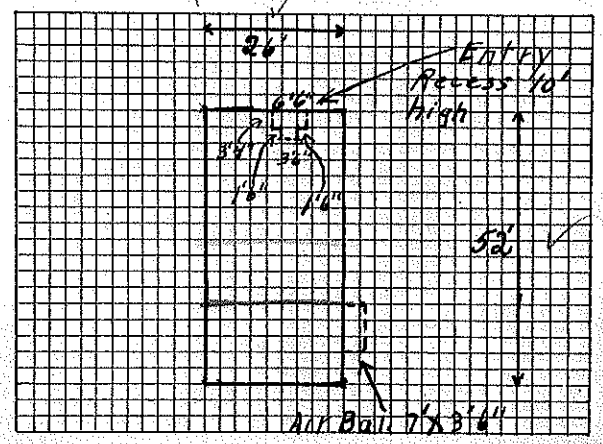
Present cost reproduction "a" or "b"	$
Additions for "Extras"	$
Total Reproduction Cost	$
% Condition	%
Sound Value	$

Remarks

2-Car garage 20'-10" x 20'-0"
12' Common Brick, comb. roof, cement floor, electric
Concrete box attached to garage - 12' x 6' x 4'-3"
Air balloon
wood deck
Entry recess tile

Diagram of Structure

Indicate direction ↑ 1 Division = 3 Feet



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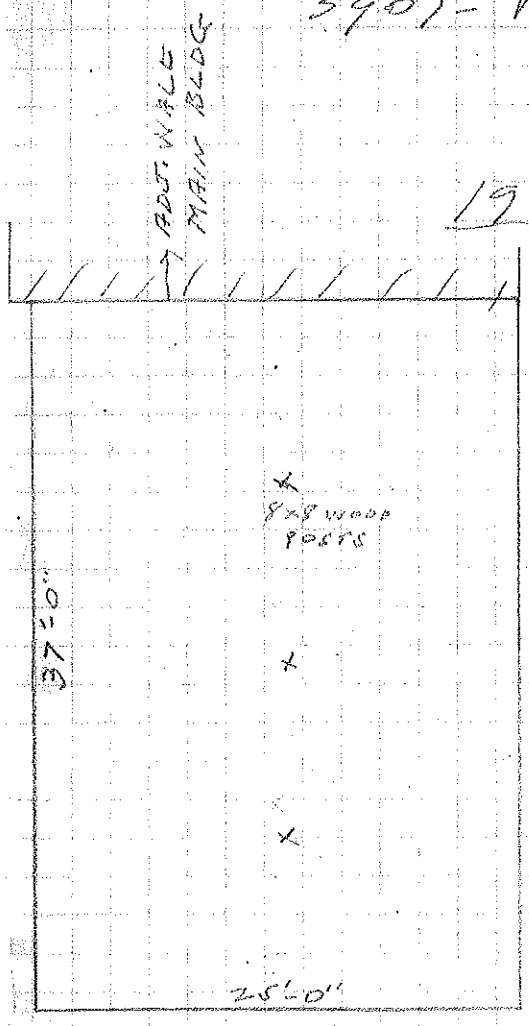
KEY # H11963

1949 ADDITION - ordinary construction

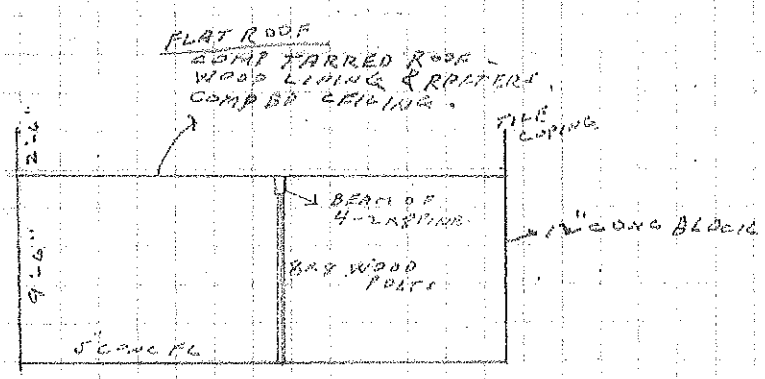


1 - 25' x 32' - addition - 1 story - no basement - flat roof.
12" conc block walls 2 sides & 1 end
Tile coping - conc floor.
open interior - ptd inside -
2 - 40" x 7'-0" wall openings w/ wood panel & glazed door
3 - 36" x 50" openings w/ steel sash windows -
1 - 29" x 29" opening w/ plain wood door
Heating - 2 radiators connected to boiler in main bldg.
Lighting - ceiling socket lights - plug receptacles - tumbler switches.
no plbg

1.70 + 30 front wall
= 2.00 UNIT for 12" wall & stg

925 #
× 2.00
1850.

1800. assmt



ADDRESS 3907-09 W. Vliet St DISTRICT 4 PLAT 366-19 KEY No. 366-0533-7

TYPE C11 STORIES 2 EXTERIOR WALLS _____ BSMT. ____ ATTIC ____ UNITS 1

SLAB ON GROUND _____ CRAWL SPACE _____ AREA 3629 PERIMETER _____ RATIO _____

YEAR BUILT 1926 REMODELED _____ EFF.AGE _____

TAX COMMISSIONER'S OFFICE - CITY OF MILWAUKEE

BASE UNIT ADJUSTMENTS
(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 11/14/73 Insp. by W. Shue
Comp. by W. Shue Approved _____
2/24/78 Shue

DOLLAR MODIFICATIONS (Cont'd) 30X120, OA

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.....	1984	~~1982~~	~~1978~~
Land.....	4500	~~4500~~	~~4500~~
Imprvs...	25200	~~22500~~	~~22200~~
Total....	29700	~~27000~~	~~26700~~
Code.....	5 R MERC	~~5~~ R	