RESIDENTIAL APPRAISAL CARD CITY OF

G14201

DESCRIPTION

Sub. or Add'n— RESIDENCE PARK Ward

Description Lot 17 Block 19

Lot Block

OWNER—TENANT

Street and Number 4018 - 20 W CENTER STREET

Owner

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

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.

LAND MAP

Indicate Directions 1 Division=

LAND VALUE FACTORS

Width 28'	Surface
Average Depth 120'	Grade
Facing on W. CENTER 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 Drives and Walks $
High school	Fences
Church	Shrubs, Trees and Lawn
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:

SUMMATION OF VALUATION PROCESSES

	Comparative Sales Value	Capitalisation of Rental Value Rent	Rate	Sound Value	General Information
		$			
Land	$	$		$	$
Improvements					
Total					
Obsolescence					

ASSESSMENT SUMMARY

By Whom Assessed						
Date						
Land	3200					
Improvements	8100					
Total						

WISCONSIN TAX COMMISSION PROPERTY FORM NO. 1013

DIST. # 20

PLAT # 7

MERCANTILE APPRAISAL CARD---BUILDINGS

BUILDING VALUE FACTORS

	Main Part	Projections		
Class				
Store	✓			
Store and Office				
Store and Flats				
Public Garage				
Filling Station				
Warehouse				
Comc. "				
Bank				
Club				
Hotel				
Dance Hall				
Dimensions				
Length	32'-0"			
Width	~~38'-0"~~			
Average Height	33'-3"			
Type				
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				
Stucco				
Metal				
Paper				
Roof				
Flat				
Gable	✓			
Hip				
Mansard				
Trussed				
Shingles				
Wood				
Asphalt				
Asbestos				
Slate				
Tile				
Tar and Gravel	✓			
Metal				
Composition				
Basement				
Whole	✓			
Part				
None				
Conc Fl.				
Finish				
~~Conc.~~ Floor Tile	✓			
Complete	✓			
Good				
Fair				
Poor				

STORIES

	Basement	1	2 ✓	3	4	5	6	7	8	Total
Use	Storage	Store	Living Rooms							
Floor Type	Conc.	Tile	Wood							
" Load Cap.										
Rents 19										
Rents 19										
Rents 19										
Rents 19										

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 in Store	✓

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

Lighting #2	
Electric	
Gas	

Plumbing #2	
Modern	
Old Style	✓
1-Lav.	✓

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
- Sprinkler System
- Forced Ventilation
- Refrigeration
- Elevators
- Lighting and Electric Systems
- Fire Escapes

Year Built 1922 Cost $

ADDITION IN 1934 ✓

General Condition: Good Medium Fair Poor

STRUCTURAL VALUE COMPUTATION

Length in Feet

Width in Feet

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

Average Height

Total Cubic Feet @ Unit of $ b $

Present cost reproduction "a" or "b" $

Additions for "Extras" $

Total Reproduction Cost $

% Condition %

Sound Value $

Remarks

Plate Glass

Diagram of Structure

Indicate direction 1 Division= Feet

SEE YELLOW CARD

RESIDENTIAL APPRAISAL CARD---BUILDING DATA

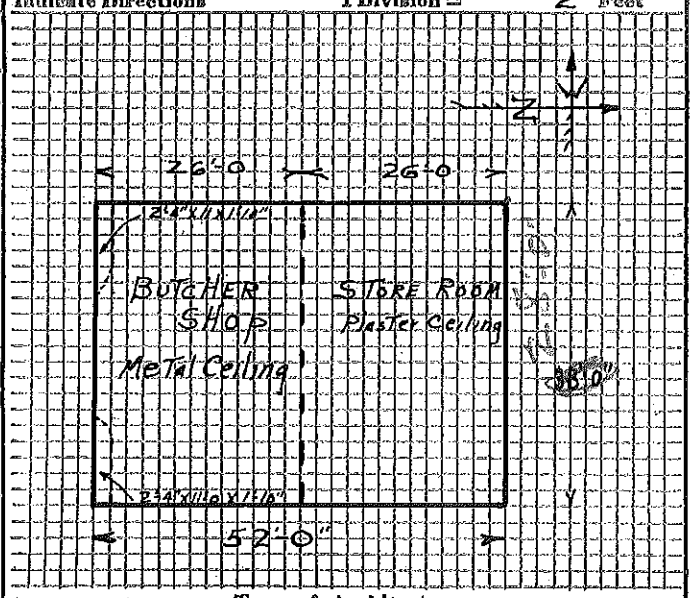
BUILDING VALUE FACTORS

	Main Part	Projections
Class		
Single Dwelling	✓	
Double Dwelling		
Duplex		
Bungalow Duplex		
Three Family		
Four Family		
Apartment		
Summer Cottage		
Dimensions	See Sketch	
Length	52'-0"	
Width	38'-0"	
Average Height	33'-5"	
Stories	2	
Foundation		
Masonry		
Concrete	✓	
Block		
Brick		
Posts		
Piers		
Rubble		
Exterior Wall		
Brick, Common	✓	
Brick, Face		
Brick on Tile		
Brick Veneer		
Concrete		
Concrete Block		
Stone, Rough		
Stone, Cut		
Stone Veneer		
Siding		
Siding, Drop		
Siding, Metal		
Stucco on Frame		
Stucco on Tile		
Shingle		
Half Timber		
Paper		
Roof Type		
Flat		
Gambrel		
Gable	✓	
Hip		
Mansard		
Irregular		
Mixed		
Dormers, No.		
Jerkin Head		
Roof Material		
Shingles, Wood		
Shingles, Dipped		
Shingles, Asphalt	✓	
Shingles, Asbestos		
Slate		
Tile		
Composition, Plain		
Composition, Surf'd		
Tar and Gravel		
Metal		
Basement		
Whole	✓	
Part		
None		
Cement Floor	✓	
Laundry	✓	
Partition Wd.	✓	

	Main Part	Projections
No. Rooms	6	
No. Closets	3	
Floors		
Oak		
Maple	✓	
Hard Pine		
Soft Pine		
Tile Both	✓	
Linoleum		
Concrete		
Trim		
Birch		
Oak 2 Rms.	✓	
Gum		
Pine Bal.	✓	
Enamel		
Paint		
Varnish		
Walls		
Plain		
Rough		
Painted	✓	
Paneled		
Papered		
Heating		
Stove		
Hot Air—Piped		
Steam		
Vapor		
Hot Water	✓	
Gas		
Oil		
Lighting #2		
Gas	✓	
Electric	✓	
Lamps		
Plumbing #2		
Baths	✓	
Toilets	✓ ✓	
Lavatories	✓	
Showers		
Sinks	✓	
City Water ✓		
Well Water		
Sewer ✓		
Septic Tank		
Cess Pool		
Cistern		
Twin Tubs	✓	
		ADD
Year Built	1922	1934
Gen'l Condition	Good	
Bad Repair		
Bad Paint		
Bad Foundation		
Bad Roof		
Settling Floors		
Cracked Plaster	✓	
Bad Furnace		
General Aver. %		
Obsolescence		
Obsol. Construct.		
Migration		
Business Encroach.		
Racial Influence		
Bad Gen'l Plan		
Industry Cond.		
Bldg. Restrictions		
Over Improvement		
Under Improvem't		
Public Annoyance		

PLAN OF HOUSE

Indicate Directions — 1 Division = 2 Feet



Type of Architecture

English	Colonial	Spanish	Dutch	Mixed	

Extras and Special Equipment

Fireplace, Real	$	Book Cases	$
Fireplace, Artificial		Side Boards	
Water Softener		Wall Beds	
Refrigerator, Ice		Thermostat	
Refrigerator, Elec.		Clothes Dryer	
Vacuum Cleaner		Clothes Chute	1
Fire Escapes			
Beam Ceiling			
Ventilation		Total	$

Porches and Other Structures

	Size	Material	Roof	Floor	Cost	Year	% Cond.	Sound Value
Porch								
Porch								
Garage	28x20	Blk.	Comp.	Conc.		1921		
Barn								
Shed								

Structural Value Computation

Length in Feet		
Width in Feet		
No. of Sq. Feet	@ Unit of $	a $
Average Height		
Total Cubic Feet	Unit of $	b $
Present Cost Reproduction "a" or "b"		$
Addition for "Extras"		$
Total Reproduction Cost		$
% Condition		%
Sound Value		$
Porches		$
Other Structures		$
Sound Value of All Improvements		$ 8800

Remarks:

FOR ASSESSOR'S FILE 11-72 Mar 3450

JUL 5 - 1972

Commercial & Apartment

9520
12,778

308.4
-238

CO-ORD	1556 / 1145	Area	03	Add.	4018-20 W. Center Street	Fam.	1	Rooms	4	Baths	1	Price	$27,900.00
				Muni.	Milwaukee	Cty.	Milw.	Bd. Rms.					

BASEMENT	Zip: 53210	1st LEVEL	2nd LEVEL	
Full x steel beam & col.		L.R.	L.R. X	Prop-Type: Box 1 ____ Box 2 ____
Heat: gas x oil coal				FEATURES (Computer No.)
gravity fur. stoker		D.R.	D.R. X	11 12 13 14 15
hot water x forced air		Kit.	Kit. X	16 17 18 19 20
name of unit		Ov. Ran. Ref.	Ov. Ran. Ref.	21 22 23 24
annual fuel cost		Disp. D.Wsh.	Disp. D.Wsh.	Size
Water heater: gal cap. 30		Pd.Rm:	Pd.Rm:	Age Older
elc. gas x coal		Bath:	Bath: tile bath	Constr. Brick
name A. O. Smith				Cond. Excellent
Lav. yes 220 Wiring yes		Br.	Br. X	Taxes $1,029.37
		Br.	Br. X	Garage 3-Car OH doors
Roof: comp. wood slate		Br.	Br. X	Lot 28 x 120
Carpeting LR., DR., 1BR.,		hallway	BR. 3rd floor	pvd. st. x curb & gutters x
Drageries			heated	pvd. alley x pvd. sidewks. x
				sewer x mun. water x
				well sep. tank

Schools: Public grade High Parochial

Transportation Churches

Location: hundred (N)-(S) hundred (E)-(W); Closest main streets or highways

Meat Market & Grocery on 1st floor
Apartment on 2nd floor, is very excellent
all natural woodwork, fenced in back yard.
See list with Broker.
Take Offers - Very excellent building

MLS. NO. 40 116136

Realtor Ben Lerner Realty Phone 871-9180 Sls.person L. Christman res.ph.

Information shown on this sheet is believed to be accurate and reliable but is not guaranteed and is subject to correction.