ADDRESS 4313 W. FOND DU LAC AV DISTRICT 6220 PLAT 267-16 KEY NO. 267-0686-100-8

TYPE C016 STORIES 2 EXTERIOR WALLS COMM. BRICK BSMT. F ATTIC 0 UNITS 2

SLAB ON GROUND _____ CRAWL SPACE _____ AREA 4180 PERIMETER _____ RATIO _____

YEAR BUILT 1930 REMODELED _____ EFF.AGE _____

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 _____ Insp. by _____
Comp. by _____ Approved _____

DOLLAR MODIFICATIONS (Cont'd) 80x120, 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 Fan-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.....

Year..	~~1988~~		
Land..	~~24000~~		
Impv..			
Total.			
St Code			
Reason	R		
Class.	MERC		

TAX COMMISSIONER'S OFFICE - CITY OF MILWAUKEE

Form T-387

RESIDENTIAL APPRAISAL CARD CITY OF

Sheet 1 of 2 Sheets F 14597

PLAT # 2 17

DESCRIPTION			OWNER—TENANT	
Sub. or Add'n—	RAINBOW RIDGE	Ward	Street and Number	4319-13A-15-FON DU LAC AV.
Description	Lot 19	Block 4	Owner	CHARLES HARRIS.
	Lot	Block	Owner's Address	
			Tenants	
			Address	

SALES INFORMATION — COMPARATIVE — OTHER PROPERTIES

Year	No. of Sales	Total Consideration	Average Sale Price
19		$	$

THIS PROPERTY

Date	Consideration	Volume	Page	Remarks
6-1940	1450			

Sales Value Trend: Up Down Constant

RENTAL INFORMATION — COMPARATIVE

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

THIS PROPERTY

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

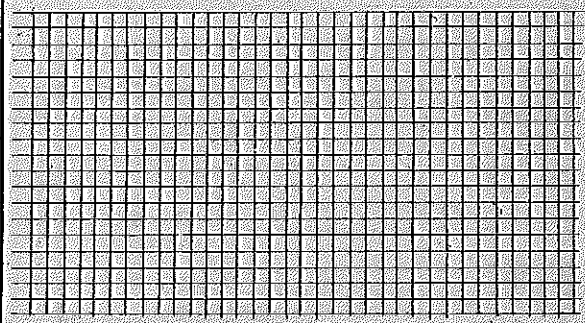
Rental Value Trend: Up Down Constant

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	40	Surface	
Average Depth	120	Grade	
Facing on	W. Fon Du Lac	Pavement	
Corner		Sidewalk	
Exposure: N E 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	Capitalization of Rental Value: Rent	Capitalization of Rental Value: Rate	Sound Value	General Information
		$			
Land	$	$		$	$
Improvements					
Total					
Obsolescence					

ASSESSMENT SUMMARY

By Whom Assessed	G.W.R-O.P.					
Date	1-18-34.					
Land						
Improvements						
Total						

WISCONSIN TAX COMMISSION PROPERTY FORM NO. 1201

RESIDENTIAL APPRAISAL CARD---BUILDING DATA

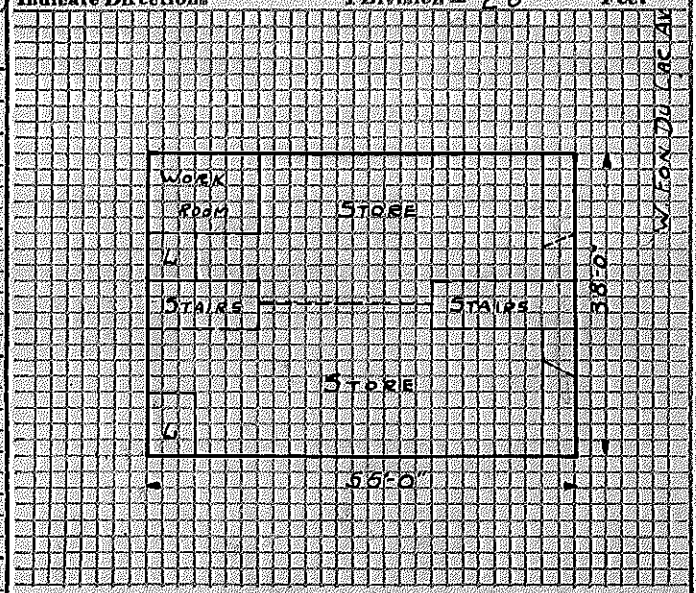
BUILDING VALUE FACTORS

	Main Part	Projections
Class		
Single Dwelling		
Double Dwelling		
Duplex		
Bungalow Duplex		
Three Family		
Four Family		
Apartment 2	~	JOIST CONST
Summer Cottage		
STORES 2	~	
Dimensions		
Length	55'0"	
Width	38'0"	
Average Height	30'6	
Stories B & 2	HEIGHT	
Foundation B	8'0"	
Masonry 1	9'0"	
Concrete 2	11'0	
Block AVG ROOF	2'6	
Brick TOTAL	30'6"	
Posts		
Piers		
Rubble		
BLOCK	~	
Exterior Wall		
Brick, Common	1S	1E
Brick, Face	1S	1E
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 TUBS	1 TWIN	
Partition 3	WOOD	

	Main Part	Projections
No. Rooms	11	
No. Closets	8	
Floors		
Oak	~	LR-DR
Maple	~	STORES
Hard Pine		
Soft Pine		
Tile	~	A-1 BATHS
Linoleum		
Concrete		
Trim		
Birch		
Oak	~	L.R-D.R.
Gum		
Pine	~	
Enamel	~	K-B
Paint		
Varnish	~	
Walls		
Plain		
Rough		
Painted	~	
Paneled		
Papered		
Heating		
Stove		
Hot Air—Piped		
Steam	~	1-BOILER
Vapor		
Hot Water		
Gas		
Oil		
COAL STOKER	~	IRON FIREBOX
Lighting		
Gas		
Electric	~	
Lamps		
Plumbing		
Baths	2	
Toilets	4	
Lavatories	4	
Showers		
Sinks	4	
City Water	~	
Well Water		
Sewer		
Septic Tank		
Cess Pool		
~~Cistern~~ SUMP PUMP	~	
1 RINEL	~	
HOT WATER	SEP.	1-30 GAL CAP
EVER HOT.		
Year Built	1930	
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'-0" Feet



Type of Architecture

English | Colonial | Spanish | Dutch | Mixed

Extras and Special Equipment

Fireplace, Real	$	~~Book~~ Cases CHINA	$ 4
Fireplace, Artificial		Side Boards	
Water Softener		Wall Beds	
Refrigerator, Ice		Thermostat	
Refrigerator, Elec.		Clothes Dryer	
Vacuum Cleaner		Clothes Chute	
Fire Escapes			
Beam Ceiling			
Ventilation		Total	$

Porches and Other Structures

	Size	Material	Roof	Floor	Cost	Year	% Cond.	Sound Value
Porch								
Porch								
Garage	38'0" 20'0"	DROP SIDING	ASPH	CON.	ELECTRIC	?		
Barn								
Shed								

Structural Value Computation

Length in Feet			
Width in Feet			
No. of Sq. Feet	2090	@ Unit of $	a $
Average Height		30'6 x 97'9" = 1297	18 900
Total Cubic Feet	63745	Unit of $ 2.962	b $ 17 100
		Present Cost Reproduction "a" or "b"	$
Gen. 50% Elec. 100%		Addition for "Extras"	$ 1400
		Total Reproduction Cost	$ 20300
		% Condition Less 10% for Stone Work 2125	%
		Sound Value	$ 18200
		Porches 1944 - 77%	$ 14000
		Other Structures	$
		Sound Value of All Improvements	$

Remarks:

2-APTS - L.R.-D.R. - 2 B.R.-K-B
2 STORES - 1 WORK ROOM
2 SKYLIGHTS 4'0" x 5'0" OVER BATH 2ND FLOOR
RECESSED STORE ENTRIES CON. FLOOR.

MILWAUKEE AREA

REALTOR® MULTIPLE LISTING SERVICE MLS

9000
77 PMCR 28500 267-16 3

NOW OVER 220 OFFICES, WITH MORE THAN 1200 ASSOCIATES!

JUL 28 1977 37500 267-0685 2107-0686=100

CO-ORD	Area	Add. / Muni.	Fam.	Rooms / Bd. Rms.	Baths	Price
1566 / 1455	03	4313 W. Fond du Lac Ave. / Milwaukee	Cty. Milwaukee			$111,000.00

BASEMENT | Zip: 53216 | LOCATION: 37 Hundreed North, 43 Hundred West | Prop-Type. | Box 1 ____ Box 2 ____

COMMERCIAL - TAVERN, APARTMENTS

"The Annex"
Full Basement
Heat Gas Forced Air (new)
Air Conditioned (new)
Construction: Brick
Age: Older
Taxes: $2593.56 Net '76
Gross Sales (11 mo. to June) $78,672.88
Parking-off street, black top area next to tavern approx. 20 cars.
LOT: 70 x 120 (approx.)
Separate entrance to bar.

Assessed Value Land $9,000.00
Imp. $28,000.00
$37,500.00 Total

2nd Level

Apt. #1 1 Bedroom, 12 x 21 $110/mo.
LR - 10 x 20
DR - 10 x 12
Kit - 9 x 12
Full bath - SOT PT
Gas Heat Units

Apt. #2 Bedroom 12 x 11 $125/mo.
Bedroom 12 x 11
LR 10 x 20
DR 10 x 20
KIT 9 x 12
Bath SOT, PT
Gas Heat Units

Key Number #260686

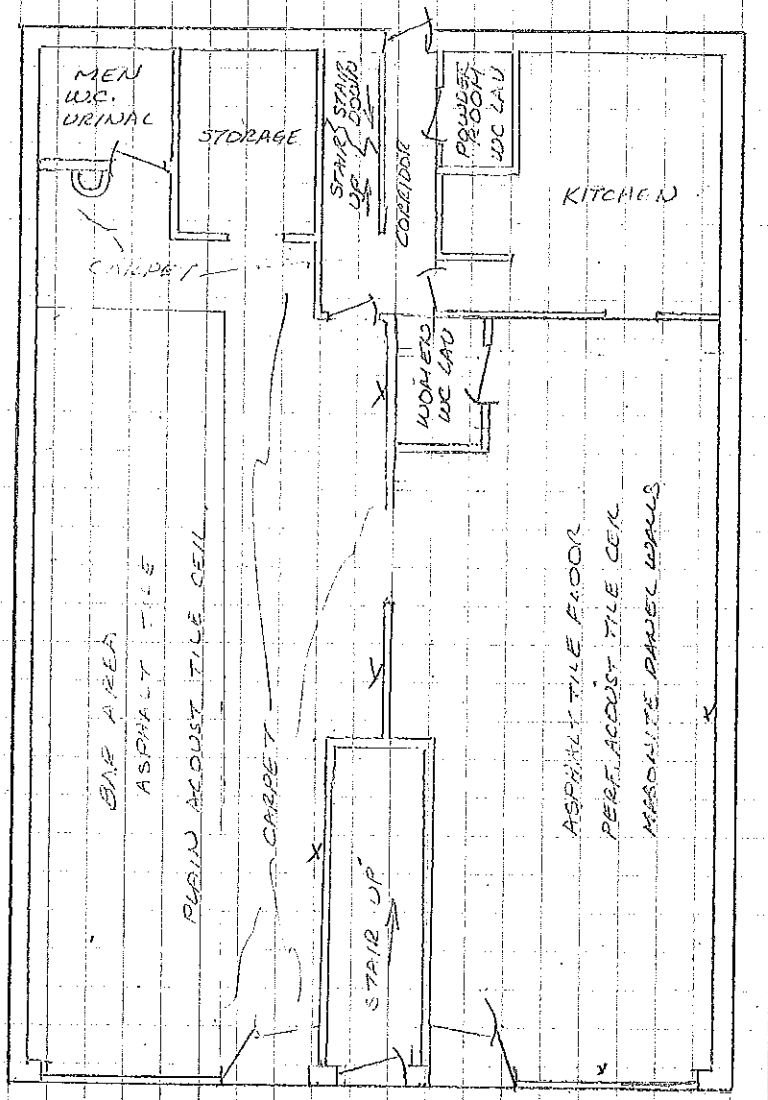
ALL SIZES AND FIGURES ARE APPROXIMATE. "The Annex" is an established neighborhood tavern with added income from 2 apartments above/ Yearly Gross $2820.00-tenants pay own utilities except water. Apt. 1 has 1 year lease expiring 7-'78, apt. #2 mo/mo tenancy. All equipment included except gaming tables and machines (leased) bar inventory not included. Offers to be contingent on buyers financing, seller needs cash.

MLS NO. 45271

Realtor Schramm & Co. Phone 257-2110 Sls.person Bud Mathey res.ph. 367-5314

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

4313-15 W. FOND DU LAC AVE.
267-16 KEY # 267-0686
3/19/69 HENRIKSEN



(X - PANELING)

5/17/73 - EXT 1ST FLR. FRONT - VERT ROUGH SQUARE w/ BATTENS & MANSARD CANOPY @ 2ND FLR. LINE

THE ANNEX TAVERN 1ST FL