ADDRESS 4345-47 W Fond du Lac Ave.

STORIES {MAIN: 1 ___ 1½ ___ 2 ✓ OTHER ___ ATTIC: YES ___ NO ✓
EXT.: ___ ATTIC: YES ___ NO ___ TYPE ___

OCCUPANCY {UNITS: 1 ___ 2 ✓ 4 ___ OTHER ___ ROOMING HOUSE ___
CONVERSION ___ FROM TYPE ___ REMARKS ___

DESCRIPTION: ___
CONSTRUCTION: ___
DESIGN: ___

TYPE 12 H

KEY No. ___ DIST. # ___ PLAT # 217 ___

RESIDENTIAL DATA CARD

EXTERIOR WALLS

	BAS.	1ST	2ND	GABLE		
CONC. BLOCK						
FRAME						
STUCCO						
COMMON BRICK						
FACE BRICK						
STONE						
WOOD SHINGLE						
PERMASTONE						
HALF TIMBERED						
ASB. SHING.-INSEL.					A7	
NO FINISH SIDING					D7	
SMALL BAY PROJ. NO BAS. 1 STORY (1)					50	
" " " " " 2 " (2)					100	
" " " AND BAS. 1 " (3)					75	
" " " " " 2 " (4)					125	
SEC. STORY OVERHANG PER SQ. FT. (5)					3.00	
FACE BRICK FRONT ON FR. BLDG. PER SQ.FT. (6)					.35	
STONE " " " " " " (7)					.40	
PORCH - OPEN - NO ROOF (41)					50-100	
" " ROOF OR DECK (42)					100-300	
" ENCLOSED (43)					300-500	
FRONT ENT. UPPER FLAT TYPE 10 ADD (46)					300	
REAR " " " " 11 & 12 DED. (47)					300	

ROOF

SINGLE PITCH OR FLAT			
DOUBLE PITCH GABLE			
GAMBREL			
HIPPED			
MANSARD			
ROLL ROOFING			
WOOD SHINGLE		A4	
ASPHALT SHINGLE		A4	
ASBESTOS SHINGLE		A5	
SLATE-TILE-ALUMINUM		A6	
EXTRA GABLES (36)		100	
DORMERS - SMALL (37)		50	
" MEDIUM (38)		100	
" LARGE (39)		150	
FACE BR. OR STONE ON ABOVE (8)		.40	

BASEMENT

WHOLE			
PART % 26'x30'	✓		
EXCAVATION ONLY WOOD WALLS		D3	
NONE - POST FOUND.		D1	
NONE - CONC. SLAB FOUND.		D2	
CONCRETE FLOOR	✓		
WOOD FLOOR		D4	
EARTH FLOOR		D5	

ROOMS & TRIM

	1	2	A		
LIVING ROOM					
DINING ROOM					
KITCHEN					
BATH ROOM					
BED ROOMS					
Carpeting	1				
AsphTile		2			
HARD WD. FLRS.		2		A1	
SOFT WD. FLRS.				D8	
HARDWD. TRIM (25)				25-50	
Rubber Tile	1				

ATTIC

ATTIC FLOOR & STAIR		A3
NO " " " "	✓	D6
ATTIC B.R. WALL BD. (31)		100
" " PLAST. (32)		150
" " " H.W.F. (33)		200
" HALLWAY (34)		75
" BATH (35)		150

MISCELLANEOUS

REC. ROOM - PLAST. (11)		100-150
" " - PANEL. (12)		200-300
" " - FIREPL. (14)		100
BASEMENT GARAGE (13)		150
CEILING INSUL.		A8
FULL INSUL.		A9

INTERIOR FIXTURES & EQUIPMENT

		1	2	A				1	2	A				1	2	A		
LIVING & DINING ROOM	FIREPLACE-ARTIFICIAL				50		BOOK CASES-ORD. EACH				25		COR. CHINA CAB. EACH				50	
	" ORD. NATURAL				150		REGULAR LIBRARY				100		BUFFET - ORDINARY				100	
	" ELAB. NAT.				300		PANELED WALLS				50		" ELABORATE				150	
KITCHEN	SINK - R.R. OR APRON				90		PANTRY OR ORD. CABINET				50		EXHAUST FAN				25	
	" CABINET TYPE	✓			150	150	LARGE INST. CABINETS	✓			150	150	DISHWASHING UNIT				50	
	" B.I. WORK SPACE				200		BREAK. TABLE & BENCH				50		GARBAGE DISP. UNIT				50	
BATH ROOM	TUB-R.R. ON LEGS				80		LAVATORY - WALL TYPE	✓	✓		70	140	COLORED FIXTURES				50	
	" BUILT IN		✓	✓	125	250	" - PEDESTAL		✓		100	100	CERAMIC TILE WALLS		✓	✓	100	200
	SHOWER - OVER TUB				20		WATER CLOSET - ORDINARY	✓	✓	✓	100	300	STRUCT. GLASS WALLS				125	
	" SEP. STALL				100		" " SILENT				150		TILE IN SHOW. STALL				50	
POWDER ROOM	WATER CLOSET ONLY				80		W.C. & LAVATORY				150		TILE WALLS				50	
BASEMENT	LAUNDRY TUBS	✓			50	50	SIDE ARM HEATER				35		SHOWER & TRAP				30	
	W.C. OR LAVATORY				50		AUTO. STORAGE HEATER	✓			100	100	METAL STALL				50	

HEATING

NO. OF PLANTS 1

STOVE				H1		HOT AIR UNIT - COAL				H6		ADDED HOPPER STOKER				200	
FURNACE - PIPELESS				H2		" " " OIL OR GAS				H7		" BIN FED "				300	
" - PIPED				H3		HOT WATER - OIL OR GAS	✓			H8		" OIL BURNER		✓		250	
HOT WATER				H4		RADIANT HEATING				H9		" GAS "				150	
STEAM OR VAPOR				H5		REFRIG. AIR COND.				H10		ATTACHED BLOWER				50	

DOLLAR VALUE TOTALS 1440 450 790 200

BASE MODIFICATIONS ___

MISCELLANEOUS MODIFICATIONS ___

STRUCTURAL GRADE: NORMAL ___ BETTER % ___ LESS % ___
AGE: BUILT 1947 REMODELED ___ EXTENT ___
CONDITION: NORMAL ___ BETTER % ___ LESS % ___
DEPRECIATION: ___
AGE: INSP. #1 ___ #2 ___ #3 ___ #4 ___
RESIDUAL: INSP. #1 ___ #2 ___ #3 ___ #4 ___

EXTERIOR APPURTENANCES

BAYS, ETC. ___ STORIES ___
CONST. ___ SIZE ___
SQ. FT. ___ CODE ___ UNIT ___ VALUE ___
BAYS, ETC. ___ STORIES ___
CONST. ___ SIZE ___
SQ. FT. ___ CODE ___ UNIT ___ VALUE ___
GARAGE: CARS 2½r CONST. 32'-2" X 24'-2"
SIZE Conc Blk. SQ. FT. Flat Roof
CODE ___ UNIT 6" I Beam 32' - 2 posts
EXTRAS 2 OHD VALUE ___
MISC. Outside stairway 1500
MISC. ___

LOCATION INFLUENCES

CODE	%	CODE	%	MISC.	%
1		6			
2		7			
3		8			
4		9			
5		10			

GRADE

NO.	+	-	NO.	+	-
1			6		
2			7		
3			8		
4			9		
5			10		

INSPECTIONS

DATE	BY
[illegible]	[illegible]

REMARKS Frame outside stairway to 2nd Fl Apt.
1-4 Room + bath Apt -
+ 2 Rooms & Bath
Gar. in rear 16' of bldg with 1 Large OHD
No Heat

12 H

RESIDENTIAL APPRAISAL CARD—BUILDING DATA

BUILDING VALUE FACTORS

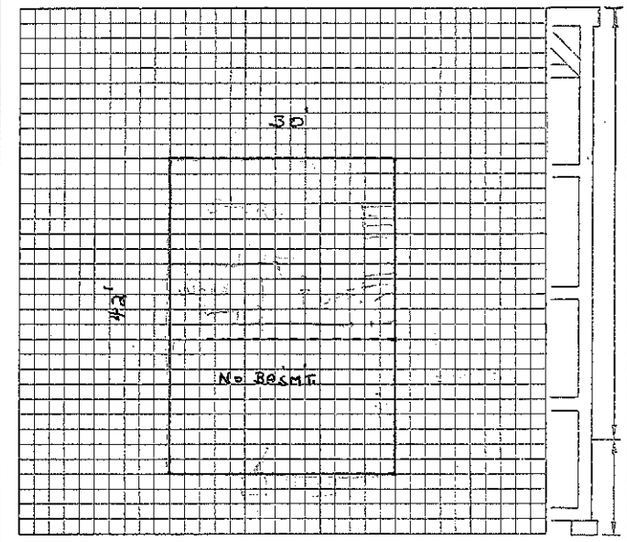
	Main Part	Projections A	Projections B	Projections C
CLASS				
Single Dwelling				
Double Dwelling				
Duplex				
Bungalow Duplex				
Three Family				
Four Family				
Store-Shop + 1 APT.				
Summer Cottage				
DIMENSIONS				
Length	42			
Width	30			
Average Height				
STORIES	2			
FOUNDATION				
Stone				
Concrete				
Block	✓			
Brick				
Posts				
Piers				
Rubble				
EXTERIOR WALL				
Brick, Common				
Brick, Face				
Brick on Tile				
Brick Veneer				
Concrete				
Concrete Block	✓	25'x1 END.		
Stone, Rough				
Stone, Cut				
Stone Veneer	BN. ✓	FRONT + 4' RET. + 20' RET. ON EAST		
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.				
ROOF MATL.				
Shingles, Wood				
Shingles, Dipped				
Shingles, Asphalt	✓			
Shingles, Asbestos				
Slate				
Tile				
Composition, Plain				
Composition, Surf'd				
Metal				
Copper				
BASEMENT				
Whole	✓			
Part	✓	24'x30'		
None				
Cement Floor	✓			
Laundry				
Partition				
Recreation Room				

STORIES	1st Living	1st Dining	1st Kitchen	1st Bath	1st Bed R's	2nd Living	2nd Dining	2nd Kitchen	2nd Bath	2nd Bed R's	Attic Bed R's	Attic Bath
No. of Rooms						1		1	2½			
No. of Closets												
FLOORS												
Oak												
Maple										✓		
Hard Pine												
Soft Pine												
Tile									✓			
Linoleum												
Concrete								✓				
RUBBER TILE												
DRY WOOD & CARPET						✓						
TRIM												
Birch												
Oak												
Gum												
Pine												
Enamel						✓		✓	✓			
Paint												
Varnish												
WALLS												
Plaster—Plain												
Plaster—Rough												
Painted						✓		✓	✓			
Compo. Board												
Papered												
Tile Height 4'									✓			
HEATING												
Stove												
Hot Air—Piped												
Steam												
Vapor												
Hot Water NATIONAL BOILER—OIL BURN.												
Gas			1100 GAL. TANK									
Oil Burner												
Stoker												
LIGHTING												
Gas												
Electric	✓					✓						
Lamps												
PLUMBING												
Baths									✓			
Toilets												
Lavatories												
Showers—O. T.						NONE						
Showers—Stall												
Sinks 2 LAID TOP								✓				
City Water												
Well Water												
Elec. Pump												
Sewer												
Septic Tank												
Cess Pool												
Cistern												
Water Heater												

	Main	A	B	C
YEAR BUILT	1946			
Gen'l Condition				
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 = Feet



TYPE OF ARCHITECTURE

English ☐ Colonial ☐ Spanish ☐ Dutch ☐ Mixed ☐

PRESENT VALUE OF EXTRAS AND SPECIAL EQUIPMENT

Fireplace—Artificial / Real	$	Book Cases	$
Water Softener		Side Boards	
Refrigerator:—Electric		Thermostat	
Vacuum Cleaner		Corner Cabinets	
Fire Escapes		LGE PINE KITCH. CAB.	
Insulation			
Air Conditioning			
		Total	$

PORCHES AND OTHER STRUCTURES

	Size	Material	Roof	Floor	Year Built	Present Cost New	% Cond.	Sound Value
Porch								
Porch								
Garage	24'x32'	Cove-BLK	FLAT 3½ up	Conc	1949	② OHD DRS		Elect Light
Barn				112'	FOUND.	WALL		
Shed								
						Total		

STRUCTURAL VALUE COMPUTATION

	Main	A	B	C	Total
Square Ft.					
Unit					
Value					(a)
Cubic Ft.					
Unit					
Value					(b)

Present Cost Reproduction $

Addition for "Extras" $

Total Reproduction Cost—New $

% Condition

Sound Value $

Porches (Sound Value) $

Other Structures (Sound Value) $

Sound Value of All Improvements $

REMARKS:

RESIDENTIAL APPRAISAL CARD

CITY NO. 7

F14591

DIST. #

PLAT # 7-211

DESCRIPTION

Sub. or Add'n— Ward

Description Lot Block

Lot Block

OWNER—TENANT

Street and Number 4345-47 W. Fond du Lac

Owner

Owner's Address

Tenants

Address

SALES INFORMATION

DATE	CONSIDERATION	VOLUME	PAGE	REMARKS

BUILDING PERMIT RECORD

DATE	NUMBER	AMOUNT		PURPOSE

RENTAL INFORMATION

NO.	YEAR	FULL RENTAL VAL.	VACANCY FAC.	ADJ. RENTAL VAL.	AVERAGE	3 YR. AV.
	19	$	$	$	$	
	19					
	19					$

GENERAL INFORMATION

Appraisal—Date Am't. $ By

Appraisal—Date Am't. $ By

Appraisal—Date Am't. $ By

Owner's Estimate: Land Bldgs. Equip. Total

Asking Price $ Offer

Insurance $ Mortgage $ Year

LAND VALUE FACTORS

Width

Average Depth

Facing on

Corner

Exposure: N S E W

Alley: Side Rear

Distance From:

Center of City

Car or Bus Line

Grade School

High School

Church

Zone

Neighborhood

Surface

Grade

Pavement

Sidewalk

Curb and Gutter

Water

Sewer

Gas

Electricity

Cement Drives and Walks $

Fences $

Shrubs, Trees and Lawn $

Total $

Key No. F14591

Address 4345-47 W Fond du Lac

Type No.	1 2 H
Sq. Ft.	1360
Rep. Value	9350
Porches	100
Bays-Dorm.	
Extensions	
Attic	600
Attic Rms.	
H. W. Trim	
Heating	450
O.B.-Stok.	
Ext. Plumb.	
Lam. Sl. Dep.	400
	350
	550
Garage	250
Total	
Age	
Sound Val.	9170
Grade	1300
Adj. Value	10570
Other Str.	
Total Val.	

LAND VALUE

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						
Date	1952-3					
Land	2000					
Improvements	11800					
Total	13800					

NIEDECKEN MILWAUKEE 213944

CARLSON
12/12/73

4345-47 W. FOND DU LAC AVE.
SHARON'S WIG-O-RAMA

267-0680-100
16

LOT:

80'X120' = 9600# @ 3.00 1# = $28800 E.M.V.
ZONING - LOCAL BUS. - "D" - 40' HEIGHT.
ASPHALT PAVED PARKING AREA BEYOND AREA OCCUPIED BY BLDG.

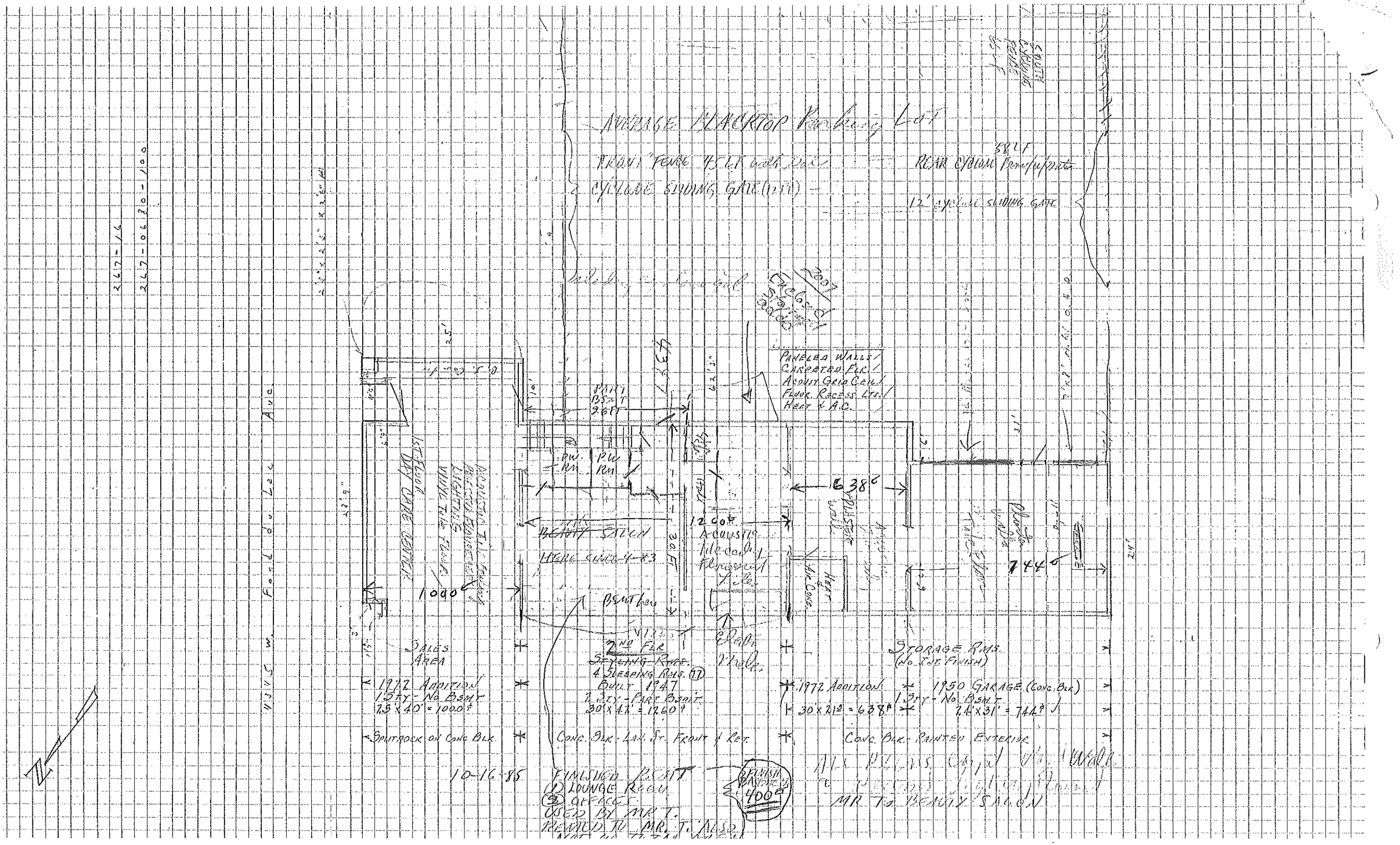
ORIGINAL BUILDING: 30'X42' = 1260# (GROUND AREA)
BUILT 1947
2 STY. - PART 62% ± BSM'T (26'X30' = 780#)
CONC BLK w/ LANNON STONE FRONT & PART OF SIDES.
ORIGINALLY 1ST FLR: OFFICE & SHOP - 2ND FLR: 2 APTS. (1-4 Rm & B + 1-2 Rm & B)
[1970-(40) WEEK]

GARAGE (AT REAR OF LOT) 24'X31' = 744#
BUILT 1950
1 STY - CONC BLK - FLAT ROOF - STL P. & G. - O.H. DOORS - ELEC.

71 & 1972 ADDITIONS & REMODELING:
STORE ADDITION (AT FRONT OF 2 STY BLDG) 25'X40' = 1000#
1 STY. - NO BSM'T - CONC BLK BLDG w/ SPLITROCK EXTERIOR FACING - STOREFRONT
INTERIOR: - DRYWALL - PANELING - ACOUSTIC CEIL. - CARPETING - LIGHTING - CENTRAL AIR COND. & HEATING.
STORAGE ADDITION (BETW'N 2 STY BLDG & GAR.) 30'X21.5' = 637#
1 STY - NO BSM'T - CONC BLK - PT'D EXT. - STORAGE - NO MINIMUM INT. FINISH
EXISTING 2 STY. BUILDING:
1ST FLR - REMODELED INTERIOR FOR STORE AREA - SAME AS 72 ADDITION.
2ND FLR - FORMER APTS - STYLING ROOMS & OFFICE.
GENERAL REMOD. (MINOR)
GARAGE DOORS - PARTN'S - ETC.

PURC... + GAR.)
72 A...
...ON PROP.

5/73 ± PROP...


AVERAGE BLACKTOP Parking Lot
FRONT FENCE 45 LF
CYCLONE SLIDING GATE
REAR CYCLONE Fence/Pipe
12' cyclone SLIDING GATE
SOUTH CYCLONE FENCE
PANELED WALLS
CARPETED FLR.
ACOUST GRID CEIL.
FLUOR. RECESS LTS.
HEAT & A.C.
PART BSMT 96 FT
638
1260
1000
744
BEAUTY SALON
HERE SINCE 4-83
ACOUSTIC TILE CEILING
FLOURESCENT TILES
BSMT Lou
SALES AREA
2ND FLR
4 SLEEPING RMS.
BUILT 1947
2 STY - PART BSMT
30' x 42' = 1260
STORAGE RMS.
(NO INT. FINISH)
1972 ADDITION
1 STY - NO BSMT
25' x 40' = 1000
1972 ADDITION
1 STY - NO BSMT
30' x 21' = 638
1950 GARAGE (CONC. BLK)
24' x 31' = 744
SPLITROCK ON CONC BLK.
CONC. BLK - LAN. ST. FRONT & RET.
CONC. BLK - PAINTED EXTERIOR
10-16-85
FINISHED BSMT
LOUNGE ROOM
OFFICES
USED BY MR. T.
RENTED TO MR. T. ALSO
FINISH BASEMENT 400
MR TO BEAUTY SALON
267-16
267-06 80-100
4345 W. Fond du Lac Ave