MERCANTILE APPRAISAL CARD CITY OF

G 15790

DESCRIPTION

Sub. or Add'n— Ward

Description Lot Block

Lot Block

OWNER—TENANT

Street and Number 4700-02-04-06 W. North Ave. & 2307-09-11 N. 47th St.

Owner Weintrob & Dick & Reutemann

Owner's Address Same.

Tenants

Address

SALES INFORMATION — COMPARATIVE — OTHER PROPERTIES

Year	No. of Sales	Total Consideration	Average Sale Price
19			

RENTAL INFORMATION — COMPARATIVE

No.	Year	Full Rental Val.	Vacancy Factor	Adj. Rental Val.	Aver.	3Yr.A
4700	1951	[illegible]		[illegible]		
	19					
	19					

THIS PROPERTY

Date	Consideration	Volume	Page	Remarks

Sales Value Trend: Up Down Constant

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	Surface
Average Depth	Grade
Facing on	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: [illegible]

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					

West North Av. Lot Brings High Price

A high price for land in the west North av. district was recorded when the Weinskral Realty Co. bought from the Central Drug Co. a vacant lot at the northwest corner of Forty-seventh st. and North av. The lot is 60 by 120 feet. The deal involved $20,000. G 15790.

ASSESSMENT SUMMARY

By Whom Assessed								
Date								
Land								
Improvements								
Total								

PLAT # 46

DIST. # 6

WISCONSIN TAX COMMISSION PROPERTY FORM NO. 1012

MERCANTILE APPRAISAL CARD—BUILDINGS

BUILDING VALUE FACTORS

	Main Part	Projections		
Class				
Store 2	X			
Store and Office 4	X			
Store and Flats				
Public Garage				
Filling Station				
Warehouse				
Comc. "				
Bank				
Club				
Hotel				
Dance Hall				
Tavern	X			
Apts. 4	X			
Dimensions				
Length	See			
Width	Drwg.			
Average Height	30'-2"			
Type				
Ordinary				
Mill				
Steel and Conc.	X			
Fireproof	X			
Foundation				
Stone				
Concrete Poured	X			
Block				
Brick				
Posts				
Piers				
Pile				
Rubble				
Exterior Wall				
Brick, Solid Face-Frt.	X			
Brick, Veneer				
Frame				
Concrete				
Concrete Block				
Stone Trim & Wind. Sills & Lintels				
Stucco				
Metal				
Paper				
Corr. Brk.-Rear				
Roof				
Flat	X			
Gable				
Hip				
Mansard				
Trussed				
Shingles				
Wood				
Asphalt				
Asbestos				
Slate				
Tile				
Tar and Gravel	X			
Metal				
Composition				
Basement				
Whole	X			
Part				
None				
Finish				
Conc. Floor	X			
Complete	X			
Good	X			
Fair				
Poor				

STORIES

	Basement	1	2	3	4	5	6	7	8	Total
Use	Boiler Rm.	1 Tavern 2 Stores 1 Office	4 Apts. 3 Offices	See Res. Card						
Floor Type	8 Ord.	Terrazzo Conc.	Terrazzo Conc.							
" Load Cap.	Conc.									
19										
RENTS 19										
19										
19										

(B.P. #19008-11-27-1944-$300)- REMOVE BULKHEADS IN STORE 4704 W. NORTH AVE. & CHANGE FRONT ENTRANCE 2-4
REMOVE ALL PARTITIONS IN REAR PORTION OF BLDG. (B.P.# 906-1-29-1945-$35.) OVERHAUL WIRING IN TAVERN.

Average % of Vacancy

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

Rental Value		
	19	$
	19	$
	19	$
	19	$

Interior Trim (Stores & Offices)	
Hardwood	
Softwood	
Metal	
~~Marble~~ Birch Drs Varn.	
Varn. Gum	X
Conc. Flr.	
Interior Walls	
Plaster Painted	X
Metal	
Plain	
Ornamental	
Ceiling	
Plaster Painted	X
Metal	
Heating	
Stove	
Hot Air	
Hot Water	
Steam	X
Vapor	
Gas	
Oil	
Coal	
See Basmt. Remarks on Res. Card.	
Cov. Pipes	X
Lighting	
Electric See Remarks	X
Gas	
Plumbing	
Modern	X
Old Style	
See Remarks.	
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 Plate Gl. in Copper Fra. (#2311-N.47th Str. 1-6'6"x10', 1-6'6"x6'8" 1-6'6"x
(1-2'x5'6", 1-2'x10'8" 1-2'x10'6" Prism Gl.)
~~Sprinkler System~~
~~Forced Ventilation~~ " " " " Fra. #4700 W. North Ave. 2-5'8"x7'8" 1-5'8"x8' Pl. Glass &
~~Refrigeration~~ (3'x28' Wd. Bulk. 2-2'x7'8" 1-2'x8' Prism Gl.
~~Elevators~~ " " " " " #4702 W. North Ave. 2-3'4"x5'8" & 2-5'8"x8'8" Pl. Gl. &
~~Lighting and Electric Systems~~ Wd. Blk. Wds 9'x21' 2-2'x8'8", 2-2'x3'4" & 1-2'x6'6" Pris
~~Fire Escapes~~ " " " " " #4704 W. North Ave. 2-3'x5'8" & 2-5'8"x8'8" Pl. Gl. &
2-2'x3', 2-2'x8'8" & 1-2'x6'6" Prism G
1 Vent. Elec. Fan 14" Dia. & 3 Drop Lgts. in #1404. 5 Dr. Lgts. in #4702. 4 Drp. Lgts. in #4
8 each 2311. 2'8"x 3'5" Coal Chute. 9 Hinged Frt. Window Vents. Fire Proof Brk. Partit. W

Year Built 1926 Alt. 1930 Cost $

General Condition: Good X 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

#4700 W. N. Ave.-Hot Stove
#4702 " " " Liquor " - next 2-7. H.P. $115 Ln. mo.
#4704 " " " Tavern
#2311-N.47 St.-Office
#2307-09 " " Stairway 2 Flr.
#4706-W.N. Ave.-Stairway 2 Flr.
Plumbing.
#4700-1 Sink-1 Toilet.
#4702-1 W. Bowl-1 Toilet
#4704-3 Toilets 1 Urinal &
2 Sinks. #4700
Orn. Iron Frt. Entr.
1 Toilet for 3 Offices
& 3 Rm. Apt. on 2 Flr.

Diagram of Structure

Indicate direction 1 Division= Feet

Date of Survey 5/7/41 — YEAR BUILT 1926

AVERAGE. F REALTY — HLT 1930

BUILDING VALUE FACTORS

CLASS

Residential 2 stories	X
Hotel	
Non Fireproof	
Fire Resistive	
Fire Proof	
No. of Stores	4
No. of Apartments	3
1 Rm. office1 / 4 Rm.	2
2 Rm. / 5 Rm.	1
3 Rm. office2 / 6 Rm.	

DIMENSIONS

Width IRREGULAR.

Length

Ave. Height 32'-3"

Basement and 2 Stories

BASE OR FDTN. WALLS

Brick	
Concrete	16"
Conc. Block	

EXTERIOR WALLS — Sq. Ft.

Brick, Common	
Brick, Face rgh.red	3748
Brick on Tile	
Stone, Cut	
Stone, Lannon	
Terra Cotta	

FLOOR FRAMING

Wood Joist	
Tile & Conc. Joist	
Reinf. Concrete	
Steel joist & 2"conc.	X

ROOF TYPE

Flat	X
Pitch	

ROOFING

Built Up	X
Shingles	

BASEMENT

Laundry	1
Locker Rooms	3 tile
Bearing Partition	conc.
Minor Partition	tile
Concrete Floor	X

PARTITIONS ABOVE BASE

Brick, Common	
Tile, Hollow	X
Concrete	
Gypsum	
Frame	X

	Stores	Vest	Lobby	Halls	Bath	Main Rms.	Balance
FLOORING							
Pine							
Maple							
Oak						X	X
Linoleum							
Cement							
Terrazzo				X			
Tile 1" thi comp.		X			X		
TRIM							
Pine							
Birch	X						
Gum							
Oak							
Enamel							
Casing							
Plast. Jamb							
WALL FINISH							
Plaster Rgh							
" Smooth	X						
Painted	X						
Papered							
Tile Height							
Tile Base							

APPURTENANCES

Book Cases	1	4'x4'
Concealed Beds		3
Fireplaces	art.	1
Kitchen Cabinets	3	4'x8'6"
Side Boards		

STAIRS

	Width	Material
Front 2		
Base to 1st	3'	conc.
1st to 2nd	4'	terra.
Rear 1		
Base to 1st	3'	conc.
1st to 2nd	3'6"	maple

EXTERIOR WINDOWS

Frame	X
Metal	

EXTERIOR DOORS

Frame	X
Metal	

BALCONIES

No. 2 Size 2'x8' 3'6"x9'

Framing steel

Floor steel

Railing steel

Stairs

PHONES

Entry Inter Commun.

ELEVATORS

No. Make Type

Style Cap.

No. Make Type

Style Cap.

HEATING 1 pipe

Hot Water Steam X Vapor

Stoker Make and Model

Oil Burner Make and Model

Oil Storage Tank Gal. Cap.

ELECTRIC LIGHTING

Quality of Fixtures

Poor Medium X Good

PLUMBING

	No.	Old	Modern
Bath Tubs	3		X
Showers - Stall			
Showers - Over Tub	3		X
Lavatories	12		X
Toilets	10		X
Sinks	4		X
Slop Sinks			
Laundry Trays 2 tray	2		X

Hot Water Storage 1 Gallons Cap. 300

MISCELLANEOUS

Mech. Refrigeration 2 units

Stat. Vacuum Cleaner

Incinerator 1

Clothes Dryer

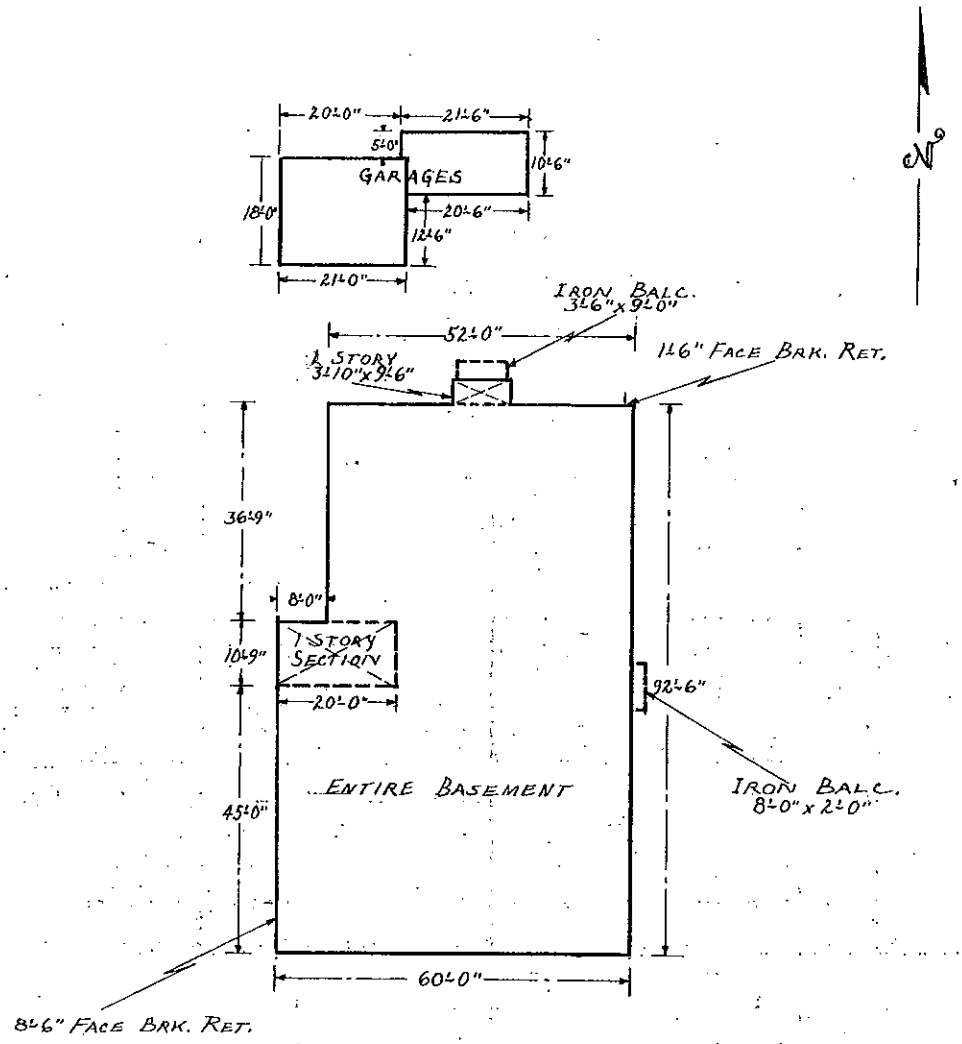
Deadening

REMARKS

TAX KEY NO. 328-1228-000-6
4700 W. NORTH AVE.

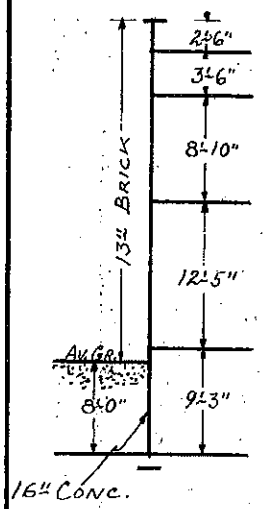
BUILDING VALUE FACTORS

Outline of Building SCALE: 1/32" = 1'-0"



Front

Section



2 GARAGES OR OTHER BUILDINGS

Width	Length	Height	No. of Cars
18' 10'-6"	27' 20'-6"	8'-6" 8'-6"	2 1

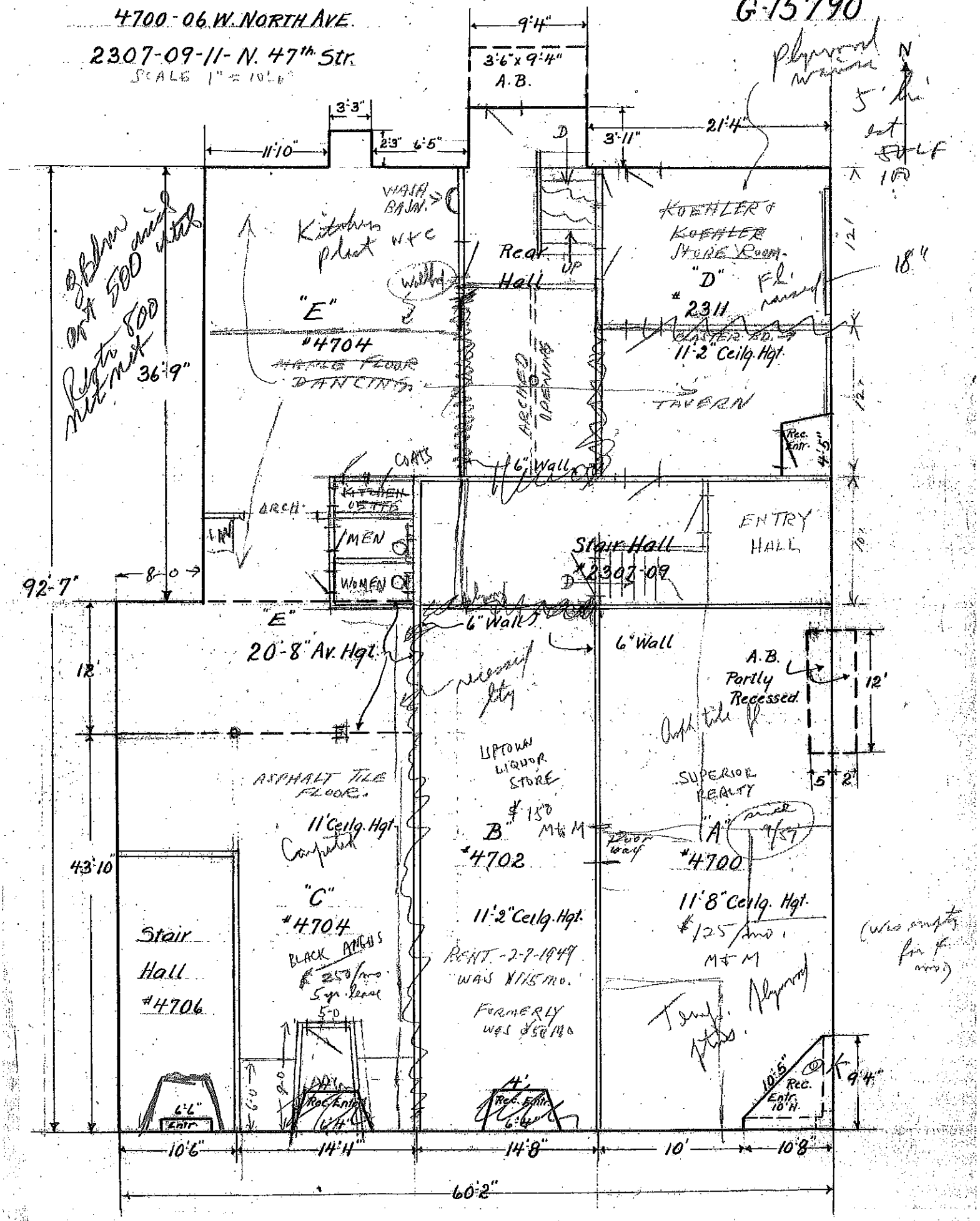
WALLS		FLOORS		ROOF		ROOFING		DOORS		PART'NS		LIGHTING		PLUMBING		HEATING	
Wood		Earth		Flat	X	Metal		Frame	X	None		None		None		None	
Metal		Wood		Pitch		Shingles		Metal		Wire		Electric	X	Sewer		Steam	1car X
Brick		Concrete	X	Wood		Built Up		Swinging	X	Wood				Water		Water	
" Face				Metal		3 Ply	X	Overhead		Corr.				Fl. Drain			
Concrete				Concrete						2 car	X						
Blk.	X																

REMARKS Store fronts deductible area 680 sq.ft. copper set plate glass lights 4-102"x72" 1-96"x72" 2-72"x72" 2-42"x72" 4-36"x72"
66 lin.ft X 2' leaded glass transom lights

HN

WEINTRUB.
4700-06 W. NORTH AVE.
2307-09-11-N. 47th Str.
SCALE 1" = 10'-0"

G-15790



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OWNER --Weintrob %Dick S. Reuteman

4700-4702-04-06 W. North Ave.& 2307-09 N. 47th St. 5 Apts. 18 Rms.
4704 W. North Ave. Rear of tavern 1st flr. 1 apt. 2 rms.

1- Kitchen	Maple	floor	gum	trim	varnish	finish
1- Bed Room	"	"	"	"	"	"

4700 W. North Ave. 2nd floor 1 apt. 3 rooms

1- Kitchenette	Conc.	floors	gum	trim	Varnish	finish	Walls	painted
1- Dining Room	"	"	"	"	"	"	"	"
1- Bed Room	"	"	"	"	"	"	"	"
1- Closet	"	"	"	"	"	"	"	"

4706 W. North Ave. 2nd floor-Owners apt. 1 apt. 5 rooms 3 closets

1- Kitchen	Maple	floor
2- Bed Rooms	"	"
1- Living Room	Oak	floors
1- Dining Room	"	"
1- Hall	Tile	floor
1- Bath	"	"

2307 & 2309 N. 47th St. 2 apts. 4 rooms each & 4 closets each

2- Kitchens	Conc.	floors	gum	trim	Varnish	finish
2- Bed Rooms	"	"	"	"	"	"
2- Living Rooms	Oak	floor	& oak	trim	Varnish	finish
2- Dining Rooms	Maple	floor	gum	trim	Varnish	finish