16220

ADDRESS 4706 08 W FORD RD LAC DISTRICT 3 PLAT 267-13 KEY No. 267-0499-5

TYPE 01 STORIES 1 EXTERIOR WALLS _____ BSMT. F ATTIC ____ UNITS 0

SLAB ON GROUND _____ CRAWL SPACE _____ AREA 1400 PERIMETER _____ RATIO _____

YEAR BUILT 1949 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 Buff Approved _____

DOLLAR MODIFICATIONS (Cont'd) 40X120, 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 1984

			B/A
Year.....	~~1982~~	~~70 R.C.~~	1987
Land.....	12000	~~12000~~	9600
Imprvs...	7200	~~7200~~	6000
Total....	19200	~~19200~~	15600
Code.....	5 R	~~60R~~	RY MERC

N.H. 6220 | SHEET 1 OF 2

ADDRESS: 4706/08 W. Fond du Lac AVE.
DESCRIPTION:
REMARKS: 2 STORES

TYPE 1 D
GROUP STORE
STORIES 1Sty + BSMT

COMMERCIAL DATA CARD

PLAT 159 DIST. 22 KEY NO. F14408

MILWAUKEE, WISCONSIN.

TAX COMMISSIONER'S OFFICE

DOLLAR VALUE MODIF. COLUMN - EXTERIOR WALL CONST.

BELOW GRADE WALLS	CODE	LIN. FT.	UNIT	VALUE
FOUNDATION WALLS - NO BAS.				
BASEMENT WALLS				
PARTIAL BASEMENT - SQ. FT.				

ABOVE GRADE WALLS	✓	CODE	HEIGHT FEET	HEIGHT STORIES	LIN. FT.		
FRAME (A)							
VENEER ON FRA. (B)							
BRICK (C)							
CONCRETE BLK. (D)							
TILE (E)							
CONCRETE (F)							
DOORS & WINDOWS							
PARAPET N.S. V. TILE; EAST STORE (WEST)							

WALL TRIM	✓	CODE	HEIGHT FEET	HEIGHT STORIES	LIN. FT.		
~~FACE BRICK~~ (A)	✓	A1	14	1	40	6.30	252
TERRA COTTA (B)							
LIMESTONE (C)							
GRANITE (D)							
MARBLE (E)							
TILE (F)							
GLASS (G)							
INTERIOR FINISH							

STORE FRONTS	CODE	LIN. FT.		
Plate glass	C1.	40	10.00	400

INTERIOR FIXTURES AND EQUIPMENT

PARTITIONS	CODE	LIN. FT.		
	C1	100	5.30	530

ELEVATORS	CODE	NO	STORIES		

PLUMBING								
W.C.	100	[illegible]	120		APARTMENTS			
LAVATORIES	70	140	100		[illegible]			
URINALS	50		80		[illegible]		300	
SINKS	90		150					540

MISCELLANEOUS

TOTAL $ VALUE MODIFICATIONS 1422

DEDUCTIONS

TOTAL DEDUCTIONS

NET TOTAL $ VALUE MODIFICATIONS

BASE UNIT MODIF. COLUMN - BASIC INTERIOR CONST.

STRUCT. FR. MODIF.		BASIC STRUCT.		CODE	SQ. FT.	UNIT	VALUE
A1-JOIST-WD. FR.		C1-MILL WD. FR.					
A2- " ST. FR.		C2- " ST. FR.					
B1-SEMI-MILL WD. F.		D-STRUCT. ST.					
B2- " " ST. FR.		E-REINF. CONC.					

BASEMENT: NONE ____ PART ____ FULL ____

FLOORS	CODE	FL. NO.	TOT. FLOOR	TOT. $		
FINISH FLOORING						
STORE AREA						
OFFICE AREA						
APARTMENT AREA						
ROOF						
AIR CONDITIONING						
SPRINKLER SYSTEM						

HEATING	✓	CODE	CEIL. HT.	LIN. FT.	SQ. FT.	UNIT	
STOVE							
FURNACE							
STEAM							
HOT WATER							
CITY							
(BY SQ. FT. AREA)							
OIL BURNER	✓						450
STOKER							

MISCELLANEOUS

TOTAL $ VALUE MODIFICATIONS. 450

TOTAL BASE UNIT ADDITIONS

DEDUCTIONS

TOTAL DEDUCTIONS

TOTAL THIS COLUMN - BASE UNIT MOD.

TOTAL THIS COLUMN - $ VALUE MODIF'S. 450

TOTAL 1ST COLUMN - $ VALUE MODIF'S. 1422

GRAND TOTAL $ VALUE MODIF.
TOTAL STRUCTURE VALUE 2172

LOT PLAN

BUILDING PERMIT AND COST INFORMATION			
DATE	DESCRIPTION OF WORK	ESTIMATED COST	ACTUAL COST

4636 - 4706 W. FONDDULAC A
10/11/96 Sale When
Eff. Bldgs have been Blosed
& shuttered almost 10 years
General appearance = Fair
4706 - 08 has lesser storefront,
some structural degradation
around rear O&D. Otherwise OK.
4636 Some minor deferment
Amazing - not much graffiti.
Appears broken windows. Fair condition
considering previous "Tax Lien".
Int. Owner did not show.

GRANTEE	SALE PRICE
FIRST TENNANT ASSC	

RENTAL INFORMATION

AREA & PERIMETER COMPUTATION

EFFECTIVE AGE COMPUTATION

REMARKS

FRO.		
CORNER BENEFIT		
ALLEY BENEFIT		
LOT SIZE ADJ.		
		48000
EFFECTIVE FRONTAGE		
UNIT VALUE	3.00	
VALUE AT STD. DEPTH	12000	
		14400
DEPTH FACTOR	1.09	
VALUE ACTUAL DEPTH	13080	
ADJUSTMENT		
70-1200 x 2.00 = 12000		
LAND VALUE		

SOUND VALUE		
SOUND VALUE OTHER BLDG.		
SOUND VALUE ALL BLDGS.		
ADJ.— ADD OR DEDUCT		
IMPROVEMENT VALUE		

APPRAISAL SUMMARY

YEAR	1969	
LAND	14400	
IMPROVEMENTS E. J. R.	14200	
TOTAL	28600	
ASSM'T. FACTOR	5	

ASSESSMENT SUMMARY										
	YEAR									
	ASSESSED BY									
	REVIEWED BY									
	LAND									
	IMPROVEMENT									
	TOTAL									

TAX COMMISSIONER'S OFFICE

MILWAUKEE, WISCONSIN

DIST 3
267-13
267-0499
2-8-74 DUFF

4706-08 W FOND DU LAC AVE
1ST γ + B - (1-D)

GEN CONDITION (FAIR)
50% OF STORE FRONT COVERED UP WITH PLYWOOD & PANELS

(0-50 1ST 2.00)
FRUIT RANCH WAREHOUSE #1 EST RENT 2.50
REAR OF BLDG USED AS PARKING LOT FOR FRUIT RANCH
WHICH APPEARS TO BE EXCESS PARKING ONLY
(76) POOR COND. - CL STONE & MUD

STORE BLDG
1400 ¢ 1ST γ 2.00
" BASM'T .50
2.50 = 3500
GRM 6 SMALL BLDG
21,000 C.M.V.

(SEE 267-0498) CONSIDED PART OF FRUIT RANCH

(1974)

14,400
14 200
28,600

1976: USE AS ABOVE
1400¢ @ 2.50/¢ = 3500
x5.5
19250
USE 19200

C.M.V.
12000
7200
19200

1978:- SAME