ADDRESS: 4828 W. Lisbon Avenue
DESCRIPTION:
REMARKS: Frank Das Cont. Co.

TYPE 4-D
GROUP
STORIES 1 & B

COMMERCIAL DATA CARD — PLAT ___ DIST. 1-6 — KEY NO. G-15770 — 3d8-1010

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 16" C.R.L.				
PARTIAL BASEMENT - SQ. FT.				

ABOVE GRADE WALLS	✓	CODE	HEIGHT FEET	HEIGHT STORIES	LIN. FT.		
FRAME (A)							
VENEER ON FRA. (B)							
BRICK (C)							
12" CONCRETE BLK. (D)	✓						
TILE (E)							
CONCRETE (F)							
FOR GRADING 964 / 5126							
DOORS & WINDOWS			332 ¢ / 2276 ¢ = 14%	AVG.	428.25		405
PARAPET							

WALL TRIM	✓	CODE	HEIGHT FEET	HEIGHT STORIES	LIN. FT.		
FACE BRICK (A)	✓		17	1	82.5	7.65 ✓	630
TERRA COTTA (B)							
LIMESTONE (C)							
GRANITE (D)							
MARBLE (E)							
TILE (F)							
GLASS (G)							
INTERIOR FINISH							
BSMT. - SPRAY PAINTED							

STORE FRONTS	CODE	LIN. FT.		
MET SET - GOOD		66	15.72 60	1155
PLATE GLASS 9'0" ht. ALUMINUM FRAME				
OAK BULKHEAD & PRESSED TIN INSIDE				

INTERIOR FIXTURES AND EQUIPMENT

PARTITIONS	CODE	LIN. FT.		
DOORS W/TRANSOM & SIDELIGHTS 2 @ 150				1000
ALUM. FACING INCL. STRIP & SUPPORT & ALUM. CORNER				
62' @ 5/LIN. FT.				310

ELEVATORS	CODE	NO	STORIES		

PLUMBING (SEE INSERT)							
W.C.	100		120		APARTMENTS		
LAVATORIES	70		100				
URINALS	50		80				
SINKS	90		150				

MISCELLANEOUS		
PARKING AREA - TAR & GRAVEL SURFACE 3180 ¢ @ .30		954
5 SPOTLIGHTS, WEST WALL FOR [illegible]		50
LOCKWOOD FALL SPARING DOOR SYS. & OVERHEAD DOORS [illegible]		[illegible]
TOTAL $ VALUE MODIFICATIONS		

DEDUCTIONS		
TOTAL DEDUCTIONS		

NET TOTAL $ VALUE MODIFICATIONS 3745

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. $	
RCM. INCL. SMOOTH FINISH W/ARBORITE					
FINISH FLOORING - 1st FL.					
ASPH. TILE FL. } SEE DETAIL					
FINISHED CONC. FL. }					

STORE AREA	

OFFICE AREA	

~~APARTMENT AREA~~					
DETAILED ADDITIONS (SEE INSERT)					8630

~~ROOF~~ CANOPY	
FRONT 6'X 3½', ALUMINIZED FASCIA, PLASTER SOFFIT ON METAL LATH, 9 RECESSED LIGHTS @ 19/LIN. FT.	630
SIDE - 3'X12', @ 5/LIN. FT.	60

AIR CONDITIONING COOLING TOWER ON ROOF (3X5')	
9-1957- YORK 2-5T UNITS, W/OVERHEAD DUCT TO PRESENT HTG. DUCTS. TOTAL COST $3500	

~~SPRINKLER SYSTEM~~ TAKES CARE OF 3500 ¢	
ASSESSED AS PERS. PROPERTY PER AGREEMENT W/OWNER & PERS. PROP. SECTION 5-19-58 JAR	~~1750~~

HEATING	✓	CODE	CEIL. HT.	LIN. FT.	SQ. FT.	UNIT	
STOVE							
FURNACE							
~~STEAM~~		KEWANEE TYPE R				600,000 BTU	
HOT WATER AUTO.	✓	W/O CIRC. PUMPS					
~~CITY~~		2 OVERHEAD PRESSURE TANKS					
(BY SQ. FT. AREA)							
OIL BURNER	✓	W/OUTSIDE TANK					600
~~STOKER~~ - 1 PARTS		INCINERATOR					

MISCELLANEOUS COST $3600	
EXTERIOR SIGN - STEEL FRAMING, POLE FROM FACING, DOUBLE FACE FRM. 2' x 10' ABOVE ROOFLINE	2000
CHIMNEY - STACK HOUSE RF	250
TOTAL $ VALUE MODIFICATIONS	
TOTAL BASE UNIT ADDITIONS	

DEDUCTIONS		
TOTAL DEDUCTIONS		
TOTAL THIS COLUMN - BASE UNIT MOD.		
TOTAL THIS COLUMN - $ VALUE MODIF'S.		~~13870~~ 12120
TOTAL 1ST COLUMN - $ VALUE MODIF'S.		3745

GRAND TOTAL $ VALUE MODIF. ~~17615~~ 15865
TOTAL STRUCTURE VALUE

PLAN
1 DIVISION = FEET

INSPECTION DATES 4-22-54 9-21-51
INSPECTED BY JOB JOB

RATINGS

		POOR	FAIR	GOOD
STORES	1-DESIGN AND LAYOUT	40	45	50
	2-CON. TO OTHER TENANCY	30	40	50
	3-			
	TOTAL RATING			
OFFICE BLDGS.	1-ARRANG. OF OFFICE SPACE	30	40	50
	2-LIGHT AND AIR	6	8	10
	3-ELEVATORS	2	4	6
	4-LOBBY	2	3	4
	5-ADVERSE CONST. ENT. ETC.	20	25	30
	6			
	TOTAL RATING			
APARTMENTS	1-CONV. TO SHOPPING AREA	8	9	10
	2- " " TRANSPORTATION	8	9	10
	3- " " SCHOOLS & CH.	8	9	10
	4-DESIGN & APPEARANCE	8	9	10
	5-APPEAL OF NEIGH'HD.	16	18	20
	6-ARRANG. OF APTS.	16	18	20
	7-ADVERSE INFLUENCES	16	18	20
	8-			
	TOTAL RATING			

BUILDING PERMIT RECORD

DATE	CARD NO.	PURPOSE	ACT'L. COST (PMT)	ASS'MT. CH'GE.
7-12-53	58 x 143.5'	Store Bldg	70,000	
12-4-53	224 Sq Ft of Canopy.	1,000 yds plant.		

YEAR BUILT 1954 COST _____ PER: 63-77-3 / 5 / 86-2 / 71-9 / 2 / 122-5

REMODELED _____ EXTENT _____

CONDITION: NORMAL _____ BETTER % _____ LESS % ~~427-7~~

STRUCT. GRADE: NORMAL _____ BETTER % _____ LESS % _____

HEIGHTS / AREA AND CUBAGE COMPUTATION

	CEIL.	STORY	AREA AND CUBAGE COMPUTATION
B	8'7"		
1	12'9"	(11' SALES AREA)	
2			63' x 77'3" = 4867
3			122-5
4			-77-3
			$\frac{45'2" + 86'2"}{2} \times 58 = \frac{380.9}{1}$
PAR.			8676
TOT.			USE 17' AVE. WALL HT.

STRUCTURAL COMPUTATION

SQ. FT. / ~~CU. FT.~~	8676					
NET UNIT	4.03					
BASE VALUE	34965					

ASSESSMENT COMPUTATION

YEAR	1954	1958				1969
TOT. BASE VAL.	34965	34965				
# VAL. MODIF.	15865	~~17615~~				55910
BASIC STR. VAL.	50830	~~52580~~				257
GRADE %	110%	(6% - FEES 4% QUAL.)				143690
BASIC REPL. VAL.	55913	~~57663~~ (10% ADDED BEFORE A/C)				
RATING						
RATED REPL. VAL.					"C"	75.5
RESIDUAL %	100%					108485
BASIC SOUND VAL.						
M'KT. VAL. ADJ.						
VAL. ADJ. TO M'KT.						
OTHER STRUCT.						
FULL ORD. SALE VAL.	55900	(6.43/ft)				108,500

COMPUTED BY • • • • MJK • •

ASSESSMENT SUMMARY

COM #7

YEAR	1962	1954	~~1958~~	1958	1959	1959	1959
LAND	15,180	15600	~~15600~~	15600	16,800	18840	17820
IMPROV.	61,490	55900	~~57700~~	55900	55,900	61490	61490
TOTAL	76670	71500	~~73300~~	71500	72700	79330	79310

NET UNIT DEVELOPMENT

CODE	4-D		
GROUP			
AREA	8676		
PERIMETER	428		
RATIO (A÷P)	20.3		
BASE UNIT	1.73		
BASEMENT .74+.02 (WHY)	.76		
WALL H'GT. VARIABLE (-2)	-.06		
ADDIT. STORIES			
STRUCT. FR. MODIF. STR. ST.	1.19		
FLOORS DOX BLOX 2" CONC. TOPPING	-.20		
FINISH FLOORING BSMT FL. CONC. (FIN)	.10		
STORE AREA			
OFFICE AREA			
APARTMENT AREA			
ROOF NOOD ROOF INSULATION	-.35 .10		
~~AIR CONDITIONING~~ 1ST ST. VENTILATING EXHAUST	.15		
SPRINKLER SYSTEM			
HEATING .44+.02 (WHY) (FROM TYPE 1)	.46		
MISCELLANEOUS			
FLUOR. LTG. BSMT & LL	.15		
BASE UNIT. MODIF.			
NET UNIT	4.03		

G-15772.

MERCANTILE APPRAISAL CARD

CITY OF [illegible] E. MILANI

LEGAL DESCRIPTION KEYSTONE SUB.-DIV.

LOT No. 14 AND THE W. 18 FT. LOT #13 IN BLOCK #1.

Notes - On Oct. 26-1945 - W.C. Hahn offered to buy lot #13 from the City of Milw. for $2000.

OWNER RAYMOND W. KLENZ

P. O. ADDRESS # 4836 W. LISBON AVE.

TENANTS REGAL MOTORS INC.

SALES INFORMATION

COMPARATIVE — OTHER PROPERTIES — COMPARATIVE

Year	No. of Sales	Total Consideration	Average Sale Price
19			

THIS PROPERTY

	Date	Consideration	Doc # Volume	Page	Remarks
W.D.	1-10-46.	$2000 W.	2605606.	FOR LOT 13 ONLY.	CITY OF MILW. to W.C. HAHN.
W.D.	1-10-46.	$2000 W.	2605607.	FOR LOT 13 ONLY.	W.C HAHN to R.W. KLENZ.
W.D.	11-18-46.	$800. W.	2678895.	FOR E. 12 FT. LOT 13 ONLY.	R.W. KLENZ to P.A. SCHILKE.

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

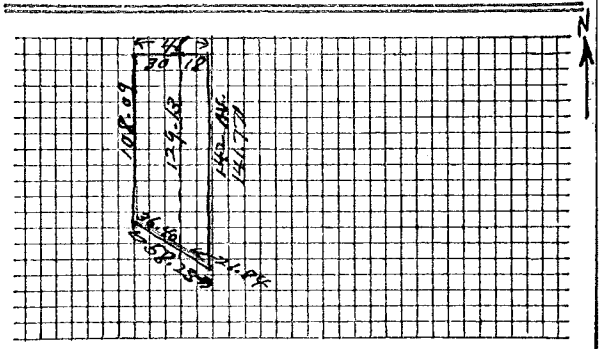
Cost Value Book: Land Bldgs Equip. Total

Deprec. Value Book: Land Bldgs. Equip. Total

Bldg. Permit: Date Am't. Original Cost: Date Amt.

PROPERTY MAP

Indicate Directions 1 Division=10'



LAND VALUE FACTORS

Width 48'	Surface
Average Depth 108.09 W 142.00 E) = 125.045 AVE	Grade
Facing on W. LISBON AVE	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 Local Business	
Neighborhood	
	Total $

COMPUTATION OF LAND VALUE

Width	
Front Foot Unit	
Value Full Depth	
Depth Factor %	
Unadjusted Land Value	
Adjustments	
Alley Influence	
Corner Influence	
LOTS #12-13-14 - SOLD 3-1924 @ $7500.	
[illegible]	
Total Land Value	

Remarks:

LOTS #12-13-14. - SOLD 3-1924 @ $7500 or $83⅓ PER FT.
Q.C.D. 8-24-46 - $ L.G. MEYER to CITY OF MIL
W.D. 11-26-46 $ 2700 $90 PER FT. FOR LOT 14 ONLY to R.W. KLE
8917929 - W.D. 2-9-50 @ $8000 - W. - R.W. KLENZ to R.E. MILANI - FOR THE W. 18 FT. LOT 13 AND ALL LOT #14.
FOR S - M.J. 4-24-1948 - 108' X 140'
reported asking 4-48 - $210 per FT.

SUMMATION OF VALUATION PROCESSES

	Comparative Sales Value	Capitalization of Rental Value Rent	Capitalization of Rental Value Rate	Sound Value	General Information
KLENZ PAID $2700 PLUS $1200 for E 18' of 13 or 3900 for the whole					
Total 48' lot in 1946					
Land					
Improvements					
Obsolescence					

ASSESSMENT SUMMARY

By Whom Assessed	[illegible]	[illegible]	[illegible]	[illegible]	FER	FR	FR
Date	5-1-47	5-1-48	5-1-49	5-1-50	5-1-50	1951	1952
Land	5700 4600	7800.	7800	8000	8000	8000	
Improvements	—	—	—	—	—	—	
Total	4600	7800.	7800	8000	8000	8000	

NIEDECKEN 20% VACANCY

PLAT # 47

DIST. # 6

WISCONSIN TAX COMMISSION PROPERTY FORM NO. 1013

MERCANTILE APPRAISAL CARD—BUILDINGS

BUILDING VALUE FACTORS

	Main Part	Projections		
Class				
Store				
Store and Office	✓			
Store and Flats				
Public Garage				
Filling Station				
Warehouse				
Conc. "				
Bank				
Club				
Hotel				
Dance Hall				
Dimensions	' "			
Length	13'6			
Width	8'3"			
Average Height	9'0"			
Type				
Ordinary	✓			
Mill				
Steel and Conc.				
Fireproof				
Foundation				
Stone				
Concrete				
Blocks	✓			
Brick				
Posts				
Piers SETS ON				
Pile				
Rubble BLOCKS				
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	✓			
Finish				
Conc. Floor				
Complete				
Good				
Fair				
Poor				

STORIES

	Basement	1	2	3	4	5	6	7	8	Total
Use										
Floor Type										
" 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	
KNOTTY PINE	✓

Interior Walls	
Plaster	
Metal	
Plain	
Ornamental	
KNOTTY PINE	✓

Ceiling	
Plaster	
Metal	
KNOTTY PINE	✓

Heating	
Stove	
Hot Air	
Hot Water	
Steam	
Vapor	
Gas	
Oil	
Coal	

Lighting	
Electric	✓
Gas	

Plumbing	
Modern	
Old Style	✓

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 1949 Cost $

General Condition: Good / Medium / Fair / Poor

STRUCTURAL VALUE COMPUTATION

Length in Feet	13'-6"		
Width in Feet	8'-3"		
No. of Sq. Feet	111.375 SF.	@ Unit of $ 2.00 a $	223
Average Height			
Total Cubic Feet		@ Unit of $ b $	
Present cost reproduction "a" or "b"		$	223
Additions for "Extras"		$	1450
Total Reproduction Cost		$	1673
% Condition			%
Sound Value		$	

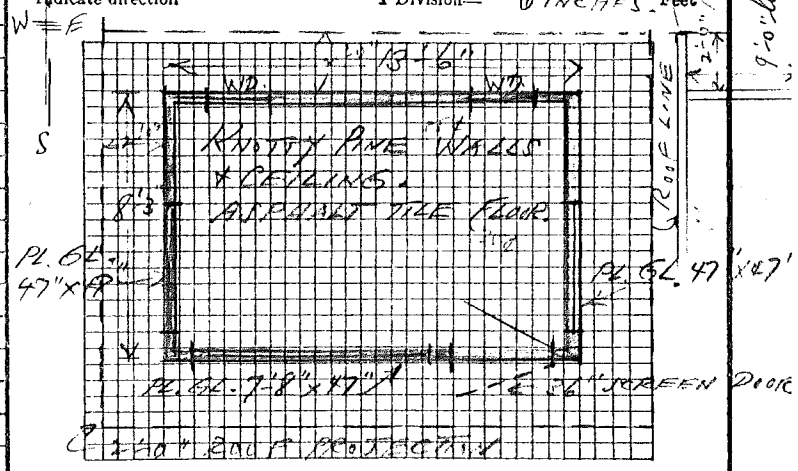
SIDE L.F. 2'-0"
PROJ-CORNICE 129
350 ASPHALT TILE FL - 39
KNOTTY PINE 761
459 L.F.C.
50 CRUSHED STONE 1621
1.24 YDS SIZE = 1621

Remarks: LIGHTS & SIGNS .50

Diagram of Structure

Indicate direction W = E, S

1 Division = 6 INCHES. Feet



G-15770

MERCANTILE APPRAISAL CARD

CITY OF

LEGAL DESCRIPTION KEYSTONE SUB-DIV.

LOT. NO. 12. AND THE E. 12 FT. OF LOT. 13. IN BLOCK. #1.

NOTE - On Oct. 26-1945 - W.C. Hahn filed to buy lot #13 from City of Milw for $2000.

OWNER ~~Paul H. Schilke~~ R.A. MILANI.

P. O. ADDRESS # 4826 W. LISBON AVE.

WARNER. BUSINESS SITE. Bluemound 8-62
NORTH AV. AND LISBON. 4826 W. Lisbon av.; choice level lot; 10
ft. of frontage; 140 ft. deep; best tion on west side in heart of chain and auto agency area. 4121 W. Nor
RAY W. KLENZ. Bluemound 260
Kilbourn 0575.
FOR AND WISCONSIN AV.

TENANTS ~~REGAL MOTORS INC~~

SALES INFORMATION

COMPARATIVE — OTHER PROPERTIES — COMPARATIVE

Year	No. of Sales	Total Consideration	Average Sale Price
19			

THIS PROPERTY

	Date	Consideration	Doc # Volume	Page	Remarks
W.D.	1-10-46	$2000 W.	2605606	FOR LOT 13 ONLY.	CITY OF MILW. TO W.C. HAHN.
W.D.	1-10-46	$2000. W.	2605607	FOR LOT 13 ONLY.	W.C. HAHN TO R.W. KLENZ.
W.D.	1-18-46	$800. W.	2678895	FOR E. 12 FT LOT 13 ONLY	R.W. KLENZ TO P.A. SCHILKE.

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: # 9738 Date 4-22-49	Am't. $850	Original Cost: Date	Amt.

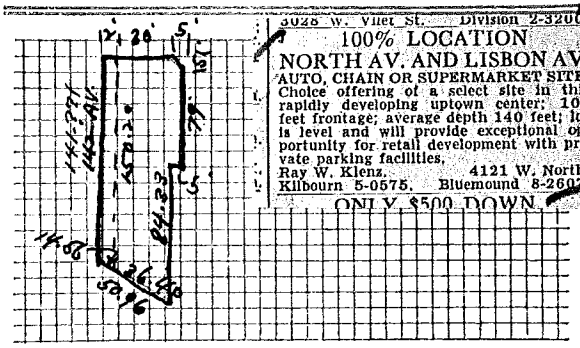
To REGAL MOTOR CO

LAND VALUE FACTORS

Width	42 to 47	Surface	
Average Depth	142 W. 168.33 E.) = 155.165 Av.	Grade	
Facing on	W. LISBON AVE	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	Local business		
Neighborhood			
		Total	$

PROPERTY MAP

Indicate Directions 1 Division = 10'



3028 W. Vliet St. Division 2-3200.
100% LOCATION
NORTH AV. AND LISBON AV.
AUTO, CHAIN OR SUPERMARKET SITE.
Choice offering of a select site in thi rapidly developing uptown center; 10 feet frontage; average depth 140 feet; lo is level and will provide exceptional op portunity for retail development with pri vate parking facilities.
Ray W. Klenz. 4121 W. North.
Kilbourn 5-0575. Bluemound 8-2602
ONLY $500 DOWN

COMPUTATION OF LAND VALUE

Width	
Front Foot Unit	
Value Full Depth	
Depth Factor %	
Unadjusted Land Value	
Adjustments	
Alley Influence	
Corner Influence	
LOTS #12-13-14 - SOLD 3-1924 @ $7500	
15-02 3-27-14	
Total Land Value	

Remarks:
LOTS #12-13-14 - SOLD 3-1924 @ $7500. OR $83⅓ PER
#2626545 W.D. 3-26-46. $2500 W. FOR LOT 12 ONLY. CITY OF MI TO P.A. SCHIL
#2917930 W.D. 2-9-50 - $7000 W. - P.A. SCHILKE TO R.E. MILANI.
FOR ALL OF LOT #12 AND THE E. 12 FT. OF LOT #.

STAKED 4-24-48 - 108' X 140'
appraised along 4-48 - $250 PER FT.

SUMMATION OF VALUATION PROCESSES

	Comparative Sales Value	Capitalization of Rental Value: Rent	Capitalization of Rental Value: Rate	Sound Value	General Information
NOTE - SCHILKE [illegible] 2200 + 800 = [illegible]				[illegible]	
Total					
Land					
Improvements					
Obsolescence					

ASSESSMENT SUMMARY

By Whom Assessed	Rudd	Rudd. Board	Rudd	FR	FR				
Date	5-1-47	5-1-48	5 50	5-1-51	5-52				
Land	5500 4800	7500. 7500	4600	7600					
Improvements	—	—	1800	1800					
Total	4800.	7500	6400	9400					

WISCONSIN TAX COMMISSION PROPERTY FORM NO. 1013

PLAT # 47

DIST. # 6