8944-5064 Page 1 of 3

ADDRESS 5001 W. Vliet St. NAME Boy Blue

OWNER Boy Blue - Strich & Eugene T. Goens MAIL ADDRESS

BUILDING DESCRIPTION: 1 STORY 8 No BSMT. BLDG. SIZE 50' x 48' TYPE 4D

USE CONSTRUCTION:

BUILDING DATA		BUILDING PERMIT RECORD		
Year Built 1952	Actual Cost $	Date	Amount	Purpose
Remodeled 1973	Actual Cost $	6-22-77	215	New plastic illum. sign.
Extent New Pln, fl. tile, cmb. tile & finish wood				
Effective Age				
Struct. Grade	Condition			

Remarks

Sale 8-73 WD Estate Bernard to Boy Blue $25,000
Bdy 1-16-74 $40,000 - WIS St L Assumption
2-3 [illegible]
MCS 11-14-78 asking 49,000 - Colonial Realty
MTG 1-16-74 40,000 WIS St L Assum
Sale 74 61,200 75 63,671
1980 - 20069

Building C. of R. = $ Date

sq. ft. ground area = $ per sq. ft.

sq. ft. floor area = $ per sq. ft.

cubic feet = $ per cu. ft.

LC 11-15-78 50,000 - 16yr @ 9.25% To E. Goens
WD 11-14-80 50,000 Boy Blue & Am Inc To E. Goens
FE & LC

BASE VALUE COMPUTATION

Date	1974	CMV	1978	1982			
Sq. Ft./Cu. Ft.	1408						
Net Unit	13.44						
Base Value	18923						

ASSESSMENT COMPUTATION

Total Base Value	18923						
$ Value Additions	10664 ~~10448~~						
Basic Bldg. Value	29587 29391						
Grade % Arch. Fee %	.80						
Bldg. Repl. Cost	23670 ~~23513~~	23670	23,670	23670			
Cost Index	1.18	1.493	1.649	2.217			
Indexed Repl. Cost	27930 ~~27745~~	35339	39,000	52500			
Age Eff. Age							
Depr. Table Residual 085 %	.80	75.5	75.5	.595 Eff Age 1956			
Dep'd. Value of Bldg.	22345 ~~22195~~	26700	28,700	30200			
Misc. Const. Yard	1665	2500	2,900	3900			
	24010 ~~23860~~						
	Use		31,600				
Misc. Const. Repl. Cost	24000 ~~23900~~		.95				
Cost Index							
Indexed Repl. Cost							
Age Eff. Age							
Residual %							
Dep'd. Value Misc. Const.							
TOTAL DEP'D. VALUE							
Market Value Adjust.							
TOTAL MARKET VALUE		29200	30,000	34100			

MARKET VALUE SUMMARY

Date	1974	CMV	1977	1982	1984			
Land	17,600	[illegible]	17,600	17600	17,600			
Improvements	24,000	[illegible]	30,000	34100	35,800			
Total	41,600	[illegible]	47,600	51700	53,400			

ASSESSMENT SUMMARY

Date								
Assmt. Factor								
Land								
Improvements								
Total								
Computed By								

COMMERCIAL DATA CARD NO. ___ OF ___

DIST. NO. 4

PLAT NO. 348-21

KEY NO. 348-0317-1 640

MILWAUKEE, WISCONSIN

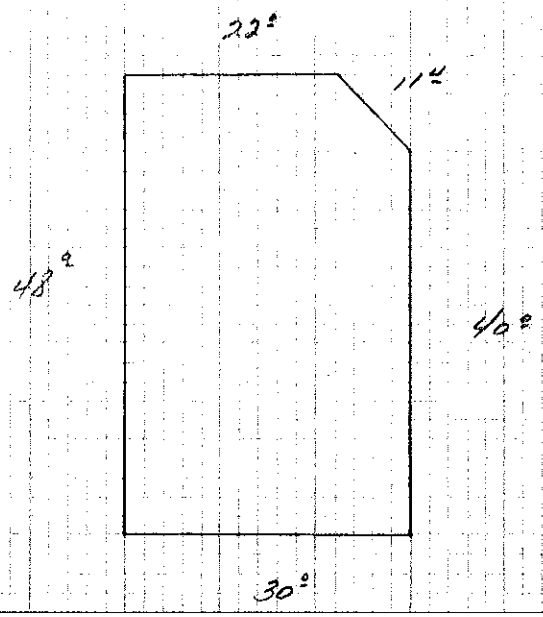
TAX COMMISSIONER'S OFFICE

T-251

Date Inspected	10/29/79					
Inspected By	Jack					

Plan

1 Division 2 Feet



CEILING & STORY HEIGHT

	Main Bldg.		Addn.		Addn.	
	Ceil	Sty.	Ceil	Sty.	Ceil	Sty.
B						
1						
2						
3						
4						
Gab.						
Par.						
Tot.		13'				

Total Wall Height Above Grade

Main Bldg.	Hi.	Addn.	Hi.

NET UNIT DEVELOPMENT

Date	1974					
Type (Const. Code)	40					
No. of Stories	1 & 1½					
Area	1408					
Perimeter	151'					
Ratio (A ÷ P)	9.3					
Base Unit	11.22					
Basement						
Wall Ht. Adj. 6 x .30	-1.80					
Addn. Stories						
Struc. Framing						
Floors	.44					
Ceiling						
Roof Metal Deck	.23					
Framing to Support Roof	.20					
Sewer & Water						
Electric	1.50					
Heatg. & Vent.	1.65					
Air Cond.						
Sprk. Syst.						
Miscell.						
NET UNIT	13.44					

AREA-WALLS & CUBAGE COMPUTATION

48 x 30 = 1440
less ½ (8x8) - 32
1408

Per 151'

NET UNIT MODIF. COMPUTATIONS

Yard - Pole & base for sign - Reg. - Sign - M 250
Conc. Apron 900 □ x .85 = 765
Blacktop 800 □ x .20 = 160
Conc. Pavm. 3600 x .65 = 2340
Conc. Curb 260 x .215 = 64
3579 3329
1,604 Dep 592
3579 5921 1665
2,217 1413
7900 1900 2485
x.50
3900

DOLLAR VALUE ADDITIONS AND BASE UNIT MODIFICATIONS

BELOW GRADE	Quant.	Unit	C. of R.
Found. Walls - No Bsmt.			
Area Excav. - Fill			
Bsmt.: None Full Part			
Walls Ht.			
Part Bsmt. Size			
Area Ratio			
Walls Ht.			

ABOVE GRADE WALLS	Ht.	Sty.	Quant.	Unit	C. of R.
Frame					
Porc. Panel on Blk	13'		47'	13.00	620
Veneer					
Brick					
Conc. Blk.					
Hol. Tile					
Concrete Wing Wall	13'		10	44.50	445
Porc. Pan. on Wing Wall	13'		6'	13.-	78
Parapet					
WALL TRIM					
Brick					
Art. Brk	3'		25'	1.98	50
Stone					
Coping					
2" Marshard Roll 2's (Alum on Flat Roof 7/16)			73	7.50	548
Interior Wall Finish					
pld. Blk 8" lin			77	1.44	111
marlite 8" lin			55	6.40	352
Doors & Windows % Opgs.					
3'x7' Pl. Gl. door			1		355
10'x8' Serving Window Alum.					
Frame fixed window & Serving 4'			83#	7.00	581
masonite 4' all in Alum Fr.					
Store Front (in Porc. Pan. on Blk)					
Alum Sat. ord 8" lin			25	17.00	425
3'x1' transom			3#	7.00	21
Plumbing Fixtures					
2 W.C. 2 Lav. Urinal					1180
W. Htr. 52 Gal. Gas X Elec.			1		255
Sinks					
Fitting					150
Sewer & Water					
Sprk. Syst.					
Other Fire Prot.					
Elec. Ltg. & Pow. Wire					
Elevators					

Structural Framing	Quant.	Unit	C. of R.
Structural Floors			
Roof: Flat Dp. Skylt.			
Finish Floors c.t. 8x11 Pm.	2		126
Ceiling Finish A.t. ceil 2x4 grid	1039	.54	561
Partitions marlite 8" lin			
Marlite over L&P 2's 12" lin	16'	22.72	364
L&P Pln. 2's 12" lin	42' 30'	16.28	488
Pln. Dw's & Marlite 1's 8"	24 LF	13.84	332
L&P Pln. 12" marlite over L&P 8" lin	16'	35.52	586
Store Area			
(Note: Porch Pln as WF even though that has masonry; no added value)			
Office Area			
Apart. Area Bath Ents Ceramic Walls 4" lin	2	220	440
Exterior Fixtures			
Yard Work & Miscel.			
Heating			
Ventilating			
Air Condtg. Central 4 Tons	4	600	2400

Total Replacement Cost	$	
Deduction	$	
Net $ Val. Addn. Col. #1	$	5171

Total Replacement Cost	$	
Deduction	$	5493
Net $ Val. Addn. Col. #2	$	~~5297~~
Net $ Val. Addn. from Col. #1	$	5171
Total $ Value Addition	$	~~10468~~ 10664