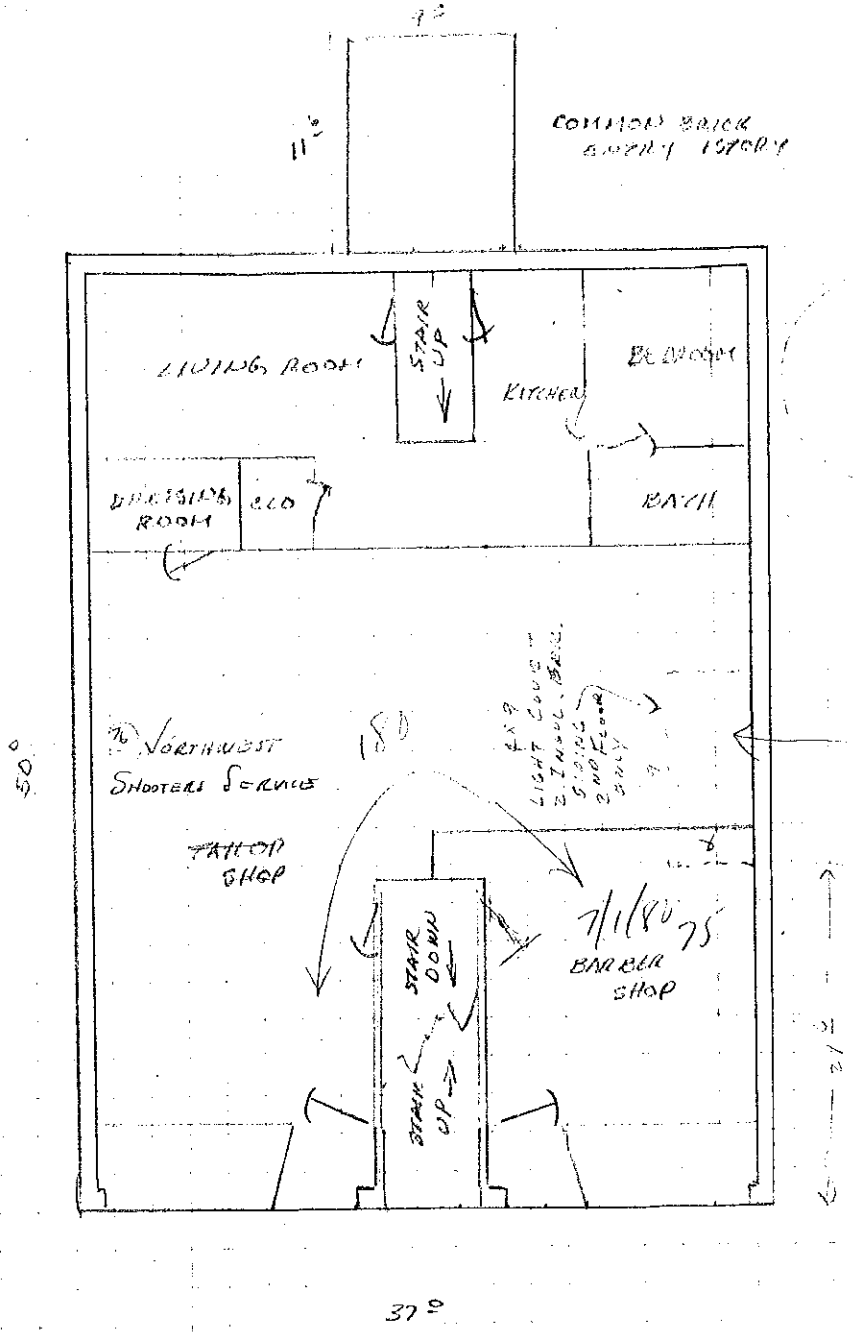
5632 W. BURLEIGH ST.
7/22/68 HENDRIXSON

29



GARAGE
2 car
with heat

MAY 78 new occupant
M/M
1st store
255/M includes heat

CHILDBIRTH EDUCATION ASSOC. INC.

11/16/76

RENTALS.

1ST FLR:-

WEST STORE - 150

EAST (BARBER) - 100 (EST) WONT. GIVE RENT.

REAR APT. - 100 (EST) NOT HOME

2ND FLR:-

WEST APT. - 190

EAST APT. - 175

715/Mo X 12 = 8580 GROSS (SAME AS 3/76 M.L.S.)

						50000	(1978 CMV)		

COMMERCIAL DATA CARD NO.___ OF___ DIST. NO. 3 PLAT NO. 289-23 KEY NO. 289-0370-0

MERCANTILE APPRAISAL CARD---BUILDINGS

BUILDING VALUE FACTORS

	Main Part	Projections		
Class				
Store				
Store and Office				
Store and Flats	✓			
Public Garage				
Filling Station				
Warehouse				
Comc. "				
Bank				
Club				
Hotel				
Dance Hall				
Dimensions				
Length	51°			
Width	39°			
Average Height	29'10		2	5'-6
			1	7'-6
			B	8°
Type				
Ordinary	✓			
Mill				
Steel and Conc.				
Fireproof				
Foundation				
Stone				
Concrete	✓			
Block				
Brick				
Posts				
Piers				
Pile				
Rubble				
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	ORD	STORES	L.Q.							
Floor Type	CONC	MAPLE		SEE YELLOW SHEET						
" 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	
Interior Walls	
Plaster	✓
Metal	
Plain	
Ornamental	
Ceiling	
Plaster	✓
Metal	
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 155.5□' PLATE GL.

Sprinkler System

Forced Ventilation

Refrigeration REF. 1 HP.M.

Elevators

Lighting and Electric Systems

Fire Escapes

SEE YELLOW CARD

Year Built 1927 Cost $

General Condition: Good 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 $

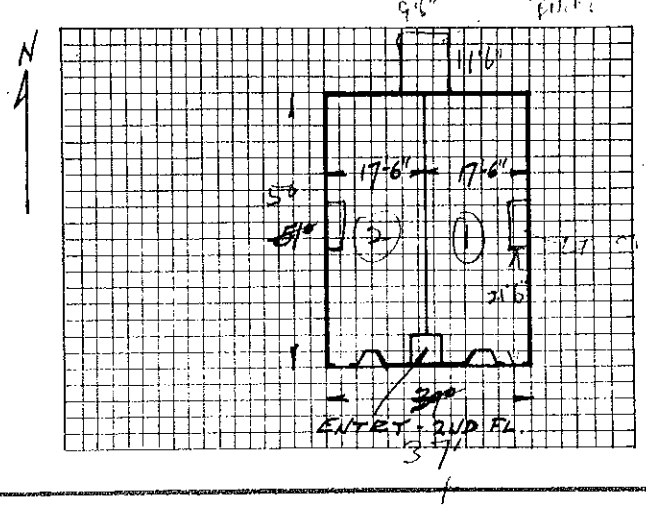
% Condition %

Sound Value $

Remarks

Diagram of Structure

Indicate direction 1 Division= 3 Feet



SHEET 1 OF 2

ADDRESS 5632-34 W BURLEIGH ST. ~~CENTRAL STREET~~ NAME

OWNER 8-2-23 DAVID J. LACZNIAK MAIL ADDRESS

BUILDING DESCRIPTION: 2 STORY R BSMT. BLDG. SIZE 37x50 TYPE 1C

USE (2 STORES 1 REAR APT 1 Bedrm 1ST FLOOR) + (APARTMENTS (2) 2 BEDRMS EACH 2ND FLOOR) CONSTRUCTION: COMMON BRICK

BUILDING DATA		BUILDING PERMIT RECORD		
Year Built 1927	Actual Cost $	Date	Amount	Purpose
Remodeled	Actual Cost $			
Extent				
Effective Age				
Struct. Grade	Condition			

Building C. of R. = $ Date

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

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

cubic feet = $ per cu. ft.

Remarks

SEE ECONOMIC ANALYSIS SHEET FOR 1974 MARKET VALUE.
2-15-74 C. LANCOUR

BASE VALUE COMPUTATION							
Date	1968						
Sq. Ft./Cu. Ft.	1850						
Net Unit	19.15						
Base Value	35428						

ASSESSMENT COMPUTATION							
Total Base Value	35428						
$ Value Additions	9249						
Basic Bldg. Value	44677						
Grade % Arch. Fee 2 %	893						
Bldg. Repl. Cost	45570						
Cost Index							
Indexed Repl. Cost							
Age Eff. Age 1933							
Depr. Table Residual %	45%						
Dep'd. Value of Bldg.	20500						
Misc. Const.							
Misc. Const. Repl. Cost							
Cost Index							
Indexed Repl. Cost							
Age Eff. Age							
Residual %							
Dep'd. Value Misc. Const.							
TOTAL DEP'D. VALUE							
Market Value Adjust.							
TOTAL MARKET VALUE							

MARKET VALUE SUMMARY								
Date								
Land	12000							
Improvements	20500							
Total	32500							

ASSESSMENT SUMMARY								
Date								
Assmt. Factor								
Land								
Improvements								
Total								
Computed By								

MILWAUKEE, WISCONSIN

TAX COMMISSIONER'S OFFICE

COMMERCIAL DATA CARD NO. 1 OF 1 DIST. NO. 3 PLAT NO. 289-23 KEY NO. 289-0370

T-251

COMMERCIAL BUILDING DATA SHEET

Address 5632-34-36 W. Butleigh St. Key No. F-16701
Type 1-C Group ____ Stories 2½ Const. ____
Size 37' X 50' Remarks 3 APTS. 1-1st Fl. 3R+B 2-2nd Fl. 5R+B

Ceiling Heights: Bas. 7' 1 9'6" 2 8'6" 3 ____ 4 ____
Basement: None ____ Part ____ (Size) ____ Full ____
Walls: Conc. Block Concrete Other

ABOVE GRADE	SOLID			BACKING			FACING	
Walls:	Frame	Conc.Bl.	Brick	Frame	Conc.Bl.	Brick	Face Br.	Other
Front			✓				✓	
____ Side			✓					
____ Side			✓					
Rear			✓					

40'

Doors and Windows: Ord. Wood ____ Steel Sash ____ Other ____
% Openings ____ Misc. ____
Store Front: Type MSO Lin. Ft. 26' Misc. ____
Partitions & Misc. 1st Fl. - 4P - 35'

OWNER - ANTON SCHULKEWITZ 2 LT. COURTS - 4 X 9'6" 1-STY
Elevators ____ 2672 N. TEUTONIA AVE.
Plumbing: W. C. ____ Lav. ____ Urinals ____ Sinks 1 ____ Stalls ____
2 L. TUBS 3 APT PLUMBING

BASIC CONSTRUCTION	1	2	3	4	R
Joist - Wood P & G	✓	✓			
- Steel P & G					
Semi Mill - Wood P & G					
- Steel P & G					
Mill - Wood P & G					
- Steel P & G					
Structural Steel					
Reinforced Concrete					
Floor Loads					

FLOOR SLABS	B	1	2	3	4
Concrete on Ground					
Wood Lining -Wood Joists		✓	✓		
-Steel Joists					
Light Conc.Slab-St.Joists					
Dox Blocks					
Reinforced Concrete					

FINISH FLOORING					
Softwood					
Hardwood-Factory					
-Store		✓	✓		
Terrazzo					
Ceramic Tile					
Asphalt Tile					
Rubber Tile					
Marble					
Linoleum					
Concrete					

INTERIOR FINISH					
Wall					
Ceiling					
Insulation					

ROOF: Flat D. P. Hip	
D. P. or Hipped - Attic Space	
Light Conc. Slab - Mesh Reinf.	
1" Insul. - Metal Deck	
Gypsum Plank - Precast Concrete	
Dox Blocks	
Wood False Roof - Above Conc. Slab	
Wood Roof - No Conc. Slab	
Steel Trusses - Beyond 40'	

39'

STORE AREAS	B	1	2	3	4
Finished Walls & Ceiling					

OFFICE AREAS					
Wood Framed Partitions					
Masonry Partitions					

APARTMENTS: No. 3 (on Fl. 1) - 37' X 13' (avg.)					
Wood Framed Partitions		✓			
Masonry Partitions					

HEATING					
STEAM W/GAS CONV.					

AIR COND.-SPRINKLER-MISC.					
2-CAR GAR. 18' X 20', 2 9' DOORS					
CIRLKA TILE, 1 ave.			C. BR.		

AGE AND CONDITION
Year Built ____ Remodeled ____
Condition ____
Grade ____

RESIDENTIAL APPRAISAL CARD---BUILDING DATA

BUILDING VALUE FACTORS

	Main Part	Projections		
Type				
Single Dwelling				
Double Dwelling				
Duplex				
Bungalow Duplex				
Three Family				
Four Family				
Apartment				
Summer Cottage				
STORE & FLAT	✓			
Dimensions				
Length	50'			
Width	30'			
Average Height	29'-10			
Stories	2			
Foundation				
Masonry				
Concrete	✓			
Block				
Brick				
Posts				
Piers				
Rubble				
Exterior Wall				
Brick, Common				
Brick, Face	✓			
Brick on Tile				
Brick Veneer				
Concrete				
Concrete Block				
Stone, Rough				
Stone, Cut				
Stone Veneer				
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.				
Jerkin Head				
Roof Material				
Shingles, Wood				
Shingles, Dipped				
Shingles, Asphalt				
Shingles, Asbestos				
Slate				
Tile				
Composition, Plain				
Composition, Surf'd				
Tar and Gravel	✓			
Metal				
Basement				
Whole	✓			
Part				
None				
Cement Floor	✓			
Laundry	✓			
Partition W.D.	✓			

	Main Part	Projections		
	B'r 2			
No. Rooms	10			
No. Closets	6			
Floors				
Oak				
Maple	✓			
Hard Pine				
Soft Pine				
Tile BATH (2)	✓			
Linoleum				
Concrete				
Trim				
Birch				
Oak	4			
Gum				
Pine	6			
Enamel				
Paint				
Varnish				
Walls				
Plain				
Rough				
Painted	✓			
Paneled				
Papered				
Heating				
Stove				
Hot Air—Piped				
Steam	✓			
Vapor				
Hot Water				
Gas				
Oil				
Lighting #2				
Gas	✓			
Electric	✓			
Lamps				
Plumbing				
Baths	2			
Toilets	2			
Lavatories	2			
Showers	2			
Sinks	2			
City Water				
Well Water	✓			
Sewer				
Septic Tank				
Cess Pool				
Cistern				
STA. TUBS	✓			
Year Built	1927			
Gen'l Condition	FAIR			
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

SEE WHITE CARD

Type of Architecture

English	Colonial	Spanish	Dutch	Mixed

Extras and Special Equipment

Fireplace, Real	$	Book Cases	$
Fireplace, Artificial ✓	2	Side Boards 2 ✓	
Water Softener		Wall Beds	
Refrigerator, Ice		Thermostat	
Refrigerator, Elec.		Clothes Dryer	
Vacuum Cleaner		Clothes Chute 2 ✓	
Fire Escapes			
Beam Ceiling			
Ventilation		Total	$

Porches and Other Structures

	Size	Material	Roof	Floor	Cost	Year	% Cond.	Sound Value
Porch								
Porch								
Garage	18/20	BRICK	COMP	CONC.		1927		
Barn								
Shed								

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"		$
Addition for "Extras"		$
Total Reproduction Cost		$
% Condition		%
Sound Value		$
Porches		$
Other Structures		$
Sound Value of All Improvements		$

Remarks: 2- 5RM FLATS 2ND FLR

PLAN
1 DIVISION = FEET

INSPECTION DATES 6-11-51
INSPECTED BY J.O.B. & E.

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	ASS'MT CHGE

YEAR BUILT 1927 COST
REMODELED EXTENT
CONDITION: NORMAL BETTER % LESS %
STRUCT. GRADE: NORMAL BETTER % LESS %

HEIGHTS	CEIL	STORY
B	7'	
1	9'6"	
2	8'6"	
3		
4		
PAR.		
TOT.	25'	

AREA AND CUBAGE COMPUTATION

37' X 50' = 1850 #

STRUCTURAL COMPUTATION

SQ. FT / ~~CU. FT.~~	1850					
NET UNIT	7.33					
BASE VALUE	13560					

ASSESSMENT COMPUTATION

YEAR	1951					
TOT. BASE VAL.	13560					
% VAL. MODIF.	3970					
BASIC STR. VAL.	17530					
GRADE %						
BASIC REPL. VAL.						
RATING						
RATED REPL. VAL.						
RESIDUAL % (B)	.69%					
BASIC SOUND VAL.	12000					
M'KT. VAL. ADJ.						
VAL. ADJ. TO M'KT.						
OTHER STRUCT.						
FULL ORD. SALE VAL.						

COMPUTED BY JOB

NET UNIT DEVELOPMENT

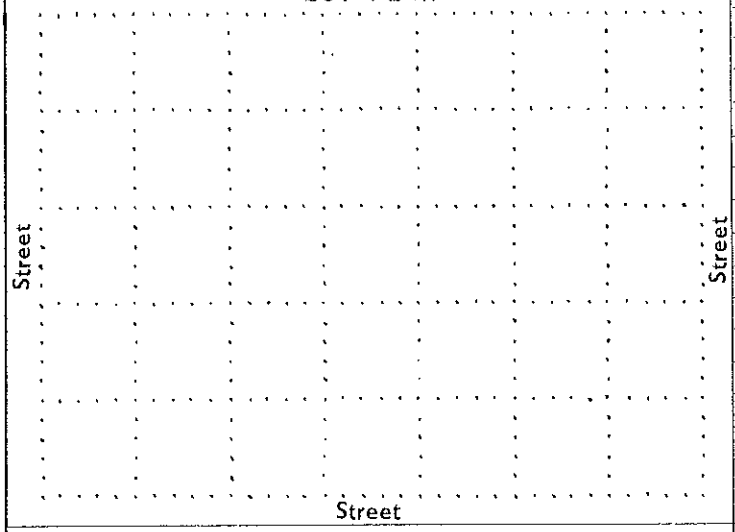
CODE	1-C		
GROUP			
AREA	1850		
PERIMETER	174		
RATIO (A÷P)	10.5		
BASE UNIT	7.06		
BASEMENT			
WALL H'GT. VARIABLE	-.35		
ADDIT. STORIES			
STRUCT. FR. MODIF.			
FLOORS			
FINISH FLOORING			
STORE AREA			
OFFICE AREA			
APARTMENT AREA			
ROOF			
AIR CONDITIONING			
SPRINKLER SYSTEM			
HEATING .70-.08	.62		
MISCELLANEOUS			
BASE UNIT. MODIF.			

ASSESSMENT SUMMARY

YEAR	1950	1951-4	'52	1953			
LAND	2800	2800	3100	3410			
IMPROV	8200	12000	12000	13200			

LAND COMPUTATION

LOT PLAN



ZONING

Use Area Height

Type of Zoning Strip Block

Actual Use

Conforms to Zoning: Yes No

If "No" Explain

TYPE OF DEVELOPMENT

Shopping Service

Neighborhood Community Regional

Office Parking Wholesale

Apartment Mixed

Heavy Industrial

Light Manufacturing

Warehousing

SIZE OF LOT

Width 40 Depth 120

Sq. Ft. Area Computations: 40x120 = 4800 ☐

Acres

Dwelling Units

NEIGHBORHOOD

Age Stable Growing Declining

Changing Use: Yes No

PHYSICAL FACTORS

Access: Corner Rear Alley Side Alley

Corner Develpmt.: Walk-In Drive-In

Side Street: Ord. Access Develpd. Bus.

Hwy. or Arterial

Street Improvements: Full Partial

If "Partial" Explain:

Grade

Soil Condition

Dockage

Railroad Siding: Yes No

GENERAL SITE DATA

Size of Lot Adequate Inadequate

Parking on Site: Yes No

Apartment Development: As Zoning Permits

Less Than Permitted

More Than Permitted

Excess Land: Yes No

Usable

Unusable

Access

Remarks:

FRONT FOOT and/or SIDE STREET ADJUSTMENTS

Actual Frontage			
Corner Benefits			
Alley Benefits			
Total Effect. Front.			
Side St. Frontage			
Side St. Unit			
Value @ 100%			
Value @ Ratio %			

VALUE COMPUTATION

Date					
Total Effect. Front.					
Sq. Ft. or Acres	4800				
No. of Dwell. Units					
Value Per Unit	2.50				
Value @ Std. Depth	12000				
Depth Factor					
Value @ Actual Depth					
Side Street Adj.					
Other Adjustments					
LAND VALUE					

Remarks

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. 7'	174	-1.70	-295
Part Bsmt. Size			
Area Ratio			
Walls Ht.			
ABOVE GRADE WALLS Ht. Sty.			
Frame			
Veneer			
Brick COMMON 25' 2		BASE	–
Conc. Blk.			
Hol. Tile			
Concrete			
Parapet			
WALL TRIM			
Brick FACE 25'	40LF	27.50	1100
Stone			
Coping			
Interior Wall Finish			
PLASTERED PAINTED		(BASE)	
Doors & Windows % Opgs.			
Store Front			
PLATE GLASS COPPER SET ORD 5' HI.	26LF	14.62	380
Plumbing Fixtures			
(1 W.C. BSMT.) 1 Lav. Urinal			300
W. Htr. Gal. Gas Elec.			
Sinks 1 SET L TUBS	130	1	130
APT. FIXT. KIT SINK, WC, LAV, TUB	600	3	1800
2 BUFFETS, 2 KITCAB 4 BOOKCASES			1000
Sewer & Water			
Sprk. Syst.			
Other Fire Prot.			
Elec. Ltg. & Pow. Wire			
Elevators			

Structural Framing	Quant.	Unit	C. of R.
WOOD FRAMING		(BASE)	–
Structural Floors			
WOOD JOIST		(BASE)	–
Roof: ×Flat Dp. Skylt.		(BASE)	–
Finish Floors			
MAPLE FLOORS		(BASE)	
ASPHALT TILE ON MAPLE FLOOR	1100#	.30	330
Ceiling Finish			
PLASTERED & PAINTED		(BASE)	–
Partitions L&P. 2S 2X4 9' HI	120LF	10.50	1260
Store Area			
Office Area			
Apart. Area			
1ST FLOOR REAR 3R&B			
2ND FLOOR (2) 5R&B			
Exterior Fixtures			
ENTRY 9' X 11' COMMON			
BRICK 1 STORY NO. BSMT.			1300
Yard Work & Miscel.			
GARAGE; COMMON BRICK ON TILE			
CONC. FLOOR, FLAT ROOF, 20HP			
20' X 20'	410#	4.76	1948
Heating GAS FIRED H.W. BOILER		.72	(UNIT)
Ventilating			
Air Condtg. Central Tons			

Total Replacement Cost	$	4710
Deduction	$	(295)
Net $ Val. Addn. Col. #1	$	4415

Total Replacement Cost	$	4834
Deduction	$	–
Net $ Val. Addn. Col. #2	$	4834
Net $ Val. Addn. from Col. #1	$	4415
Total $ Value Addition	$	9249