ADDRESS: 830 W ATKINSON AVE.
DESCRIPTION: TAVERN
REMARKS:

TYPE 1D
GROUP
STORIES 1 + Bas

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)	✓		Rock Face				
TILE (E)							
CONCRETE (F)							
DOORS & WINDOWS							
PARAPET Cast Conc Coping 3 courses Rock Face Block 3'4"							

WALL TRIM	✓	CODE	HEIGHT FEET	HEIGHT STORIES	LIN. FT.		
FACE BRICK (A)	✓		17½		33	7.65	250
TERRA COTTA (B)		80 Returns					
LIMESTONE (C)		Front Wall					
GRANITE (D)							
MARBLE (E)							
TILE (F)							
GLASS (G)							
20X3 ~~20~~ ÷ 12 = 1.75							
INTERIOR FINISH							
70:							

STORE FRONTS	CODE	LIN. FT.		
Met Set Ord		27	10.00	270

INTERIOR FIXTURES AND EQUIPMENT

PARTITIONS	CODE	LIN. FT.		

ELEVATORS	CODE	NO	STORIES		

PLUMBING								
W.C.	100	✓	120		APARTMENTS			
LAVATORIES	70	✓	100					
URINALS	50	1	80					
SINKS	90		150					400

MISCELLANEOUS	
TOTAL $ VALUE MODIFICATIONS	

DEDUCTIONS	
TOTAL DEDUCTIONS	

NET TOTAL $ VALUE MODIFICATIONS 920

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. FR.		D-STRUCT. ST.					
B2- " " ST. FR.		E-REINF. CONC.					

BASEMENT: NONE ____ PART ____ FULL ____

FLOORS	CODE	FL. NO.	TOT. FLOOR	TOT. $		
FINISH FLOORING						
STORE AREA						
Asphalt Floor			900	.15	135	
OFFICE AREA						
APARTMENT AREA						
ROOF						
AIR CONDITIONING						
Window Air Conditioner						
SPRINKLER SYSTEM						

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

MISCELLANEOUS	
Exhaust fan (small) in tavern	
TOTAL $ VALUE MODIFICATIONS	
TOTAL BASE UNIT ADDITIONS	
DEDUCTIONS	
TOTAL DEDUCTIONS	
TOTAL THIS COLUMN - BASE UNIT MOD.	
TOTAL THIS COLUMN - $ VALUE MODIF'S.	135
TOTAL 1ST COLUMN - $ VALUE MODIF'S.	920

GRAND TOTAL $ VALUE MODIF.
TOTAL STRUCTURE VALUE 1055

COMMERCIAL DATA CARD

FIRST FLOOR

1ST FLOOR

2ND FLOOR

ADDRESS: 830 W. ATKINSON AVENUE
DESCRIPTION: CONC. BLOCK TAVERN
REMARKS:

TYPE 1D
GROUP MERCANTILE
STORIES 1 & B

COMMERCIAL DATA CARD — PLAT 7 — CITY DIST. 5 — REV. NO. 416.6616

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 Block	7b	131b	-.60	-79
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)	✓		Rock	Face			
TILE (E)							
CONCRETE (F)							
DOORS & WINDOWS							
PARAPET							

WALL TRIM	✓	CODE	HEIGHT FEET	HEIGHT STORIES	LIN. FT.		
FACE BRICK (A)	✓		17b	1	33g	26.25	886
TERRA COTTA (B)							
LIMESTONE (C)							
GRANITE (D)							
MARBLE (E)							
TILE (F)							
GLASS (G)							
INTERIOR FINISH							

STORE FRONTS	CODE	LIN. FT.		
ORD. Mtl. Set in F.B.		27o	19.00	513
Exterior Entry Door		1		125

INTERIOR FIXTURES AND EQUIPMENT

PARTITIONS	CODE	LIN. FT.		
L&P 94" High		30 2	10.33	310

ELEVATORS	CODE	NO	STORIES	

PLUMBING								
W.C.	100	180	120		APARTMENTS			360
LAVATORIES	70	175	100					350
URINALS	50	210	80					210
SINKS	90		150		AHWH	165	D	165

MISCELLANEOUS

TOTAL $ VALUE MODIFICATIONS 2840

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 WDF		D-STRUCT. ST.					
B2- " " ST. FR.		E-REINF. CONC.					

BASEMENT: NONE ____ PART ____ FULL ✓

FLOORS	CODE	FL. NO.	TOT. FLOORS	TOT. #		
FINISH FLOORING						
STORE AREA						
OFFICE AREA						
APARTMENT AREA						
ROOF						

AIR CONDITIONING				
Window Air Conditioners				220
Exhaust Fan				50
SPRINKLER SYSTEM				

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

MISCELLANEOUS

TOTAL $ VALUE MODIFICATIONS 270

TOTAL BASE UNIT ADDITIONS

DEDUCTIONS

TOTAL DEDUCTIONS

TOTAL THIS COLUMN - BASE UNIT MOD.

TOTAL THIS COLUMN - $ VALUE MODIF'S. 270

TOTAL 1ST COLUMN - $ VALUE MODIF'S. 2840

GRAND TOTAL $ VALUE MODIF.
TOTAL STRUCTURE VALUE 3110

PLAN : 1 DIVISION = FEET

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. CH'GE.

YEAR BUILT _____ COST _____

REMODELED _____ EXTENT _____

CONDITION : NORMAL _____ BETTER % _____ LESS % _____

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

HEIGHTS

	CEIL.	STORY
B		
1		10 4
2		
3		
4		
PAR.		3 1/4
TOT.		

AREA AND CUBAGE COMPUTATION

STRUCTURAL COMPUTATION

SQ. FT. / CU. FT.	965	966				
NET UNIT	5.16	5.05				
BASE VALUE	4979	4878				

ASSESSMENT COMPUTATION

YEAR						
TOT. BASE VAL.	4979	4878				
$ VAL. MODIF.	1055	1055				
BASIC STR. VAL.	6034	5933				
GRADE %						
BASIC REPL. VAL.						
RATING						
RATED REPL. VAL.						
RESIDUAL %	54	54				
BASIC SOUND VAL.						
M'KT. VAL. ADJ.						
VAL. ADJ. TO M'KT.						
OTHER STRUCT.						
FULL ORD. SALE VAL.	3200	3100				

MDK

ASSESSMENT SUMMARY

YEAR	1951	1952	1959	59			
LAND	1600	1600	2100	2310			
IMPROV.	2500	3200	3200	3520			
TOTAL	4100	4800	5300	5830			

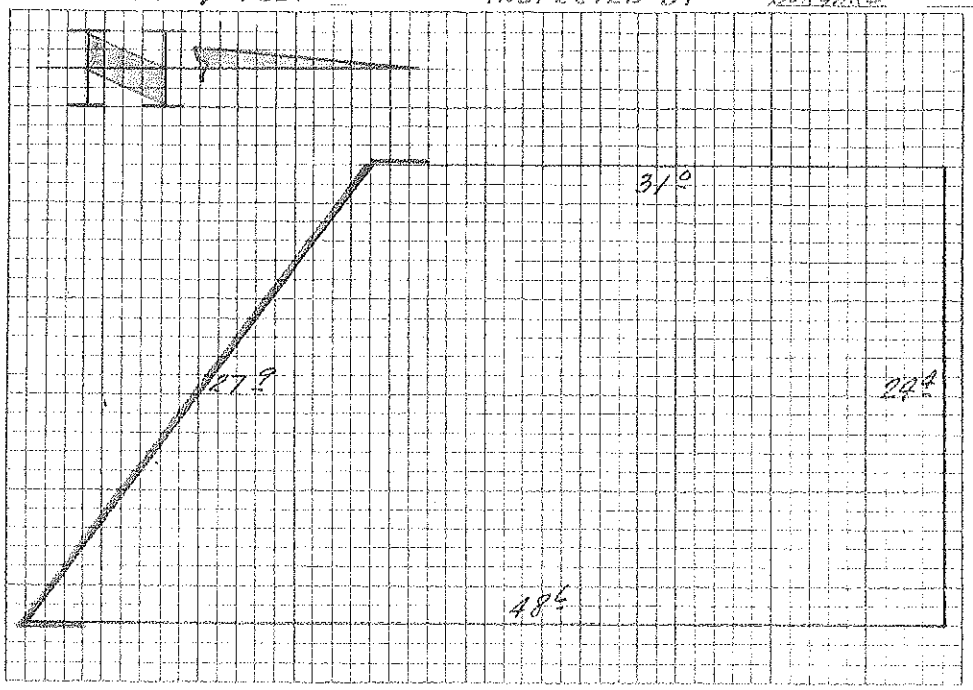
NET UNIT DEVELOPMENT

CODE			
GROUP			
AREA	965	966	
PERIMETER	129	131	
RATIO (A÷P)	7	7.3	
BASE UNIT	4.89	4.78	
BASEMENT			
WALL HGT. VARIABLE 2'			
ADDIT. STORIES			
STRUCT. FR. MODIF.			
FLOORS			
FINISH FLOORING			
STORE AREA			
OFFICE AREA			
APARTMENT AREA			
ROOF			
AIR CONDITIONING			
SPRINKLER SYSTEM			
HEATING	.27	.27	
MISCELLANEOUS			
BASE UNIT. MODIF.			
NET UNIT	5.16	5.05	

1 DIVISION = 1 FEET

INSPECTION DATES [illegible]

INSPECTED BY Burgard



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 CH'GE

YEAR BUILT 1921 COST

REMODELED EXTENT

CONDITION: NORMAL BETTER % LESS %

STRUCT. GRADE: NORMAL BETTER % LESS %

HEIGHTS

	CEIL.	STORY
B		7.6
1		10.4
2		
3		
4		
PAR.		3.4
TOT.		13.6 Ave Wall Ht Abv Grd

AREA AND CUBAGE COMPUTATION

Area 967 ft²

Perm 131.6

Ratio 7.36

STRUCTURAL COMPUTATION

	1968					
SQ. FT. / ~~CU. FT.~~	967					
NET UNIT	12.34					
BASE VALUE	11933					

ASSESSMENT COMPUTATION

YEAR	1968					
TOT. BASE VAL.	11933					
$ VAL. MODIF.	3110					
BASIC STR. VAL.	15043					
GRADE % Feds	102%					
BASIC REPL. VAL.	15344					
RATING						
RATED REPL. VAL.						
RESIDUAL % C-C	36.50					
BASIC SOUND VAL.	5600					
M'KT. VAL. ADJ.						
VAL. ADJ. TO M'KT.						
OTHER STRUCT.						
FULL ORD SALE VAL.						

COMPUTED BY Burgard

ASSESSMENT SUMMARY

YEAR	1959						
LAND	2310						
IMPROV	3520						
TOTAL	5830						

NET UNIT DEVELOPMENT

	1968		
CODE	10		
GROUP	Merc		
AREA	967		
PERIMETER	131.6		
RATIO (A ÷ P)	7.36		
BASE UNIT	12.88		
BASEMENT	-		
-3.6 x .31 WALL HGT. VARIABLE	-1.09		
ADDIT. STORIES			
STRUCT. FR. MODIF.	-		
FLOORS	-		
FINISH FLOORING	-		
STORE AREA	-		
OFFICE AREA	-		
APARTMENT AREA	-		
ROOF			
AIR CONDITIONING			
SPRINKLER SYSTEM			
HEATING	.55		
MISCELLANEOUS			
BASE UNIT. MODIF.			
NET UNIT	12.34		

MERCANTILE APPRAISAL CARD CITY OF

17-144

DESCRIPTION

Sub. or Add'n— A. Segnitz #2 Ward

Description Lot Block

Lot 11 Block 3

OWNER—TENANT

Street and Number 830 W. ATKINSON Ave

Owner OTTO WACHS

Owner's Address 836 W. ATKINSON Ave

Tenants

Address

SALES INFORMATION

COMPARATIVE — OTHER PROPERTIES — COMPARATIVE

Year	No. of Sales	Total Consideration	Average Sale Price
19			

THIS PROPERTY

Date	Consideration	Volume	Page	Remarks

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

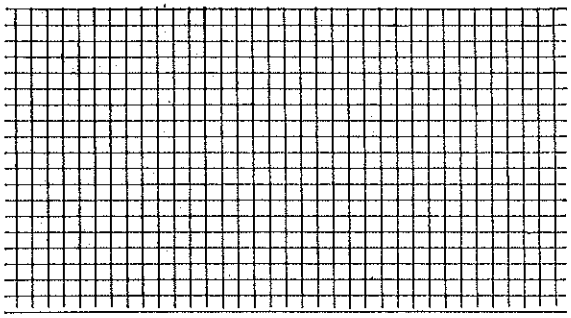
Cost Value Book: Land Bldgs Equip. Total

Deprec. Value Book: Land Bldgs. Equip. Total

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

PROPERTY MAP

Indicate Directions 1 Division=



LAND VALUE FACTORS

Width 34.49'	Surface
Average Depth See Map	Grade
Facing on W Atkinson 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	
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:

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					

ASSESSMENT SUMMARY

By Whom Assessed	H.T. McTIGHE					
Date	1-24-34					
Land						
Improvements						
Total						

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	30'11" to 48'6"			
Width	24'4"			
Average Height	18'9"			
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	HTG & STORAGE	1 Store					Height (Fl to Fl)			
Floor Type							Basement		7'5"	
" Load Cap.							1st Fl.		10'4"	
19							Aver. Roof		1'0	
RENTS 19									18'9"	
19										
19										

Average % of Vacancy

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

Rental Value		
	19	$
	19	$
	19	$
	19	$

Interior Trim	
Hardwood	
Softwood	✓
Metal	
Marble	

Interior Walls	
Plaster + PAINT	✓
Metal	
Plain	
Ornamental	

Ceiling	
Plaster	
Metal	
Wood	✓

Heating	
Stove	
Hot Air	✓
Hot Water	
Steam	
Vapor	
Gas	
Oil	
Coal	

Lighting	
Electric	✓
Gas	

Plumbing (A)	
Modern	
Old Style	
2 Toilets - 2 Lav	
1 Urinal	

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	~~Wood Front + Plate Glass~~	
Sprinkler System		
Forced Ventilation	x 1160"	
Refrigeration	13	
Elevators		
Lighting and Electric Systems		
Fire Escapes	Maple Floors - 1st Fl.	

Year Built 1921 Cost $

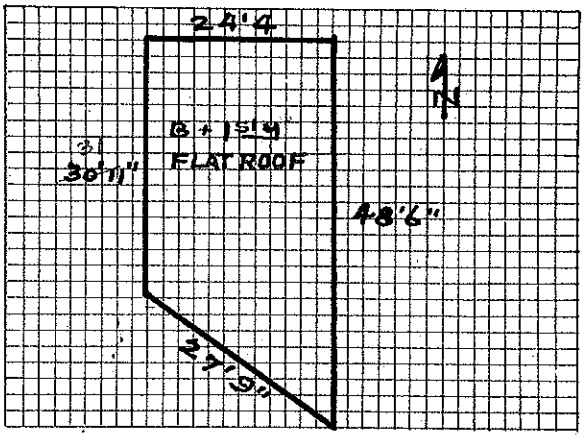
General Condition: Good Medium Fair Poor

STRUCTURAL VALUE COMPUTATION

Length in Feet	30'11" to 48'6"		
Width in Feet	24'4"		
No. of Sq. Feet	~~926~~ 965 SF	@ Unit of $	a $
Average Height	18'6"		
Total Cubic Feet	17875	@ Unit of $	b $
Present cost reproduction "a" or "b"			$
Additions for "Extras"			$
Total Reproduction Cost			$
% Condition			%
Sound Value			$

Remarks

Br. Ven. + Plate Glass Store Fr. 1941

Diagram of Structure

Indicate direction 1 Division = (2) TWO Feet