6770

ADDRESS 9308 W CAPITOL DR DISTRICT 2 PLAT 254-06 KEY No. 254-0682-1

TYPE ~~1~~ C-18 STORIES 1 EXTERIOR WALLS _____ BSMT. F ATTIC 0 UNITS —

SLAB ON GROUND _____ CRAWL SPACE _____ AREA 5056 PERIMETER _____ RATIO _____

YEAR BUILT 1971 REMODELED _____ EFF.AGE _____

BASE UNIT ADJUSTMENTS
(See specifications in manual)

03. ROOF
- Overhang..... _____
- Roofing..... _____
- Attic..... _____

3256
1800 COMP
5056

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 8-9-93 Insp. by _____
Comp. by [illegible] Approved _____

DOLLAR MODIFICATIONS (Cont'd) 10,782 $ / 1A

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..... 1994 / ~~1992~~ ~~1990~~

APPRAISAL SUMMARY

Year.....	1982	1984	~~1988~~
Land.....	53,900	53,900	53,900
Imprvs...	180,700	188,000	194,600
Total....	234,600	241,900	248,500
Code.....	5	5	
	R SME	R SME	R SME

TAX COMMISSIONER'S OFFICE - CITY OF MILWAUKEE

EXTERIOR & OTHER MODIFICATIONS

List, Describe and Compute - transfer total value to reverse side.

CHECK LIST	VALUE
Major Additions	
Projections	
Garage	
Carport	
Breezeway	
Dormers	
Extra Gables	
Bays	
Attic Rooms	
Porches & Stoops	
Canopies	
Balcony	
Fireplaces	
Planters	
Swimming Pool	
Thermopane	
Masonry Veneer Trim	
Second Story Overhang	
Entry Door Adjustment	
Basement Rec. Rooms	
Air Conditioning	
TOTAL (To Page 1)	

Space for Listing & Computing

BSMT - 3323 3323

(Fin " 1557) -1557

1ST FL 3290 1763 unf Bsmt

6613

- 5056

1557 Bsmt fin

LAND VALUE COMPUTATION

Year		1982
Lot Size		
Standard Size		
Lot Area		

FRONT FOOT METHOD

Front Feet	~~10708~~	
Size Adjustment	+ 1200 corner	
Corner/Alley Addtn		
Eff. Frontage		
Unit Value		
Value Std. Depth		
Depth Factor		
Value Actual Depth	59,900	

AREA (SQ.FT. ~~OR ACRES~~) METHOD

10782 sq.ft.@ 5.00		53,910
sq.ft.@		

SITE VALUE METHOD (Base.....s.f.=$.....)		

UNIT VALUE METHOD

Unit@		

ADJUSTMENTS		

EST. MARKET VALUE		53,900

SE 5-7-21
ATLAS P 254

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HAUSER HOMES SUBD. NO. 3

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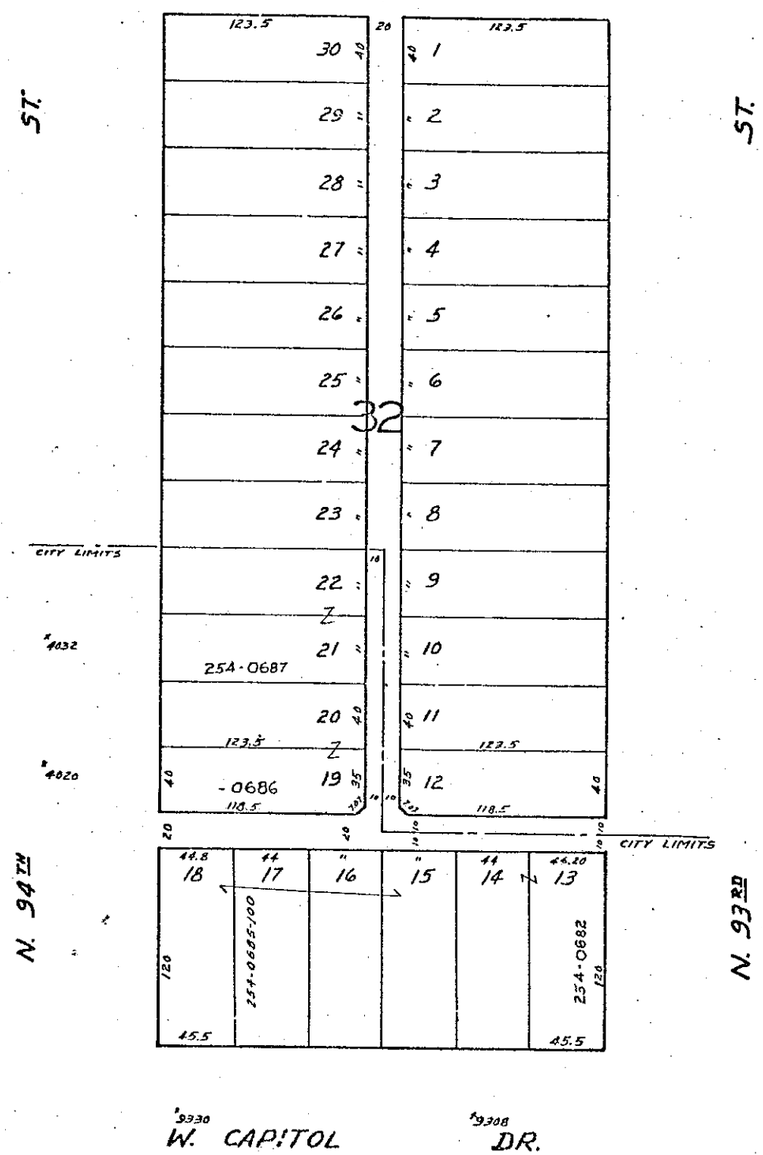
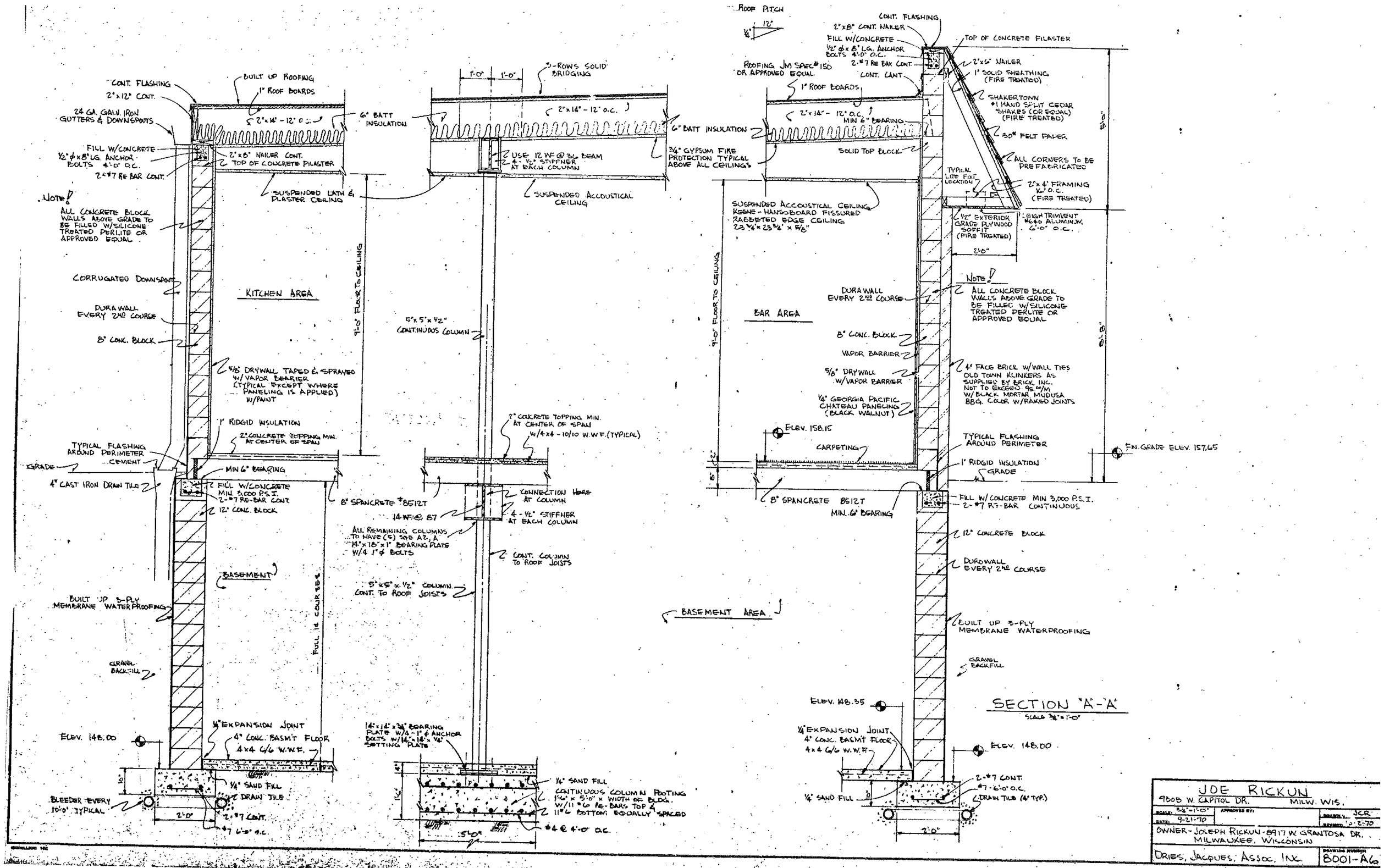


MICROFILMED


ROOF PITCH
1/4" : 12"
CONT. FLASHING
2"x12" CONT.
24 GA. GALV. IRON GUTTERS & DOWNSPOUTS
FILL W/CONCRETE
1/2" ϕ x 8" LG. ANCHOR BOLTS 4'-0" O.C.
2-#7 RE BAR CONT.
BUILT UP ROOFING
1" ROOF BOARDS
2"x14" - 12" O.C.
6" BATT INSULATION
2"x8" NAILER CONT.
TOP OF CONCRETE PILASTER
SUSPENDED LATH & PLASTER CEILING
NOTE!
ALL CONCRETE BLOCK WALLS ABOVE GRADE TO BE FILLED W/SILICONE TREATED PERLITE OR APPROVED EQUAL
CORRUGATED DOWNSPOUT
DURA WALL EVERY 2ND COURSE
8" CONC. BLOCK
KITCHEN AREA
9'-0" FLOOR TO CEILING
5/8" DRYWALL TAPED & SPRAYED W/VAPOR BEARIER (TYPICAL EXCEPT WHERE PANELING IS APPLIED) W/PAINT
1" RIDGID INSULATION
2" CONCRETE TOPPING MIN. AT CENTER OF SPAN
TYPICAL FLASHING AROUND PERIMETER
CEMENT
GRADE
MIN 6" BEARING
4" CAST IRON DRAIN TILE
FILL W/CONCRETE MIN 3,000 P.S.I.
2-#7 RE-BAR CONT.
12" CONC. BLOCK
BASEMENT
FULL 16 COURSES
BUILT UP 3-PLY MEMBRANE WATERPROOFING
GRAVEL BACKFILL
1/4" EXPANSION JOINT
4" CONC. BASMT FLOOR
4x4 C/6 W.W.F.
ELEV. 148.00
1/4" SAND FILL
DRAIN TILE
BLEEDER EVERY 10'-0" TYPICAL
2'-0"
2-#7 CONT.
#7 6'-0" O.C.
1'-0"
1'-0"
3-ROWS SOLID BRIDGING
2"x14" - 12" O.C.
6" BATT INSULATION
USE 12 WF @ 36# BEAM
4-1/2" STIFFNER AT EACH COLUMN
SUSPENDED ACCOUSTICAL CEILING
5"x5"x1/2" CONTINUOUS COLUMN
2" CONCRETE TOPPING MIN. AT CENTER OF SPAN
W/4x4 - 10/10 W.W.F. (TYPICAL)
CONNECTION HERE AT COLUMN
8" SPANCRETE #8512T
14 WF @ 87
4-1/2" STIFFNER AT EACH COLUMN
ALL REMAINING COLUMNS TO HAVE (5) SEE A2, A
14"x18"x1" BEARING PLATE W/4 1" ϕ BOLTS
CONT. COLUMN TO ROOF JOISTS
5"x5"x1/2" COLUMN CONT. TO ROOF JOISTS
14"x14"x3/8" BEARING PLATE W/4 - 1" ϕ ANCHOR BOLTS W/14"x14"x1/4" SETTING PLATE
1/4" SAND FILL
CONTINUOUS COLUMN FOOTING 1'-4" x 5'-0" x WIDTH OF BLDG. W/11 #6 RE-BARS TOP & 11 #6 BOTTOM EQUALLY SPACED
#4 @ 4'-0" O.C.
5'-0"
ROOFING JM SPEC #150 OR APPROVED EQUAL
1" ROOF BOARDS
2"x14" - 12" O.C. MIN 6" BEARING
SOLID TOP BLOCK
3/4" GYPSUM FIRE PROTECTION TYPICAL ABOVE ALL CEILINGS
SUSPENDED ACCOUSTICAL CEILING KEENE - HANSOBOARD FISSURED RABBETED EDGE CEILING 23 1/4" x 23 3/4" x 5/8"
9'-0" FLOOR TO CEILING
BAR AREA
DURA WALL EVERY 2ND COURSE
8" CONC. BLOCK
VAPOR BARRIER
5/8" DRYWALL W/VAPOR BARRIER
1/4" GEORGIA PACIFIC CHATEAU PANELING (BLACK WALNUT)
ELEV. 158.15
CARPETING
8" SPANCRETE 8512T
MIN. 6" BEARING
BASEMENT AREA
ELEV. 148.35
1/4" EXPANSION JOINT
4" CONC. BASMT FLOOR
4x4 C/6 W.W.F.
1/4" SAND FILL
ELEV. 148.00
2-#7 CONT.
#7 6'-0" O.C.
DRAIN TILE (4" TYP.)
2'-0"
CONT. FLASHING
2"x8" CONT. NAILER
FILL W/CONCRETE
1/2" ϕ x 8" LG. ANCHOR BOLTS 4'-0" O.C.
2-#7 RE BAR CONT.
CONT. CANT
TOP OF CONCRETE PILASTER
2"x6" NAILER
1" SOLID SHEATHING (FIRE TREATED)
SHAKERTOWN #1 HAND SPLIT CEDAR SHAKES (OR EQUAL) (FIRE TREATED)
30# FELT PAPER
ALL CORNERS TO BE PREFABRICATED
TYPICAL LITE FIXT. LOCATION
2"x4" FRAMING 16" O.C. (FIRE TREATED)
1/2" EXTERIOR GRADE PLYWOOD SOFFIT (FIRE TREATED)
LEIGH TRIMVENT #660 ALUMINUM 6'-0" O.C.
2'-0"
NOTE!
ALL CONCRETE BLOCK WALLS ABOVE GRADE TO BE FILLED W/SILICONE TREATED PERLITE OR APPROVED EQUAL
4" FACE BRICK W/WALL TIES OLD TOWN KLINKERS AS SUPPLIED BY BRICK INC. NOT TO EXCEED 95 #/M W/BLACK MORTAR MUDUSA BBG. COLOR W/RAKED JOINTS
TYPICAL FLASHING AROUND PERIMETER
1" RIDGID INSULATION
GRADE
FIN. GRADE ELEV. 157.65
FILL W/CONCRETE MIN 3,000 P.S.I.
2-#7 RE-BAR CONTINUOUS
12" CONCRETE BLOCK
DUROWALL EVERY 2ND COURSE
BUILT UP 3-PLY MEMBRANE WATERPROOFING
GRAVEL BACKFILL
SECTION "A"-"A"
SCALE 3/8" = 1'-0"
JOE RICKUN
9300 W. CAPITOL DR. MILW. WIS.
SCALE: 3/4" = 1'-0"
DATE: 9-21-70
APPROVED BY:
DRAWN: JCR
REVISED: 10-2-70
OWNER - JOSEPH RICKUN - 8917 W. GRANTOSA DR. MILWAUKEE, WISCONSIN
DRIES, JACQUES, ASSOC. INC.
DRAWING NUMBER 8001-A6