City of Milwaukee - Assessor's Office

PRC Summary Report - Public

307-1021-000-0 307-20 6250 M50 4704 - 4706 W CENTER ST **Validated: 4/6/2007**

Owner: V & C MANAGEMENT CO, LLC

Mailing Address: 3909 60TH ST, SALEM, WI 53168

Traffic: M Corner: Y Zoning: LB2
Frontage: 143 Depth: 0

Lot Size: 5,732 SqFt, 0.1316 Acres

	Previous Remast	Current Remast	% Exm
Land:	$5,700	$5,700	0.00%
Improv:	$74,900	$74,900	0.00%
Total:	$80,600	$80,600	
Sym:			
Class:	2	2	

Total Number of Buildings: 1

Last Sale: Date 12/12/2005, Doc QC, Transfer Fee $0.00

Comb/Div # -

Bldg #	Bldg Type	Yr Blt	Yr Rmld	Grade	Stry Hgt	CDU	Bsmt Area	Ground Area	Lstd Flr Area	Calc Flr Area	Affiliated	Appr	Value Method
1	C110	1922	0	2.00	1.0	FR	2,977	4,505	4,505	4,505		SYSTEM	Grm

Store Building - Single tenant, 1 story

Total Number of Sections: 1

Total Mkt Inc = $14,646 (Sum of all sections)
Override Mkt Inc =
Addn'l Bldg Inc = $0

Total Potential Gross Income $14,646

Income factors used for this building: (depending on Value Method used)

Vacancy	Expenses	Tax Rate	Cap Rate	Or	Grm
0.00%	0.00%	2.12%	0.00%		5.50

Inspections: Int: 7/20/2005 Ext: 7/20/2005

Sect #	Use Type	Flr	CDU	MVA	Units	Ceil Hgt	Sprink	A/C	Heat	Owner	Tenant	Exm	Gross Area	Net Area	Inc Date	Mkt Inc	/ Sq Ft
1	831	1	FR	0.0%	1	10.0	N	N	N	N	CHILDREN'S EDUCATIO		4,505	4,505	7/1/2005	$14,646	$3.25
					1						Totals for all units =		4,505	4,505		$14,646	

Legal Description

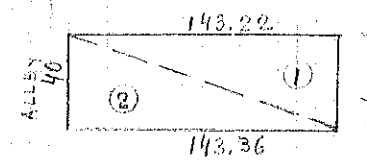
VERNON HEIGHTS ETC IN NE 1/4 SEC 14-7-21 VOL 35 P 15
BLOCK 5 LOT 15
BID 39

Saleheader Information

Document Id	State Docid	Price	Ccyy	Mm	Doc Type	Rem Sym Atp	Rem Class Atp	DOR Validity	Appr Validity	Chititle Seqnr	Recorded Date	Status	Status Date	Com Div Flag	Tid Bid Flag	Vac Land Flag
200512000633	9105420	$105,000	2005	10	QC		2	Valid	Valid	327441	10/6/2005	OP	12/13/2005	N	N	N
200512000634	9106315	$75,000	2005	10	QC		2	Invalid	Invalid	327758	10/7/2005	Completed	4/19/2006	N	N	N

* [illegible] THE [illegible] THE SELLER, PAID CONTRACT [illegible] DOLLAR [illegible] AUTO PARTS [illegible] HARDWARE [illegible].

LOT PLAN No SCALE



STREET

ZONING
AREA USE HEIGHT
USE OF LOT
CONFORMS TO ZONING - YES ☐ NO ☐
IF "NO" EXPLAIN

LOCATION FACTORS
CORNER REAR ALLEY ☐ SIDE ALLEY ☐

STREET IMPROVEMENTS
PAVED ☐ NO ALLEY ☐
NO SIDEWALK ☐
NO STORM SEWER ☐
TEMPORARY STREET ☐

PHYSICAL FACTORS
GRADE ABOVE ☐ BELOW ☐

REMARKS
1) $\frac{143.22 \times 40}{2} = 2864.40$

2) $\frac{143.36 \times 40}{2} = 2869.20$

5733.60

LAND VALUE FACTORS
LOT SIZE FRONTAGE 72 DEPTH 72.24

LOT AREA 5227 SQ. FT. ACRES
EQUIV. LOT FRONTAGE @ 120' DEPTH
AVERAGE LOT SIZE
LOT SIZE ADJ.

LAND VALUE COMPUTATION
YEAR
FRONT FEET
CORNER BENEFIT
ALLEY BENEFIT
LOT SIZE ADJ.
EFFECTIVE FRONTAGE
UNIT VALUE
VALUE AT STD. DEPTH
DEPTH FACTOR
VALUE ACTUAL DEPTH
ADJUSTMENT
LAND VALUE

BUILDING PERMIT AND COST INFORMATION

DATE	DESCRIPTION OF WORK	ESTIMATED COST	ACTUAL COST
9-26-77	[illegible]	[illegible]	

SALE INFORMATION

DATE	INST.	REEL	IMAGE	GRANTOR	GRANTEE	SALE PRICE
2-12-75	WD	869	1983	[illegible]	[illegible]	27000
10-7-76	WD	966	[illegible]	[illegible]	[illegible]	38000
10-15-77	TD	[illegible]	564	[illegible]	[illegible]	39,[illegible]
12-22-[illegible]	WD	2013	[illegible]	[illegible]	[illegible]	80,[illegible]
12-22-[illegible]	[illegible]	2013	632-33	[illegible]	[illegible]	60,000

SQUARE FOOT UNIT DEVELOPMENT
TYPE- CONVENTL ☐ TRACT ☐ CUSTOM ☐
BASE
GRADE %
HEAT
INSULATION
TOTAL SQ. FT. UNIT

STRUCTURAL VALUE COMPUTATION
YEAR
UNIT PRICING
SQ. FT. @
L. C. @
SQ. FT. @
L. F. @

STANDARD VALUE
GRADE %
WALL AREA
INSULATION
AFTER ADJ.
MAJOR APPURTENCES
PORCHES & STOOPS
GARAGE
DOLLAR ADJ.
TOTAL
INDEX
BUILDER'S
RESPONSE
SOUND VALUE
SOUND VALUE ALL
SOUND VALUE ALL
ADJ. ADD OR DEDUCT
IMPROVEMENT VALUE

APPRAISAL SUMMARY
YEAR
LAND
IMPROVEMENTS
TOTAL E.J.R.
ASSM'T. FACTOR

RENTAL INFORMATION 9/27/77
645 [illegible] x 12 = 7740 [illegible]
5 [illegible]
[illegible]

AREA & PERIMETER COMPUTATION

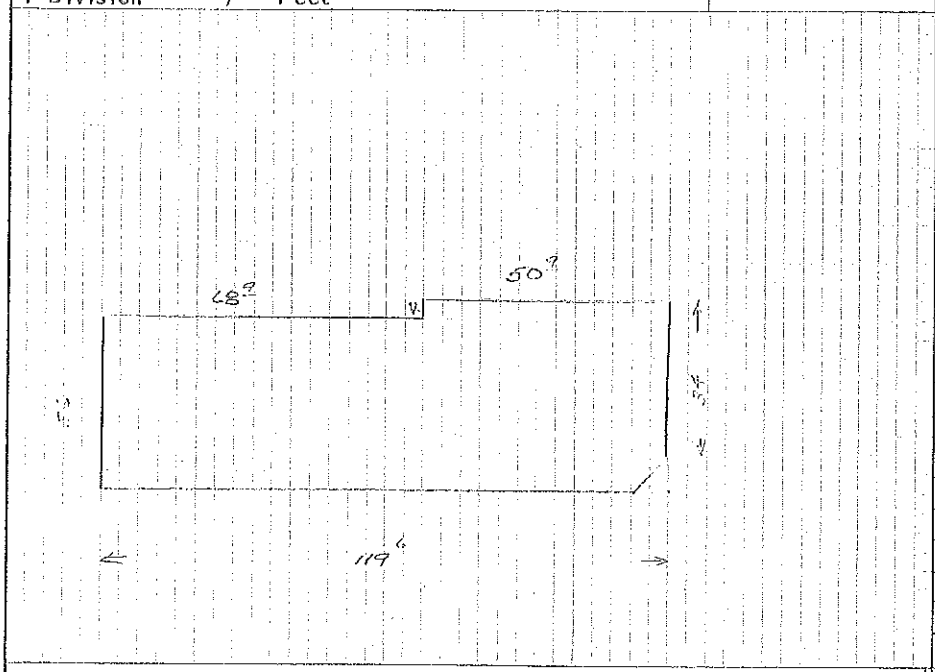
EFFECTIVE AGE COMPUTATION

REMARKS
[illegible] - Comm [illegible]
A [illegible] Tenants
owner [illegible] (Second hand)
[illegible] 272 [illegible]
328-0706
[illegible]

9/27/96 - OBJ Actually 5 STR Frnt USED By 2 Tenants. (OWNER & DAYCARE). STREET PRKG ONLY. No Recent APPRAISAL, Owner uses 2 STORES - AUTO PARTS STORE, DAYCARE USES 2 STORE SPACES. Bsmt IS DAMP ESPECIALLY on West side. INT STORE AREA FR/PR & DAYCARE FR @ Rear. ⅓ of Sec Corrected. Based on Insly Chng Value Reduced JONES

YEAR							

		Date Inspected	7/13/67		9-17-77		
Plan		Inspected By	[illegible]		[illegible]		
1 Division 4 Feet					[illegible]		



CEILING & STORY HEIGHT

	Main Bldg. Ceil	Main Bldg. Sty.	Addn. Ceil	Addn. Sty.	Addn. Ceil	Addn. Sty.
B	7'					
1	10'					
2						
3						
4						
Gab.						
Par.						
Tot.						

Total Wall Height Above Grade

Main Bldg. 14' Hi.	Addn. Hi.

NET UNIT DEVELOPMENT

Date	1967					
Type (Const. Code)	1C					
No. of Stories	1					
Area	4505					
Perimeter	316					
Ratio (A ÷ P)	14.3					
Base Unit	10.22					
Basement	-2.82					
Wall Ht. Adj. (-8') x 21	-.63					
Addn. Stories	—					
Struc. Framing	—					
Floors	—					
Ceiling	—					
Roof	—					
Sewer & Water	—					
Electric	—					
Heatg. & Vent.	.70					
Air Cond.	—					
Sprk. Syst.	—					
Miscell.	—					
NET UNIT	7.47					

AREA-WALLS & CUBAGE COMPUTATION

36' x 68' + 50' x 40' =
2475# + 2030# = 4505#
PERIMETER = 316 LF

BSMT 2977#

NET UNIT MODIF. COMPUTATIONS

DOLLAR VALUE ADDITIONS AND BASE UNIT MODIFICATIONS

DOCUMENT No. 3mt.

	Quant.	Unit	C. of R.
a Excav.-Fill			
3smt.: None Full x Part			
Walls 8" Ht. PLAIN CONC.	1[illegible]	6.50	1256
Part Bsmt. Size RECTANGULAR			
2977 ft Ratio 15.5	2977 ft	2.76	8217
Ht. 8'	1[illegible] LF	26.04	894
E GRADE WALLS Ht. Sty.			
le			
ION BRICK OR TILE		(BASE)	—
eer			
lk			
c. Blk.			
. Tile			
lcrete			
rapet NONE	731	-2.80	(-200)
L TRIM			
ick FACE BRICK 14" 1	159 LF	15.40	2449
one BURLINGTON STONE 14"	110 LF	1.33	145
loping VITREOUS TILE	90 LF	(-1.15)	(-104)
erior Wall Finish			
PLASTERED & PAINTED		(BASE)	—
TUREWOOD 10" HIGH	16	5.00	80
oors & Windows DEDUCT % Opgs.	5.05	316	(-1595)
INDOWS: D.H., WD SASH, SCREEN, 3x4'	9	69	620
S.H. WOOD SASH 2x4'	1	38	38
WOOD FIXED SASH 36"x37"	2	15	30
REAR EXIT DOORS 3x7 PANEL GLAZED	3	90	270
Store Front PLATE GLASS METAL			
SET ORD. 6' HIGH	93 LF	15.50	1440
26. MS. ORN. (GLASSED) 6' HI.	21 LF	24.00	504
ENTRY DOORS WD PANEL & PG GLAZED	5	135	675
Plumbing Fixtures			
6 W.C. 3 Lav. Urinal			1350
3 W. Htr. 30 Gal. x Gas Elec.			495
3 Sinks	3	150	300
Sewer & Water			
Sprk. Syst.			
Other Fire Prot.			
Elec. Ltg. & Pow. Wire		(BASE)	
Elevators			
Total Replacement Cost		$	18763
Deduction		$	(1897)
Net $ Val. Addn. Col. #1		$	16864

	Quant.	Unit	C. of R.
Structural Framing			
WOOD FRM.		(BASE)	
Structural Floors WOOD JOIST		BASE	
2x10 16" o/c (REQUIRES CONCRETE NOSE)	1500	.75	1125
Roof: x Flat Dp. Skylt.		(BASE)	
FLAT ROOF ON WD JOISTS			
CANOPY 2" BEADED WOOD			
SOFFIT METAL TILE ROOF WD JOIST	132 LF	2.50	660
Finish Floors MAPLE		(BASE)	
ASPHALT TILE	4000 ft	.30	1200
Ceiling Finish BEADED WOOD		—	—
ACOUSTICAL TILE 12x12 (NOT SUSP.)	1000 ft	.40	400
PLAIN CELOTEX TILE 16"x16"	1000 ft	.20	200
Partitions DIVIDING PARTITIONS:			
12" MOTOR CONC. 8' HIGH (BSMT.)	39 LF	20.70	807
8" TILE 8' HIGH BASEMENT	35 LF	9.15	320
8" TILE PLAST 2S 7.5' HIGH MALL	136 LF	16.00	2176
8" PARAPET WALL W/ COPING 1' HIGH	136 LF	4.10	558
Store Area			
DRYWALL 2S 2x4 10' HIGH	22 LF	10.00	220
WALLBOARD 1S 2x4 10' HIGH	33 LF	4.90	160
Office Area			
WALLBOARD 1S SURFWOOD 1S 10' HI.	33 LF	10.00	330
PARTITIONS DOORS 3x7	7	60	420
TOILET ROOM DOORS	2	55	110
Apart. Area			
Exterior Fixtures			
ARCHWAYS 2'x4' 6" CONC STRIGHTLINE	10		—
Yard Work & Miscel.			
CONC. SIDEWALK 3' x 69 LF	240	.50	120
CONC SIDEWALK 5" x 35 LF	175	.50	88
BLACKTOP 21' x 40'	840	.25	210
Heating			
STORE #1 HUMPHREY GAS UNIT HTR 20"x32"x30"			
STORE #2 HENRY GAS UNIT HTR 15"x15"x30"			
STORE #3 & 4 Nochler Chimtrol Gas ~~OIL~~ FA			
STORE #5 DUCTLESS FURN. HTR & GAS COMV.	USE	.70/ft	UNIT
Ventilating			
Air Condtg. Central Tons			
(AIR COND UNITS INCLUDED PERS. PROP.)			
Total Replacement Cost		$	8586
Deduction		$	—
Net $ Val. Addn. Col. #2		$	8586
Net $ Val. Addn. from Col. #1		$	16864
Total $ Value Addition		$	25450

MERCANTILE ~~RESIDENTIAL~~ APPRAISAL CARD—BUILDING DATA

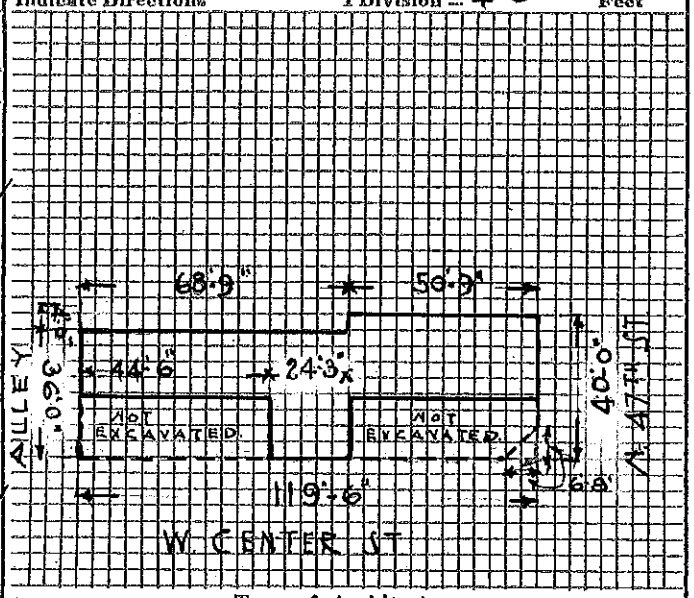
BUILDING VALUE FACTORS

	Main Part	Projection	4704 B 1	
Class				
Single Dwelling				
Double Dwelling				
Duplex				
Bungalow Duplex				
Three Family				
Four Family				
Apartment				
Summer Cottage				
STORE (5)	✓			✓
Dimensions			✓	
Length	40'-0"			
Width	119-6			
Average Height	19'			
PROJECTION	4x50			
Stories	1			
Foundation				✓
Masonry				
Concrete	✓			
Block				
Brick				
Posts				
Piers				
Rubble				✓
Exterior Wall				✓
Brick, Common	N.&W.			
Brick, Face	S.&E.			
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				
BRICK ON CINC.	✓		✓	
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 WD	✓			
TILE 525 SQ. FT. (6" THICK)	✓			

	4708 B 1	4710 B 1	4714 B 1	4716 B 1
No. Rooms				
No. Closets				
Floors				
Oak				
Maple	✓	✓	✓	✓
Hard Pine				
Soft Pine				
Tile				
Linoleum				
Concrete				
CEMENT	✓	✓	✓	✓
Trim				
Birch				
Oak				
Gum				
Pine				
Enamel				
Paint	✓	✓	✓	✓
Varnish				
Walls				
Plain				
Rough				
Painted PLAST.	✓	✓	✓	✓
Paneled				
Papered				
CEIL. D.M. BD.	✓	✓	✓	✓
Heating				
Stove				
Hot Air ~~Piped~~	✓	✓ ✓	✓ ✓	✓ ✓
Steam				
Vapor				
Hot Water				
Gas				
Oil				
Lighting				
Gas				
Electric	✓	✓ ✓	✓ ✓	✓ ✓
Lamps				
Plumbing				
Baths				
Toilets	✓	✓	2	✓
Lavatories				
Showers				
Sinks	✓	✓	✓	✓
City Water	✓			
Well Water				
Sewer	✓			
Septic Tank				
Cess Pool				
Cistern				
Year Built	1922			
Gen'l Condition	POOR			
Bad Repair				
Bad Paint INSIDE	✓			
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 = 4'-0" Feet



Type of Architecture

English	Colonial	Spanish	Dutch	Mixed

Extras and Special Equipment

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

Porches and Other Structures

	Size	Material	Roof	Floor	Cost	Year	% Cond.	Sound Value
Porch								
Porch								
Garage								
Barn								
Shed								

Structural Value Computation

Length in Feet 36' W. - 40' E.

Width in Feet 119-6"

No. of Sq. Feet @ Unit of $ a $

Average Height 19'

Total Cubic Feet 69215 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 $

2537 SQ. FT. 7 FT. HIGH

4288 SQ. FT. 12 FT. HIGH

Remarks: FIRST FL. JOISTS 2X10".
4710 HAS 72 SQ. FT. OF TILE ON BULKHEADS
240 LEN. FT. OF 13"X 2½' HIGH FIRE WALL
144 " " " 9"X2½' " " "
PLATE GLASS 660 SQ. FT.
210 SQ. FT. RIBBED TRANSOM GLASS

MERCANTILE ~~RESIDENTIAL~~ APPRAISAL CARD — CITY OF MILWAUKEE

G16885

DIST. # 23

WISCONSIN TAX COMMISSION PROPERTY FORM NO. 1012

DRAT # 2

DESCRIPTION

Sub. or Add'n — Wiemann, Hyde Ward

Description — Lot 15 Block 5

Lot — Block

OWNER—TENANT

Street and Number: 4704-4708-4710-4714-4716 W. CENTER

Owner: JACK SILVERMAN

Owner's Address: 2737- S. KINNICKINNIC AVE.

Tenants

Address

SALES INFORMATION

COMPARATIVE — OTHER PROPERTIES

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

COMPARATIVE

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.

LAND MAP

Indicate Directions 1 Division=

LAND VALUE FACTORS

Width 40	Surface
Average Depth 143.29	Grade
Facing on N. 42d St. & W. Center	Pavement
Corner N. W.	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 Drives and Walks $
High school	Fences
Church	Shrubs, Trees and Lawn
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:

[illegible]

Dwg Store 80'

Station 45'

Butcher 50'

Restaurant 40'

Tenants 45' [illegible]

960 [illegible]

Last Change 1910 - 48000

SUMMATION OF VALUATION PROCESSES

	Comparative Sales Value	Capitalization of Rental Value: Rent	Rate	Sound Value	General Information
		$			
Land	$	$		$	$
Improvements					
Total					
Obsolescence					

ASSESSMENT SUMMARY

By Whom Assessed	R. DIETRICH	WM. GERARDIN	ART. SCHOLZ			
Date	DEC. 20, 1933					
Land						
Improvements						
Total						

BUILDING NAME OWNER

ADDRESS 4704-16 W MAIL ADDRESS

SALES & GROUND LEASE DATA

Date	Price	Inst.	Reel	Image	Grantor	Grantee	Remarks

GENERAL INFORMATION

R.E. Taxes Paid by Lessor Lessee Tax Escalator

Code for Services Furnished By Lessor: H - Heat, A - Air Conditioning, L - Light, G - Gas, W - Water, H.W. - Hot Water, C - Cleaning, O - Other

LEASE AND RENTAL DATA - STORES

Store Number	Date: 8/4 - 9-17-74 Term	Rent	Sq. Ft.	Remarks	Date: Term	Rent	Sq. Ft.	Remarks
716 1	[illegible]		[illegible]	[illegible]	1.45			
714 2		~~170/MO~~		[illegible]	w/o heat			
710 3	[illegible]	180.00	[illegible]	Morodor Co.	220 w/heat			
[illegible] 4	[illegible]	135/MO	[illegible]	[illegible]	=1.74			
[illegible] 5		~~150/MO~~		[illegible]	with heat			
			[illegible]					

LEASE AND RENTAL DATA - OFFICES - APARTMENTS

Floor	Use	Date: Term	Rent	Sq. Ft.	Remarks	Date: Term	Rent	Sq. Ft.	Remarks

COMMERCIAL DATA CARD NO. 2 OF 2 DIST. NO. 3 PLAT NO. 307-20 KEY NO. 307-102

VALUATION BY INCOME

RENTABLE AREA COMPUTATION	SERVICES PROVIDED
	Heat Air Cond. Elec. Ltg. & Pow.
	Gas Water Hot Water
	Cleaning Decorating
	Snow & Rubbish Removal
	Other
	Parking Stalls
Sq. Ft. Rentable Area	

OPERATING STATEMENT Year	1974 %				
INCOME					
Store Rentals					
Offices - Apts. Rentable Area					
Other Income					
Total Gross Income $645 mo. × 12 =	7740				
Less Vacancy Allowance - 5%	385				
Adjusted Gross Income	7355				
EXPENSES - 30%					
Management & Lease Commissions					
Wages					
S. S. & Unemployment					
Advertising & Telephone					
Legal & Auditing					
Insurance					
Heating & Air Conditioning					
Electric Light & Power					
Gas					
Water					
Elevator Maintenance					
Maintenance & Repairs					
Window Washing					
Rubbish & Snow Removal					
Tenant Alterations					
Supplies					
Miscellaneous					
TOTAL EXPENSE - 30%	2320				
NET INCOME (B/4 DEPREC. TAXES & RETURN)	5035				

LAND RESIDUAL METHOD				BUILDING RESIDUAL METHOD		
Year				Year		1974 %
Net Income (B/4 D. T. & R.)	$			Net Income (B/4 D. T. & R.)	$	5035
Dep'd. Bldg. Val.	$			Mkt. Val. Land $ 12700		
Dep. % Tax % Ret.	%			Taxes 4 % Return 7	%	
Total Bldg. Cap. Rate =	%			Total Land Cap. Rate = 11	%	
Income to Bldg.	$			Income to Land	$	1420
Residual Income to Land	$			Residual Income to Bldg.	$	3615
Taxes % Return	%			Dep. 4 % Tax 4 % Ret. 7	%	
Total Land Cap. Rate =	%			Total Bldg. Cap. Rate = 15	%	
Res. Income $ ÷	%			Res. Income $ 3615 ÷ .15	%	
Cap'd. Value of Land	$			Cap'd. Value of Bldg.	$	24100
Dep'd. Value of Bldg.	$			Mkt. Value of Land	$	12700
TOTAL CAPITALIZED VALUE	$			TOTAL CAPITALIZED VALUE	$	37000