

BUILD.

OWN.

No.

DATE SALES RENTAL

DATE MONTHLY YEARLY

TIME METHOD YEAR

YEAR

YEAR

YEAR

YEAR

YEAR

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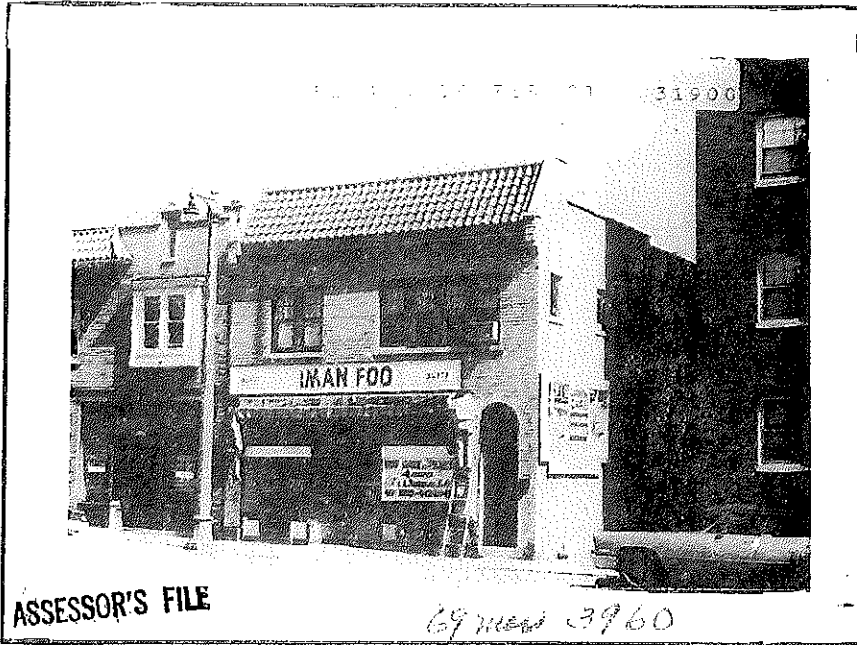
YEAR

YEAR

YEAR

COMMERCIAL DATA CARD PLAT DIST KEY NO.

STORE 7
ADDRESS 572-6
FLOOR NO. 2
YEAR
RENTS
SERVICES
UTILITIES



FOR ASSESSOR'S FILE

69 new 3960

9460

306-01

18,420

-1400

OCT 16 1969

TOTAL IN
WAGES
TAXES
ADMINISTR
MANAGEMENT
LEASE
GENERAL
SUPPLIES
TEL. & T.
ADVERTI
LEGAL
AUDIT

CO-ORD	71445	Area 03	Add. 5324 West Center Street	Fam. 3	Rooms 11	Baths 3	Price \$31,900
ORD	3966		Muni. Milwaukee	Cty. Hill	Bd. Rms. 5		
BASEMENT	ZID: 53210	1st LEVEL	2nd LEVEL	Prop. Type:	Box 1	2	Box 2
Full x steel beam & col.	L.R.	L.R.	L.R.	FEATURES (Computer No.)	11 x 12	13	14
Heat: raw oil coal	D.R. (Office)	D.R. (3 Apts)			16 x 17	18	19 x 20
gravity fur. stoker	Kit.	Kit.			21	22	23
hot water x forced air	Kit.	Kit.			21	22	23
name of unit	Ov. Ran. Ref.	Ov. Ran. Ref.		Size			
annual fuel cost approx 500	Disp. D.Wsh.	Disp. D.Wsh.		Age	Approx 40		
Water heater: 40 gal. cap.	Pd. Rm.	Pd. Rm.		Constr.	Brick		
elc. gas x coal	Bath:	Bath:		Cond.	Good		
name				Taxes	approx 1300		
Lev. 220 Wiring x	Br.	Br.		Garage	no		
Roof: Comb. wood slate	Br.	Br.		Lot	30x120		
Carpeting 1 apt (new)	Br.	Br.		pvd. st.	xx	curb & gutters	xx
Draperies no				pvd. alley	xx	pvd. sidewalks	xx
				sewer	xx	mun. water	xx
				well		sep. tank	
Schools: Public grade nearby	High Washington	Parochial Across St. Cath.					
Transportation Center St	Churches						
Location: 27 hundred (N-6)	51 hundred (N-10)	Closest main streets or highways					
New Gas Boiler (Cost \$2300)	Two 2 bedroom Apts and one 1 Bedroom						
Office (or store) has approx 800 Sq. Feet.							
Each apt rented mo. to mo. oral @ \$100 per month due on the 1st							
Office temporarily rented for storage @ \$50 per month							
Seller will consider lot or single or suburban land in trade							
Realtor E. L. Robbins Phone 466-1020	Sls. person Earl Robbins	res. ph.					

29975
29975
29975

GEN. BUIL
INSURAN
HEAT
ELECTR
WATER
CARTAGE
BLDG. MAI
REPAIRS
WINDOW WASH.
SUPPLIES
PAINTING
TENANT ALT.
TOTAL EXPENSE
NET INCOME
ADD. NET INCOME
% VAC. 1st FLOOR
% VAC. ABOVE
% VAC. TOTAL

LAND RETURN %
LAND TAXES %
TOTAL LAND REQ. %
TOTAL LAND REQ. \$
NET TO BLDG. \$
BLDG. RETURN %
BLDG. AMORT. %
BLDG. TAXES %
BLDG. MAINT. %
BLDG. MISC. %
TOTAL BLDG. %
VALUE BLDG.

306-1400-000

cabati

City of Milwaukee - Assessor's Office

306-1400-000

PRC Summary Report - Public

6/29/2004 2:58:59 PM Page 1 of 1

306-1400-000-3

306-04

6250

M50

5124 - 5126 W CENTER ST

Validated: 4/8/2004

Owner: **DESSIE L BRUMFIELD DBA PAPER CHASERS & ASSOCIATES**

Mailing Address: **5126 W CENTER ST MILWAUKEE WI 532102360**

Traffic: M Corner: N Zoning: LB2
 Frontage: 30 Depth: 120

	Previous Remast	Current Remast	% Exm
Land:	\$6,300	\$6,300	0.00%
Improv:	\$80,900	\$87,000	0.00%
Total:	\$87,200	\$93,300	0
Sym:			0
Class:	2	2	

Lot Size
 3,600 SqFt
 0.0826 Acres

Total Number of Buildings: 1
 Last Sale:

Date	Doc	Transfer Fee
1/1/1998	WD	\$156.00

Comb/Div #

Bldg #	Bldg Type	Yr Blt	Yr Rmld	Grade	Stry Hgt	CDU	MVA	Bsmt Area	Ground Area	Lstd Fir Area	Calc Fir Area	Affiliated	Appr	Value Method
1	C112	1927	0	2.00	2.0	AV	0.0%	1,690	1,690	3,380	3,380	Paper Chasers & Assoc.	SYSTEM	Grm

Store Bldg - Multi Story (Store & Apt, Store &)

Total Mkt Inc = \$23,329
 (Sum of all sections)
 Total Potential Gross Income \$23,329
 Override Mkt Inc =
 Addn'l Bldg Inc = \$0

Income factors used for this building:
 (depending on Value Method used)
 Vacancy 0.00% Expenses 0.00% Tax Rate 2.54% Cap Rate 0.00% Or Grm 4.00
 Inspections: Int: 10/6/1998 LND Ext: 10/6/1998 LND

Total Number of Sections: 4

Sect #	Use Type	Fir	CDU	MVA	Units	Ceill Hgt	Sprink	A/C	Heat	Owner	Tenant	Exm	Gross Area	Net Area	Inc Date	Mkt Inc / Sq Ft			
1	620	1	AV	0.0%	1	10.0	N	N	Y	Y	PAPER CHASERS & ASS		1,040	1,040	10/13/2001	\$9,444 \$9.08			
2	320	1	AV	0.0%	1	10.0	N	N	Y	N	PRISALLA BUJE		650	650	10/13/2001	\$4,003 \$6.16			
3	320	2	AV	0.0%	1	8.0	N	N	Y	N	JULIUS GREEN		890	890	10/13/2001	\$4,948 \$5.56			
4	310	2	AV	0.0%	1	8.0	N	N	Y	N	GLORIA JENNINGS		800	800	10/13/2001	\$4,933 \$6.17			
													4						
													Totals for all units =		3,380	3,380			\$23,329

Legal Description

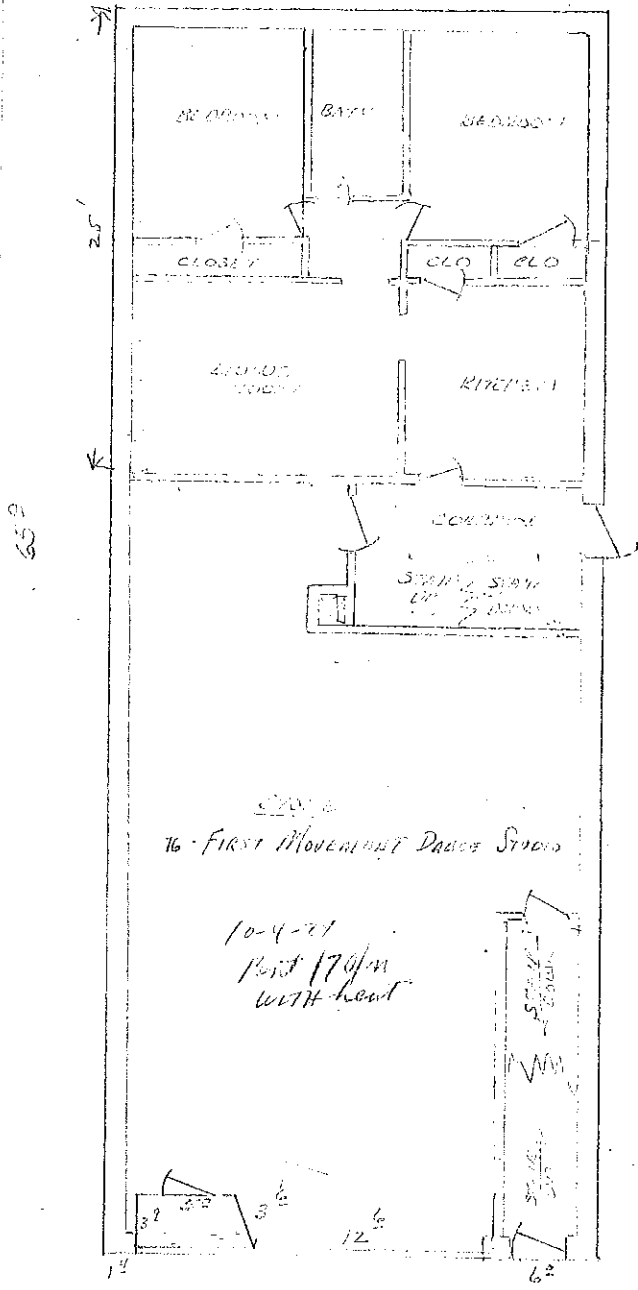
WASHINGTON REALTY CO'S SUBD IN NW 1/4 SEC 14-7-21
 BLOCK 4 LOT 22

4/8 unit
ind unit
PAPER CHASERS & ASSOC
N/C

2FT 10P SQUARE

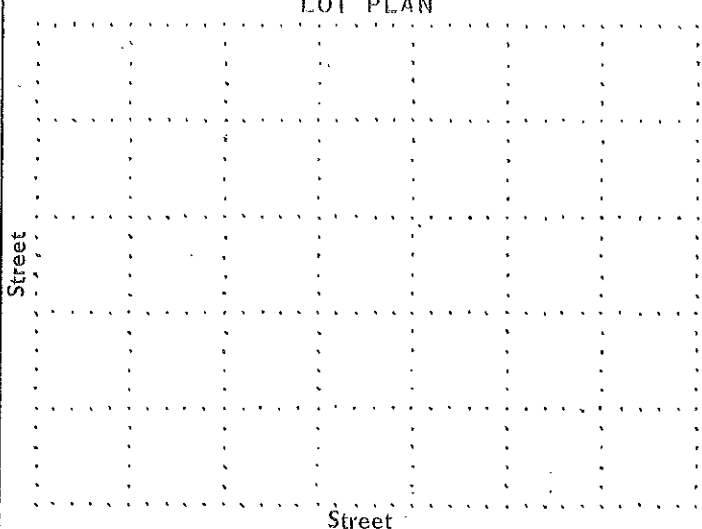
5124 1/2 W. 5124 R. 51
302 04 306 1400
4/12/67 HERRING

26°



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 30' Depth 120' (15' CLEAR ALLEY)

NEIGHBORHOOD

Age Stable Growing Declining
 Changing Use: Yes _____ No _____

Sq. Ft. Area Computations: 30' x 120' = 3600'

PHYSICAL FACTORS

Access: Corner _____ Rear Alley _____ Side Alley _____
 Corner Developmt.: Walk-In _____ Drive-In _____
 Side Street: Ord. Access _____ Developd. Bus. _____
 Hwy. or Arterial _____
 Street Improvements: Full _____ Partial _____
 If "Partial" Explain: _____

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: _____

Grade _____
 Soil Condition _____
 Dockage _____
 Railroad Siding: Yes _____ No _____

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		3600'			
No. of Dwell. Units					
Value Per Unit					
Value @ Std. Depth					
Depth Factor		2.00			
Value @ Actual Depth		7200			
Side Street Adj.					
Other Adjustments					
LAND VALUE					

Remarks 4-12-74 ALL FIRE DAMAGE REPAIRED.

Plan		Date Inspected	4/24/67	4-27-74				
I Division 2 Feet		Inspected By	HENRICHSEN	E. Beck				
<div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p style="text-align: center;">26'</p> <p style="text-align: center;">65'</p> </div>		CEILING & STORY HEIGHT						
		Main Bldg. Addn.			Addn.			
			Ceil	Sty.	Ceil	Sty.	Ceil	Sty.
		B	7'					
		1	10'					
		2	8'					
		3						
		4						
		Gab.						
		Par.						
Tot.								
		Total Wall Height Above Grade						
		Main Bldg.	24' Hi.	Addn.			Hi.	

NET UNIT DEVELOPMENT							
Date	1967						
Type (Const. Code)	1C						
No. of Stories	2						
Area	1690						
Perimeter	182						
Ratio (A ÷ P)	9.29						
Base Unit	19.98						
Basement	-						
Wall Ht. Adj. $2' \times .33$	(-66)						
Addn. Stories							
Struc. Framing							
Floors							
Ceiling							
Roof							
Sewer & Water							
Electric							
Heatg. & Vent.	1.32						
Air Cond.							
Sprk. Syst.							
Miscell.							
NET UNIT	3064						

65' x 26" = 1690 sq
PERIMETER = 182 ft

NET UNIT MODIF. COMPUTATIONS