ADDRESS 3774 S. 27 St. DISTRICT 9 PLAT 552-25 KEY No. 552-9938-8

TYPE ~~CU~~ C19 STORIES 2 EXTERIOR WALLS _____ BSMT. ____ ATTIC ____ UNITS 6

SLAB ON GROUND ____ CRAWL SPACE ____ AREA 4381 PERIMETER ____ RATIO ____

YEAR BUILT 1944 REMODELED ____ EFF.AGE ____

BASE UNIT ADJUSTMENTS
(See specifications in manual)

03. ROOF
- Overhang..... ____
- Roofing..... ____
- Attic..... ____

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 3-8-94 Insp. by ____
Comp. by [illegible] Approved ____

DOLLAR MODIFICATIONS (Cont'd) 1,87,0

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..... ____

APPRAISAL SUMMARY

	1984		1978
Year	~~1982~~		
Land	183200	162900	162900
Imprvs	86300	50900	50900
Total	269500	213800	213800
Code	5 R		

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)	

LAND VALUE COMPUTATION

Year:
Lot Size 199 x 409.19
Standard Size:
Lot Area 81430#

FRONT FOOT METHOD

Front Feet:
Size Adjustment:
Corner/Alley Addtn:
Eff. Frontage:
Unit Value:
Value Std. Depth:
Depth Factor:
Value Actual Depth:

AREA (SQ.FT. OR ACRES) METHOD

_____ sq.ft.@ _____ :
978 81429 sq.ft.@ 2.00/ϕ : 162,900
2.25/ϕ

SITE VALUE METHOD: 183220
(Base.....s.f.=$.....)

UNIT VALUE METHOD

_____ Unit@ _____ :

ADJUSTMENTS _____ :

EST. MARKET VALUE: [illegible]

Space for Listing & Computing

LAN [illegible] @ 0.8277 = 151[illegible]
[illegible] 5[illegible]
[illegible] 234120 [illegible]

ADDRESS 3774 - So. 27th St. NAME Evergreen Hotel & Trailer Court (Owner)

OWNER Edw. Wildenberg MAIL ADDRESS

BUILDING DESCRIPTION: 1 & 2 STORY Full BSMT. BLDG. SIZE 40 x 42 + 2 (14 x 31) TYPE Soc/C

USE Tavern ~~Dwelling~~ & Living Quarters CONSTRUCTION: Solid Comm. Brk.

2nd Fl. Rms. & Mobile Home Park

BUILDING DATA		BUILDING PERMIT RECORD		
Year Built 1844	Actual Cost $	Date	Amount	Purpose
Remodeled Various	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.

Gross Sales —
1975 - $29,964
1976 - 33,727

Remarks 3-7-74. Owner operates tavern & trailer park & lives on 1st Fl. Tavern Gross Sales per P.P. — 1970-71 $31,163 1971-72 26984. 5 Sleeping Rms. on 2nd Fl. occupied @ $65/Mo. 44 Trailer Rentals fully occupied @ $59.50 per mo. inc. sewer & water. 1981 100.00/mo.

BASE VALUE COMPUTATION							
Date	1955		1974		CMV	1982	1978
Sq. Ft./Cu. Ft.	1680	868	1680	868			
Net Unit	23.02	14.52	38.36	24.93			
Base Value	38673	12603	64444	21639			
ASSESSMENT COMPUTATION							
Total Base Value	51276		86083				
$ Value Additions	13218		17229				
Basic Bldg. Value	64494		103312				
Grade % Arch. Fee 2 %	1290		80%				
Bldg. Repl. Cost	65784		82649		82649		82649
Cost Index			1.19		1.49	2.267	1.657
Indexed Repl. Cost			98353		123147	187365	136,949
Age 1844 Eff. Age 1916							
Depr. Table C-C Residual %	30%		30%		30%	23%	29.5%
Dep'd. Value of Bldg.	19735		29505		36944	43094	40400
Misc. Const. Paving	19222						
Utility Services	11000						
	49957						
Misc. Const. Repl. Cost							
Cost Index		TRAILER SITE PAVING	22498		28410	43223	31590
Indexed Repl. Cost							
Age Eff. Age			52000		65354	86317	
Residual %							
Dep'd. Value Misc. Const.							
TOTAL DEP'D. VALUE							71990
Market Value Adjust.							[illegible]
TOTAL MARKET VALUE						86300	5090

MARKET VALUE SUMMARY								
Date								
Land								
Improvements								
Total								
ASSESSMENT SUMMARY								
Date								
Assmt. Factor								
Land								
Improvements								
Total								
Computed By								

T-251

MILWAUKEE, WISCONSIN

TAX COMMISSIONER'S OFFICE

COMMERCIAL DATA CARD NO. 1 OF

DIST. NO. 8

PLAT NO. 55

KEY NO. 9934

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.					
Part Bsmt. Size					
Area Ratio					
Walls Ht.					
ABOVE GRADE WALLS	Ht.	Sty.			
Frame					
Veneer					
Brick					
Conc. Blk.					
Hol. Tile					
Concrete					
Parapet					
WALL TRIM					
- Brick Common	12	1	62'	17.28	1071
between 1 Sty Addns.					
Stone					
Coping					
Interior Wall Finish					
Doors & Windows Std. % Opgs.					—
Store Front					
Plumbing Fixtures					
W.C. Lav. Urinal					
W. Htr. Gal. Gas Elec.					7975
Sinks					~~10410~~
See attached sheet					~~6880~~
Sewer & Water					
Sprk. Syst.					
Other Fire Prot.					
Elec. Ltg. & Pow. Wire					
Elevators					
Total Replacement Cost				$	~~6880~~
Deduction				$	
Net $ Val. Addn. Col. #1				$	~~6880~~ ~~9229~~
					6904

Structural Framing	Quant.	Unit	C. of R.
Structural Floors			
Roof: Flat Dp. Skylt.			
Mansard w/ Attic			Unit
Finish Floors			
Quarry Tile (Ceif) 9x12	108 ft	~~1.17~~ ~~1.13~~	126 ~~118~~
Asph. T. (Taverns)	400 ft	.76	304
Ceiling Finish			
Partitions			Unit
Store Area			
Knotty pine panel (Ck.t.)			300
Wd. grain Masonite panel - dining rm.			300
~~Office Area~~ W/F Add'n 7x14			
Blk. foundation - crawl sp. - w/ floors	98 ft	~~2.00~~ ~~2.20~~	744 ~~[illegible]~~
	21 LF	~~24.40~~ ~~30.25~~	635 ~~[illegible]~~
- c.w.	21'	10.25	215
Apart. Area			
Marble fireplace (5' Inter.)	1	~~1450~~ ~~[illegible]~~	~~[illegible]~~
① 2 way & ① 1 way	1	1200	2650
Exterior Fixtures			
Front siding			250 ~~150~~
Front Canopy & conc. st. (10x36)	360 ft	~~3.00~~ ~~2.00~~	1080 ~~720~~
Paperwork	26 LF	~~[illegible]~~ ~~8.50~~	221 ~~91~~
Yard Work & Miscel.			
12" conc. retaining wall - 2' A.G.	26 LF	~~26.00~~ ~~15.00~~	676 ~~[illegible]~~
Rear ent. add'n. (see sheet)			~~[illegible]~~
			3487
Heating ① US ~~OIL~~ GAS H.W. Boiler			Unit
Underground 1000 gal. oil tank			375
REPLACED 1986			
Ventilating			
Air Condtg. Central Tons			
Total Replacement Cost	10844 $		~~6399~~
Deduction	-519 $		
Net $ Val. Addn. Col. #2	10325 $		~~6399~~
Net $ Val. Addn. from Col. #1	6904 ~~9229~~ $		~~6880~~
Total $ Value Addition	17229 ~~16629~~ $		~~13279~~

	Date Inspected	5/7/68	[illegible]	3-7-74		
Plan	Inspected By	[illegible]	[illegible]	Pisarek		
I Division Feet						

CEILING & STORY HEIGHT

	Main Bldg. Ceil	Main Bldg. Sty.	Addn. Ceil	Addn. Sty.	Addn. Ceil	Addn. Sty.
B	7⁶	8⁶				
1	13⁰	14⁰				
2	12⁰	13⁰				
3						
4						
Gab.						
Par.						
Tot.						

Total Wall Height Above Grade

Main Bldg.	Hi.	Addn.	Hi.

AREA-WALLS & CUBAGE COMPUTATION

40⁰ x 42⁰ = 1680 ✓
Per - 164 ✓
Ratio - 10.24 ✓
} 2 sty. [illegible]

14⁰ x 31⁰ = 434 x 2 = 868 ✓
Per - 59 ✓
Ratio - 7.35 ✓
} 1 sty. [illegible]

NET UNIT DEVELOPMENT

Date	1968		1974			
Type (Const. Code)	Con IC	IC	CIC	CIC		
No. of Stories	2 & B	1 & B	2 + B	1 + B		
Area	1680	434	1680	434		
Perimeter	164	59	164	59		
Ratio (A ÷ P)	10.2	7.3	10.24	7.35		
Base Unit	19.13	14.85	32.03	25.41		
Basement	-					
Wall Ht. Adj.	-	3x.44 1.32	—	3x.66 1.98		
Addn. Stories						
Struc. Framing	-	-	—			
Floors						
Softwd. 2⁰ (Asph. T.)	.25		.76			
Ceiling Plaster bsmt. (Poor)	.27	.27	—	—		
Roof Mansard w/attic	.75		.84			
Partition 1st flr.	1.50		2.25			
Sewer & Water						
Electric			.65			
Heatg. & Vent. ~~.30+.72+.30~~ .60+1.50+.25	1.62	.72	2.35	1.50		
Air Cond.						
Sprk. Syst.						
Miscell.						
NET UNIT	23.02	14.52	38.36	24.93		

NET UNIT MODIF. COMPUTATIONS

ADDRESS: 3774 So. 27th ST.

DESCRIPTION: 1st FL - TAVERN - BAR - KITCHEN (LEVEL) - 1st BR - APTS (LEVEL) - 2nd FL - 5 BR - WO. TOILET RM. - MOVE TOILET RM. - 7 TRAILER CAMP

TYPE 1C

GROUP

STORIES 2 STY - B4 ATTIC

COMMERCIAL DATA CARD

PLAT 552-23 DIST. 11 KEY NO. 552-993

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)						
TILE (E)						
CONCRETE (F)						
DOORS & WINDOWS						
PARAPET						

WALL TRIM	✓	CODE	HEIGHT FEET	HEIGHT STORIES	LIN. FT.	
FACE BRICK (A)						
TERRA COTTA (B)			NONE			
LIMESTONE (C)						
GRANITE (D)						
MARBLE (E)						
TILE (F)						
GLASS (G)						
INTERIOR FINISH						

STORE FRONTS	CODE	LIN. FT.		
NONE				

INTERIOR FIXTURES AND EQUIPMENT

PARTITIONS	CODE	LIN. FT.		
SOLID BRICK PLAST WALLS - 1/2 BRICK				

~~ELEVATORS~~ MISC.	CODE	NO	STORIES		
[illegible]	[illegible]	[illegible]	[illegible]	6.55	170
[illegible]			[illegible]	[illegible]	25
CANOPY - 1ST - WOOD FRAME - 57 FEET	100%	30%	360th	1.50	540

PLUMBING							
W.C.	100		120		APARTMENTS		
LAVATORIES	70		100		SEE [illegible]		3 280
URINALS	50		80				
SINKS	90		150				

MISCELLANEOUS	
1ST - NO 5 - [illegible] FRIGIDAIRE 7 [illegible] @ 98 [illegible]	300
BOILER [illegible] CAPACITY 11 [illegible] 153th / SEE CALC	800
3 - [illegible] (MARBLE) @ 250	750
TOTAL $ VALUE MODIFICATIONS	6165

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

BASEMENT: NONE ____ PART ____ FULL ✓

FLOORS	CODE	FL. NO.	TOT. FLOOR	TOT. #	
BSMT - CONC					
1-2 - WOOD JOIST					

FINISH FLOORING	
TAVERN - ASP TILE - DINING RM - LINO.	
KITCHEN - LINO KITCHEN PREP - QUARRY TILE	
HALLS - LINO	
STORE AREA - TAVERN	
ASP. TILE FL	
SELOTEX TILE CEIL. - SUSP	
3 WALLS PLAST - 1 WALL DEPRESSED TILE	
OFFICE AREA 2nd FL	
ASP TILE FL } 5 BR. PANELL	
PLAST W & C } SUSP - PTD CONC. CEIL.	
W. WOODRETRIM	
APARTMENT AREA 1st FL	
L.R. CARPET	
B.R. ASP TILE FL (HARDWOOD TRIM)	
ROOF	
MANSARD - ASPHALT SHGLS	
AIR CONDITIONING	
NONE	
SPRINKLER SYSTEM	
NONE	

HEATING	✓	CODE	CFIL. NT.	LIN. FT.	SQ. FT.	UNIT	
STOVE							
FURNACE							
STEAM							
(POSI) HOT WATER 4 PUMPS (U.S. RADIATOR)	✓						
CITY 1000 GAL TANK (UNDERGROUND)							
(BY SQ. FT. AREA)							
OIL BURNER	✓						
STOKER							

MISCELLANEOUS	
[illegible]	
MASONITE - PANEL WALLS - DINING ROOM	100
QUARRY TILE FL (KITCHEN PREP AREA)	100
K.P. [illegible] (KITCHEN)	150
TOTAL $ VALUE MODIFICATIONS.	350
TOTAL BASE UNIT ADDITIONS	

DEDUCTIONS	
TOTAL DEDUCTIONS	

TOTAL THIS COLUMN - BASE UNIT MOD.	
TOTAL THIS COLUMN - $ VALUE MODIF'S.	350
TOTAL 1ST COLUMN - $ VALUE MODIF'S.	6165

GRAND TOTAL $ VALUE MODIF.
TOTAL STRUCTURE VALUE 6515

199.0 x 409.19 = 81,428 = 1.87 Ac

LAND COMPUTATION

YEAR		1965						
CLASS	CORNER NO.	/	/	/	/	/	/	/
FRONTAGE	FRONT FEET	199						
	CORNER BEN.							
	SIDE ALLEY BEN.							
	TOTAL FEET							
	UNIT VALUE	165						
	VALUE 100'	32,835						
	DEPTH + REAR ALLEY							
	DEPTH FACTOR	1.5						
	NET VALUE	49,253						
SIDE STREET	MAIN ST. UNIT							
	SIDE ST. UNIT	OR						
	RATIO							
	SIDE ST. CLASS	1.9 Ac						
	PERCENTAGE	c						
	NO. OF FEET	26,000/Ac						
	VALUE @ 100%							
	VALUE @ RATIO %							
REAR LOT / SLANT FRONTAGE	NO. OF FEET							
	ALLEY BEN.							
	TOTAL FEET							
	UNIT VALUE							
	VALUE 100'							
	DEPTH							
	DEPTH FACT. OR %							
	NET VALUE							
TOTAL VALUE								
ADJUSTMENT / SIZE	BASE VALUE X %							
	AMOUNT							
ADJUSTMENT / ∠ COR.	DEGREES							
	NO. FEET X UNIT							
	AMOUNT							
NET VALUE								
ASSESSED VALUE		49,200						

GENERAL INFORMATION - SALES & GROUND LEASE DATA

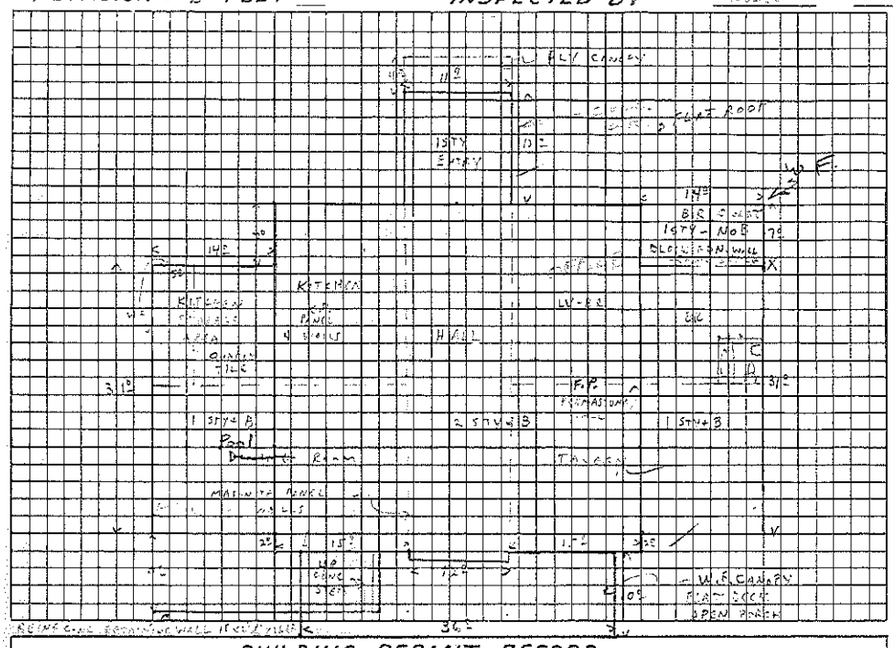
7-23-65 - 41 TRAILER SITES @ $31/MO + $10 FOR CITY TAX = $41/MO GROSS RENTAL
3 TEMP. SITES @ 1.75 PER NIGHT DURING TOURIST SEASON

TAVERN - BY OWNER
LV UNIT - OWNER
5-2nd FL ROOMS - $10.00 PER WEEK - SEASONAL OR $340.5 PER NIGHT INCL LINENS

REFUSED $90,000 - A.D. DRAWN

PLAN
1 DIVISION = 2 FEET

INSPECTION DATES
INSPECTED BY



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 1844 COST
REMODELED EXTENT

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

HEIGHTS	CEIL.	STORY	AREA AND CUBAGE COMPUTATION
B	7½	8½	A = 40' x 42' = 1680 □'
1	13½	14½	P = 2(40' + 42') = 164 LF
2	12½	13½	R = 10.24
3			
4			PROJECTIONS: 8.14' x 3.1' = 434 □'
			P = 2(14.1' + 3.1') = 59 LF
			R = 7.36
PAR.			
TOT.			

STRUCTURAL COMPUTATION

	DASE	PRESS				
SQ. FT. / CU. FT.	1680 □'	868 □'				
NET UNIT	9.04	6.15				
BASE VALUE	15,187	5,338				

ASSESSMENT COMPUTATION

YEAR	1965					
TOT. BASE VAL.	20,525					
# VAL. MODIF.	6,515					
BASIC STR. VAL.	27,040					
GRADE %						
BASIC REPL. VAL.						
RATING						
RATED REPL. VAL.						
RESIDUAL %	40%					
BASIC SOUND VAL.	10,800	-50% MKT ADJ		5400		
M'KT. VAL. ADJ.	10620	PAVING		10620		
VAL. ADJ. TO M'KT.	4400	UTILITY SERVICES		4400		
OTHER STRUCT.	25820			25820		
FULL ORD. SALE VAL.	40400			40400		

COMPUTED BY

ASSESSMENT SUMMARY

YEAR	1965	1965					
LAND	49,200						
IMPROV.	13,420	22460					
TOTAL	62,620	71,660					

NET UNIT DEVELOPMENT

CODE	1C	1C	
GROUP			
AREA	1680 □'	434 □'	
PERIMETER	164 LF	59	
RATIO (A ÷ P)	10.24	7.36	
BASE UNIT	7.15	5.55	
BASEMENT	.10	.10	
WALL HGT. VARIABLE	—	.36	
ADDIT. STORIES			
1st FL PARTITIONS	.60		
STRUCT. FR. MODIF.			
FLOORS 2nd FL, S.W. FL	15		
FINISH FLOORING			
STORE AREA			
OFFICE AREA			
APARTMENT AREA			
ROOF	.35		
AIR CONDITIONING			
SPRINKLER SYSTEM			
HEATING CIL H.W. SPACE	.99	.76	
MISCELLANEOUS			
BASE UNIT. MODIF.			
NET UNIT	9.04	6.15	

H. C. MILLER CO., MILWAUKEE

PLANT NAME REAR ENTRY (3 of 6)

BLDG. NO. _____ DESIGNATION _____

DESCRIPTION BSMT + 1st FL ENTRY NOT INC. ADJ. WALLS BLDG. NO. 1

TYPE 1D

STORIES 1 STY + B

CONST. Conc Block

MILWAUKEE, WISCONSIN

TAX COMMISSIONER'S OFFICE

WALLS	HEIGHT	QUANT.	UNIT	VALUE
FOUNDATION		37.9	~~4.55~~ ~~9.45~~ 21.56	~~170~~ ~~317~~ 813
BASEMENT				
ABOVE GRADE				
12" Conc Block - 142 hi x 5	14'	37.9	33.88 ~~7.00~~ ~~13.50~~	1278 ~~265~~ ~~[illegible]~~
PARAPET				
GABLES				
DOORS & WINDOWS		37.9	~~4.00~~ ~~1.40~~ 5.44	~~181~~ ~~70~~ 205
WALL TRIM - EXTERIOR				
INTERIOR				
PARTIAL BASEMENTS				
STRUCTURAL FRAMING				
FLOORS & FINISH FLOORING				
ROOF				
FLAT - BU ROOFING				
HEATING & AIR CONDITIONING				
NONE				
SPRINKLER SYSTEM				
NONE				
ELEVATORS				
NONE				
PARTITIONS & INTERIOR FIXTURES				
NONE				
PLUMBING & EQUIPMENT				
NONE				
MISCELLANEOUS				
BSMT STAIRS				~~300~~ ~~150~~

TOTAL - BASE UNIT MODIFICATIONS _____ 2596 ~~1460~~

TOTAL $ VALUE MODIF. - BASIC STRUCT. VALUE _____ ~~659~~

NET UNIT DEVELOPMENT		1968	1974
CODE	4D		C4D
AREA	153		
PERIMETER	37.9		
RATIO (A ÷ P)	4.6		
BASE UNIT	.92	1.85	5.83
BASEMENT			
WALL HEIGHT VAR.			
ADDIT. STORIES			
WALL CONST. VAR.			
STRUCT. FR. MODIF.			(Detail — See Back)
FLOORS			
FINISH FLOORING			
ROOF			
HEATING			
AIR CONDITIONING			
SPRINKLER SYSTM.			
MISC.			
BASE UNIT MODIF.			
NET UNIT	.92	1.85	5.83

STRUCTURAL COMPUTATION		1968	1974
SQ. FT./~~CU. FT.~~	153	153	153
NET UNIT	.92	1.85	5.83
BASE VALUE	141	283	891

ASSESSMENT COMPUTATION			
YEAR	1967	1968	1974
TOTAL BASE VAL.	141	283	891
$ VALUE MODIF.	659	1460	2596
BASIC STRUCT. VAL.	800	1743	3487
GRADE %			
BASIC REPL. VAL.			
RATING			
RATED REPL. VAL.			
RESIDUAL %			
BASIC SOUND VAL.			
MKT. VAL. ADJ.			
VAL. ADJ. TO MKT.			
FULL ORD. SALE VAL.			
YEAR			
BASIC SOUND VAL.			
MKT. VAL. ADJ.			
VAL. ADJ. TO MKT.			
FULL ORD. SALE VAL.			

INDUSTRIAL DATA CARD - BUILDING PLAT _____ DIST. _____ REV NO. _____

BUILDING NO. _____ DESIGNATION _____

PLAN AND SECTION: 1 DIVISION = FEET

REMARKS _____

YEAR BUILT 1961 COST _____
REMODELED _____ EXTENT _____

CONDITION: NORMAL _____ BETTER % _____ LESS % _____

STRUCTURAL GRADE: NORMAL _____ BETTER % _____ LESS % _____

RATING: _____

HEIGHTS	CEIL	STORY	AREA & CUBAGE COMPUTATION
8	7'	8'	A = 11' x 13' = 153# ✓
1	13'	14'	P = 2 (13') + 11' = 37'-2" ✓
2			R = ~~4.6~~ 4.05
3			
4			
PAR			
TOT.			

MISCELLANEOUS CONSTRUCTION DETAILS

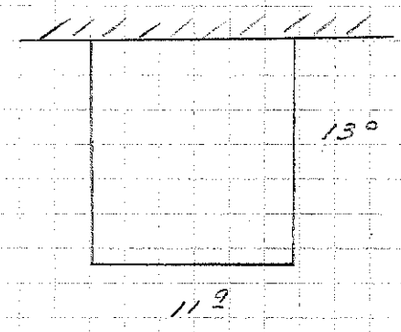
DESCRIPTION	VALUE	DESCRIPTION	VALUE
		Detail - Unit — (1 Sty, Bsmt.)	
		Excav.	.64
		Bsmt. Fl.	.96
		1st Fl. Conc.	2.18
		Roof	1.25
		Elect.	.60
		Drainage	.20
			5.83

G.J. 43929

N

5-18-61
HARTY - ZIPERSKI

3774 S 27th St



BSMT & 1st FLOOR ENTRY

JOIST CONSTR
BLOCK WALLS
HEIGHT 14°
CONC FLOOR
FRAME ROOF
ORD OPENS 10%
NO HEAT

11° x 13° = 153 □
11° + 2(13) = 37° LF
RATIO 4.6

DETAIL

37° LF	Foundation Wall	455	
	CB Wall 14° @ 50	700	
	Ord Opens	190	
		1345	= 508

AREA

153 □ @ 92 = 141

STAIRS 150

699

REPL VALUE 700

− RAZED PORTION 112
250 @ 45% DEPR

+ 588 = +600

T-13 TAX COMMISSIONERS OFFICE - MILWAUKEE, WIS. Date 7-23 196

(5 of 6)

NAME Evergreen Hotel & Trailor Court BOOK # 28 PLAT # 552-25 KEY # 552-9938

ADDRESS [illegible] So. 27th St.

QUANTITIES		DESCRIPTION		UNIT PRICE		TOTAL OF UNITS
		PAVING				
5700		Macadam "Econ." (Front)				
59,160		S.F. CONC PAVED AREA (Poor)			~~68~~ ~~30~~	~~[illegible]~~ ~~17700~~
		199.0 + 409.19 =	81,428 ⌀			@ 50% ~~60%~~
		Less Hotel Bldg Area	2,548 ⌀			~~10620~~
			78,880 ⌀			~~19222~~
		% of Area Paved	75%			
		Conc. Total Paved Area	59,160 ⌀			
44		UTILITY SERVICES - SEWER - WATER - ELEC		~~100~~		~~4400~~
		41 PERMANENT				
		3 TEMPORARY				
		44 LICENSED on 1.9 Acres				
		3/14/74 Don Burghardt				
44	EA	TRAILER PADS p.133 No: Curb or Gutter -184 Sidewalk -193 -377	1410 Projected -377 1033	1033	00	45452
5700	⌀	MACADAM in Front of Hotel			23	1311
1050	⌀	8" R.C. Approaches			86	903
						47666
		1982 1978		A.F.		80%
		38132 38132				38132
		2.267 1.657		INDEX		1.18
		86445 63184				44996
		50% 50%		RESIDUAL		50%
		43223 31590				22498

Evergreen Trailer Court
3774 S. 27th St.

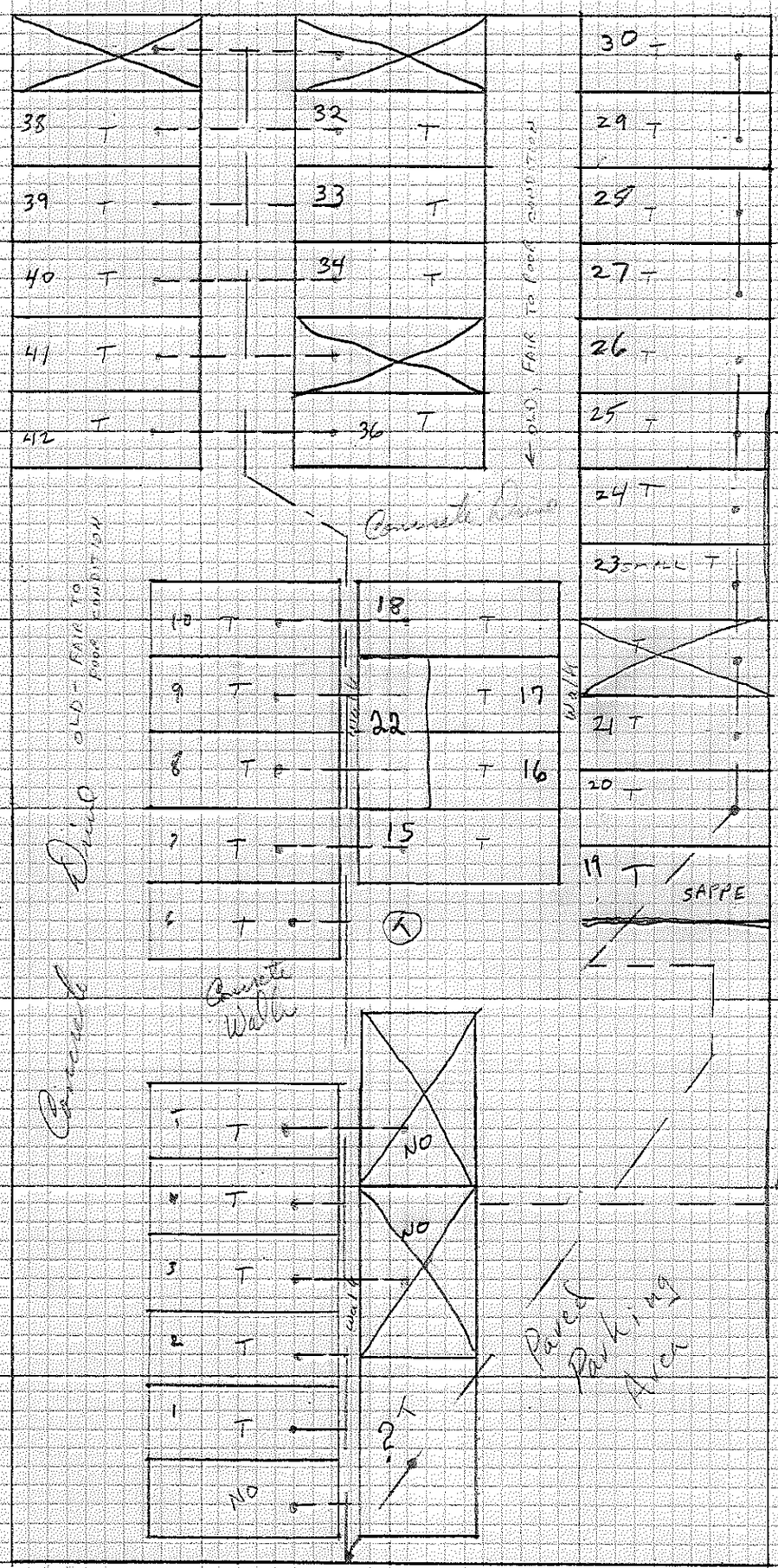
1/24/06

36
~~41~~ @ 31 = 1271
x 17
+ Hotel
19440

$10.00 TRAILER

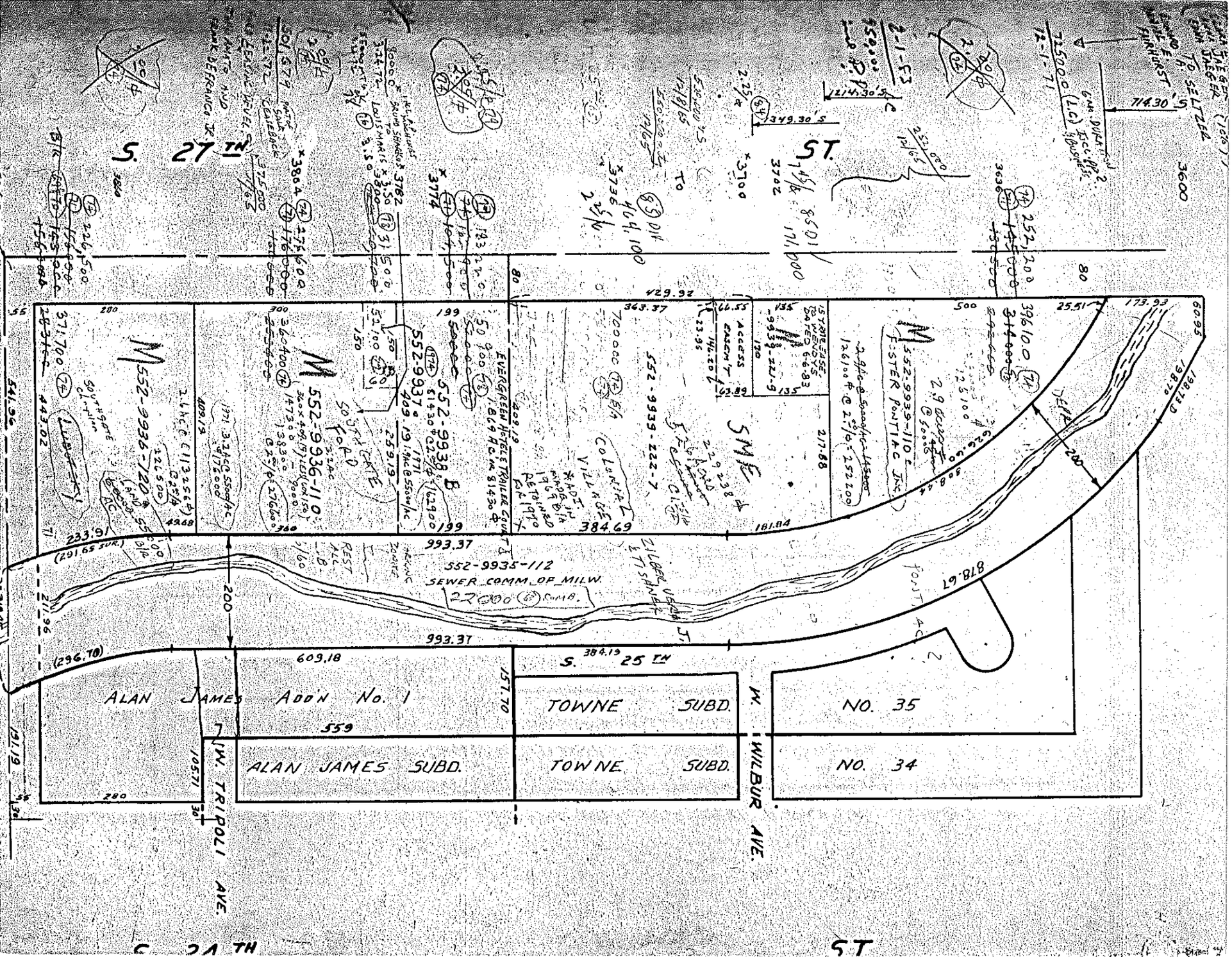
EXPENSE OF TENANTS { PROPANE CYLINDERS FOR HEAT OF MOBILE HOMES

(41) VERY SMALL SITES — VERIFIED 9-9-88



— Sewer & Water

9-yard lights


S. 27TH
ST.
S. 25TH
S. 24TH
ST
ALAN JAMES ADD'N No. 1
ALAN JAMES SUBD.
TOWNE SUBD.
TOWNE SUBD.
NO. 35
NO. 34
W. TRIPOLI AVE.
W. WILBUR AVE.
552-9935-112
SEWER COMM. OF MILW.
552-9936-110
552-9936-720
552-9937
552-9938
552-9939-222-7
552-9939-110
FOSTER PONTIAC INC.
EVERGREEN HOTEL & TRAILER COURT
SOUTH GATE FORD
COLONIAL VILLAGE
SMF
429.92
363.37
384.69
993.37
609.18
384.19
878.67
233.91
211.96
191.19
541.96
181.84
217.88
173.93
25.51
60.95
198.73
714.30'S
349.30'S
2.25
2.00
3600
3700
3702
3774
3782
3804
3636
80
200
559
280
300
360
500
135
199
409.19
259.19
443.02
(296.70)
(291.65 SUR.)