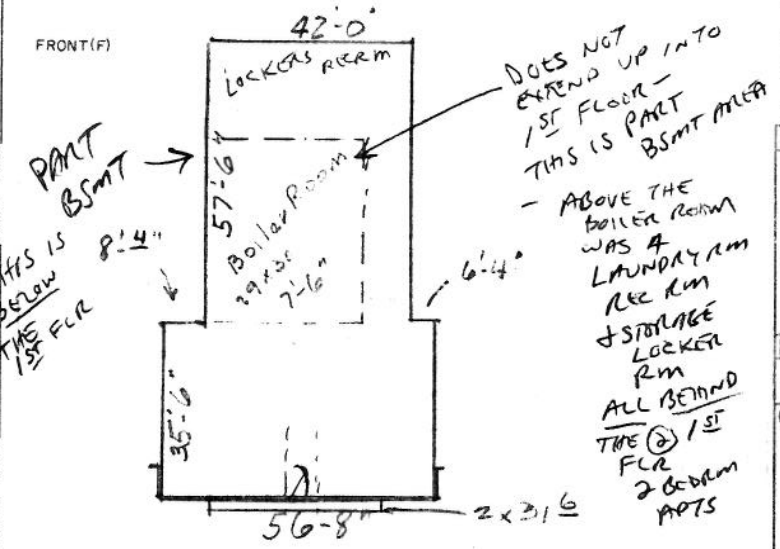
2415
2013
63

LOCKERS
LNDRY & REC RM

10 (SEE NOTES ON ILLEGAL EFFIC UNIT)

RESIDENTIAL DATA CARD
PLAN OF HOUSE

INDICATE 1 □ = ____ FT.



TYPE C-10 UNITS 11 DESIGN
QUALITY — CONVENTIONAL ✓ TRACT ___ CUSTOM ___ GRADE ___ %
CONSTRUCTION — STORY 3 BSMT. — ATTIC — MATERIAL ___

ROOMS PER UNIT 6 — 2 Bed (SEC) 4 (1-Bed) HPOT + 1-Eff - 2 Rm.

YEAR BUILT 1929 REMODELED ___ EFFECTIVE AGE ___
CONDITION — NORMAL ___ BETTER ___ % LESS ___ %

RESIDUAL PERCENTAGE

MAJOR ADDITIONS
DESCRIPTION: ___ STORIES ___
SIZE ___ AREA ___ UNIT ___ $ ___
WALL ___ L.F. @ UNIT ___ $ ___
MISC. ___ TOTAL $ ___
DESCRIPTION ___ STORIES ___
SIZE ___ AREA ___ UNIT ___ $ ___
WALL ___ L.F. @ UNIT ___ $ ___
MISC. ___ TOTAL $ ___

PORCHES AND STOOPS
___ $ ___

GARAGES — GRADE ___ ATTACHED □ DETACHED □
CARS ___ DESCRIPTION ___ NEW 13 CAR MACHTOWN PKG AREA
SIZE ___ AREA ___ UNIT ___ $ ___
MODIFICATIONS ___ $ ___
$ ___
YEAR BUILT ___ RESIDUAL % ___ NET AMT. $ ___

EXTERIOR DETAILS
FOUNDATION CONC. BLK. □ CRAWL SPACE □ SLAB □ OTHER ___ BRICK □

BASEMENT FULL □ PART □ NONE ✓
COURSES OF CONC BLK. ___
AREA IF PART Boiler Rm. 870
P & G — WOOD □ STEEL □
FLOOR ___ JOISTS ___
FINISH AREA Service Area 1360 ft

EXTERIOR WALLS B 1 2 A
CONC. BLK. ___
BRICK ___
SIDING — WOOD ___ ALUM □ INSUL. □ ___
SHINGLE — WOOD ___ ASPH. □ ASB. □ ___
VENEER — COM. BRK. ✓ ✓ ✓
FACE BRK. ✓ ✓ ✓
SPLIT ROCK ___
STONE ___
PARTIAL VENEER ___
BAYS — MATERIAL ___
SMALL MED. LARGE ___
ENTRY DOOR & STAIRS ___
PLANTERS ___
SECOND FLOOR OVERHANG ___
INSULATION □

STALE THIS MUCH? NOW WITH AN EFFIC UNIT?

ROOF GABLE □ HIP □ FLAT □ SHED □
SHINGLE — ASPH. □ WOOD □ ASB. □ — PLY BUILT-UP □
EXTRA GABLES ___
MATERIAL ___ SIZE ___
DORMERS — TYPE ___
MATERIAL ___ SIZE ___
ROOF OVERHANG ___
INSULATION □

TOTAL BY COLUMNS

INTERIOR DETAILS

		NO. OF ROOMS	FLOORS: HARDWOOD	LIN. — VINYL	PLYWOOD	TILE — CER.	SOFTWOOD	INTERIOR: PLASTER	DRYWALL	TRIM: HARDWOOD	SOFTWOOD
TOTAL ROOMS											
NO. OF CLOSETS											
BST.	RECREATION										
FIRST FLOOR	KITCHEN	2									
	DINING RM.	2									
	LIVING RM.	2									
	BATH	2									
	POWDER RM.										
	BEDROOM	4									
	FAMILY RM.										
SECOND FLR. OR ATTIC	KITCHEN	4									
	DINING RM.	4									
	LIVING RM.	4									
	BATH	4									
	BEDROOM	6									
THIRD ATTIC	BEDROOM	6									
	LR	4									
	KIT	4									
	DR	4									
	BATH	4									

ILLEGAL (1) 1 Rm

(2) 5 Rm 2 BED
(2) 4 Rm 1 BED
(1) 5 Rm 2 BED
(2) 4 Rm 1 BED

DOORS HARDWOOD SOFTWOOD
WINDOWS — THERMOPANE ___ PATIO DOORS ___

CABINETS — CONVENTL □ TRACT □ CUSTOM □ 1 2 3
KITCHEN(S) ~~8~~ 8 FT BASE ~~6~~ 6 FT WALL 2 4 4
PANTRY ___
RANGE & OVEN CAB. ___
CHINA — TYPE ___ BUFFETS 2 4 4
BATH(S) ___ FT. VANITY ___
ADJ. FROM STD. VALUE ___
REPLACED □ DATE ___

FIREPLACE — INTERIOR □ EXTERIOR □
HEIGHT — 1 STY. □ 2 STY. □
SIZE & DESCRIPTION ___

ELECTRIC WIRING — MODERN □ OLD □
CIRCUITS ___ AMPS. ___ VOLTS ___

MECHANICAL FEATURES
PLUMBING & TILE B 1 2 A
QUALITY — CONV. □ TRACT □ CUSTOM □
REPLACED □ DATE See Bldg Permit
STANDARD FIXT.
WATER CLOSET 1 2 4 4
LAVATORY 2 4 4
BATH TUB 2 4 4
SHOWER O.T. 2 4 4
KITCHEN SINK 1 2 4 4
LAUNDRY TUB 3T 2
WATER HTR. GALS 1
GAS ✓ ELEC. □
POWDER ROOM ___
EXTRA BATH ___
COLORED FIXT. ___
SHOWER STALL ___
TILE — CER. □ PL. □
OVER TUB ___
SHOWER STALL ___
WAINS. ___
NO STORM SEWER ___

BUILT-INS B 1 2 A
RANGE & OVEN ___
GAS □ ELEC. □
DISPOSAL ___
DISHWASHER ___
HOOD & FAN ___
EXHAUST FAN ___
REFRIGERATOR 4 4
Range 4 4

HEAT — GAS ✓ OIL □ COAL □
CONV. □ STOKER □
NO. OF PLANTS 1
FORCED AIR □ GRAVITY □
HOT WATER ✓ HYDRONIC □
RADIATION ___
ZONES ___ HUMIDIFIER □
REPLACED ✓ DATE ~~DEC '85~~ Replaced 4/96 $7500

AIR COND. — NO. OF UNITS ___
CENTRAL □ WALL □
SIZE ___

BOOK NO. ___ PLAT NO. ___ KEY NO. ___ ADDRESS ___

2958 N 2nd St.

313-0521 313-11 CIL-5 313-0521 35,420 32,230 3,190 (MER) 3-MFG 4-AGR 9-EXM CLASSIFICATION MAY 1-1964 VALUATION MER

LOT PLAN

STREET

STREET

PLUS
$106,147 REHAB LOAN
50000 LOAN HSG AUTHORITY
$156147.00

STREET

BUILDING PERMIT AND COST INFORMATION

DATE	DESCRIPTION OF WORK	ESTIMATED COST	ACTUAL COST
5/22/86	REPAIRS #538383	45000	???
6/9/86	ELEC #539363	15000	
4/18/96	NEW GAS BOILER	10000	

SALE INFORMATION

DATE	INST.	REEL	IMAGE	GRANTOR	GRANTEE	SALE PRICE
11.73	WD	756	710	GREAT MIDWEST S&L	N. WALCZAK	49000
8/14/79	L.C.	1234	592	N. WALCZAK	MELVIN MARSHALL	106000
6/9/85	WD	1789	833	GREAT MIDWEST S&L	EMMETT GAMBRELL et al	30 200
6/14/85	MTG	1789	835	E GAMBRELL et al	COLUMBIA S+L	40,000

FORECLOSURE SALE AS IS PLUS BACK TAXES

ZONING R/D/40

AREA D USE R HEIGHT 40

USE OF LOT

CONFORMS TO ZONING – YES ☐ NO ☐

IF "NO" EXPLAIN

65 u SITE
3' MAX 4

LOCATION FACTORS

CORNER ☐ REAR ALLEY ☐ SIDE ALLEY ☐

STREET IMPROVEMENTS

FULL ☑ NO ALLEY ☐

NO SIDEWALK ☐

NO STORM SEWER ☐

TEMPORARY STREET ☐

PHYSICAL FACTORS

GRADE X ABOVE ☐ BELOW ☐

REMARKS

LAND VALUE FACTORS

LOT SIZE – FRONTAGE 58.5 DEPTH 150

LOT AREA – 8780 SQ. FT. ACRES

EQUIV. LOT FRONTAGE @ 120' DEPTH

AVERAGE LOT SIZE 798/U

LOT SIZE ADJ.

LAND VALUE COMPUTATION

YEAR	90	82
FRONT FEET		
CORNER BENEFIT		
ALLEY BENEFIT		
LOT SIZE ADJ.		
		1
EFFECTIVE FRONTAGE		X
UNIT VALUE		1200
VALUE AT STD. DEPTH		
DEPTH FACTOR		
VALUE ACTUAL DEPTH		
ADJUSTMENT	4 AM SITE	
LAND VALUE	4000	13200

SQUARE FOOT UNIT DEVELOPMENT

TYPE – CONVENTL ☐ TRACT ☐ CUSTOM ☐

BASE	RENTAL INFO, 11-14-79		
GRADE %	3RM 2BR $235/mo. 4RM 1BR 190/mo 3RM EFF. 175/mo. INC. HT. SR, 1 EFF VAC. A.T.S. 300, 182.50 175.; EFF ASK 220/mo (PI)		
HEAT			
INSULATION			
TOTAL SQ. FT. UNIT			~~1260~~ EFFIC APT ADDED ON 1ST

STRUCTURAL VALUE COMPUTATION

YEAR

UNIT PRICING

SQ. FT. @

L. FT. @

SQ. FT. @

L. FT. @

STANDARD VALUE

GRADE %

WALL TRIM

INSULATION ADJ.

ATTIC ADJ.

MAJOR ADDITIONS

PORCHES & STOOPS

GARAGE

DOLLAR VALUE ADD. OR DED.

EFFIC APT EXISTED BY 1976

TOTAL REPL. COST 126,285

INDEX

BUILDING UNIT COST/SQ.FT.

RESIDUAL % 44%

SOUND VALUE 55,565

SOUND VALUE OTHER BLDG.

SOUND VALUE ALL BLDGS.

ADJ. – ADD OR DEDUCT – 20%

IMPROVEMENT VALUE 44400

APPRAISAL SUMMARY

YEAR	R.E.R.	
LAND	12,000	
IMPROVEMENTS	44400	
TOTAL	56,400	
ASSM'T. FACTOR		

RENTAL INFORMATION

Manual Schd. 12,607 (67)
12,607 x 4.5 = 56,700
6/74 4-1 Bed R. @ 140, 6-2 B.R. @ 150
1-EFF. '145 all including Heat + Water

AREA & PERIMETER COMPUTATION

42' x 57' + 35' x 56' + 2 x 31' + 1 x 9' = 4500 1-2-3

BSMT. – 29 x 30 = 870 #

~~1260 #~~ EFFIC APT ADDED ON 1ST

Heating 7/2/81

EFFECTIVE AGE COMPUTATION

RENTS 1/1/79 – INCLUDE Heat – Hot water STOVE REFRIG.
(4) 1BR = 175/m
(6) 2BR = 190/m
(1) EFF = 125/m

REMARKS

6/6/74 Weissenberg
Exterior fairly good condition
Yard needs maintenance.
Halls + Entry very dirty –
Thin worn but strip carpet
throughout. Interior not
well maintained.

Actual Rents	Unit Rent Est
18900	6 @ 110/mo, 4 @ 105/mo
x 2.60 GRM.	1 @ 95/mo
$49,140	= 14,103/yr
E.M.V. $49000	3.5 GRM

12/76 Lobby locked 49,350
int. from owner 1-B - 150
2-B - 160 Eff 125/mo Nent +
Hit. water Eff. was office

CDU = EX – 85 TOTAL REMOD
+ + 20 C+D

ASSESSMENT SUMMARY

YEAR	63	11-14-79 FAIR COND., AL. ST. & ST.	
ASSESSED BY		TRIM NEEDS PAINT, FRONT & ALSO	
REVIEWED BY		REAR PARAPET NEEDS TUCKPOINTING	
LAND	6000	ALSO AT GRADE LINE S. WALL	
IMPROVEMENT	24400	CARP. HALL, 4 CONC (PC) & ALSO	
TOTAL	31000	DIRT PKG. SLOTS REAR 3 W & 10	

COMING LEASES WITH OWNER – 1-B

TAX COMMISSIONER'S OFFICE

MILWAUKEE WISCONSIN