6324

ADDRESS 3742 N TEUTONIA AVE NAME

OWNER JOHN HUBER MAIL ADDRESS 2918 E LAYTON AVE

BUILDING DESCRIPTION: 1½ STORY BSMT. BLDG. SIZE TYPE ~~C11~~ C91

USE CONSTRUCTION:

BUILDING DATA		BUILDING PERMIT RECORD		
Year Built 1921	Actual Cost $	Date	Amount	Purpose
Remodeled	Actual Cost $			
Extent				
Effective Age				
Struct. Grade	Condition			
		Remarks		
Building C. of R. = $	Date			
sq. ft. ground area = $	per sq. ft.			
sq. ft. floor area = $	per sq. ft.			
cubic feet = $	per cu. ft.			

BASE VALUE COMPUTATION

Date							
Sq. Ft./Cu. Ft.							
Net Unit							
Base Value							

ASSESSMENT COMPUTATION

Total Base Value							
$ Value Additions							
Basic Bldg. Value							
Grade % Arch. Fee %							
Bldg. Repl. Cost							
Cost Index							
Indexed Repl. Cost							
Age Eff. Age							
Depr. Table Residual %							
Dep'd. Value of Bldg.							
Misc. Const.							
Misc. Const. Repl. Cost							
Cost Index							
Indexed Repl. Cost							
Age Eff. Age							
Residual %							
Dep'd. Value Misc. Const.							
TOTAL DEP'D. VALUE							
Market Value Adjust.							
TOTAL MARKET VALUE							

MARKET VALUE SUMMARY

Date	1982-83							
Land	5450							
Improvements	13,400							
Total	18,850							
	(UNF)							

ASSESSMENT SUMMARY

Date								
Assmt. Factor								
Land								
Improvements								
Total								
Computed By								

COMMERCIAL DATA CARD NO. ___ OF ___

DIST. NO. 6230

PLAT NO. 271-38

KEY NO. 271-2004

MILWAUKEE, WISCONSIN

TAX COMMISSIONER'S OFFICE

T-251

LOT PLAN

STREET

STREET

ONING

AREA USE HEIGHT

USE OF LOT

CONFORMS TO ZONING — YES ☐ NO ☐

IF "NO" EXPLAIN

OCATION FACTORS

CORNER ☐ REAR ALLEY ☐ SIDE ALLEY ☐

TREET IMPROVEMENTS

FULL ☐ NO ALLEY ☐

NO SIDEWALK ☐

NO STORM SEWER ☐

TEMPORARY STREET ☐

HYSICAL FACTORS

GRADE ABOVE ☐ BELOW ☐

EMARKS

AND VALUE FACTORS

LOT SIZE — FRONTAGE 57 DEPTH 98.17 AVG

LOT AREA — SQ. FT. ACRES

EQUIV. LOT FRONTAGE @ 120' DEPTH

AVERAGE LOT SIZE

LOT SIZE ADJ.

AND VALUE COMPUTATION

YEAR	1983	
FRONT FEET	55+	
CORNER BENEFIT		
ALLEY BENEFIT		
LOT SIZE ADJ.		
EFFECTIVE FRONTAGE		
UNIT VALUE	100	
VALUE AT STD. DEPTH		
DEPTH FACTOR		
VALUE ACTUAL DEPTH		
ADJUSTMENT		
	5500	
	.99	
	5450	
LAND VALUE		

BUILDING PERMIT AND COST INFORMATION

DATE	DESCRIPTION OF WORK	ESTIMATED COST	ACTUAL COST

SALE INFORMATION

DATE	INST.	REEL	IMAGE	GRANTOR	GRANTEE	SALE PRICE
4-6-79	WD	1194	1288	THOMAS NOSNI	CHRIS MIHAS TRUST	29,000
9-15-80	LC	1322	1621	CHRIS MIHAS TRUST	RON MALMER	65,000
3-13-81	ASST	1363	479	RON MALMER	JOHN NUBER	79,000
5-15-84	WD	1650	251	CHRIS MIHAST TRUST	" "	50,000
	QCD					

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. FT. @			
SQ. FT. @			
L. FT. @			
STANDARD VALUE			
GRADE %			
WALL TRIM			
INSULATION ADJ.			
ATTIC ADJ.			
MAJOR ADDITIONS			
PORCHES & STOOPS			
GARAGE			
DOLLAR VALUE ADD. OR DED.			
TOTAL REPL. COST			
INDEX			
BUILDING UNIT COST/SQ.FT.			
RESIDUAL %			
SOUND VALUE			
SOUND VALUE OTHER BLDG.			
SOUND VALUE ALL BLDGS.			
ADJ. — ADD OR DEDUCT			
IMPROVEMENT VALUE			

APPRAISAL SUMMARY

YEAR			
LAND			
IMPROVEMENTS			
TOTAL			
ASSM'T. FACTOR			

RENTAL INFORMATION

AREA & PERIMETER COMPUTATION

EFFECTIVE AGE COMPUTATION

REMARKS

6/21/86 Ext. check only
2 Bldgs Joined together
on 2nd Floor Level. salescheck
- E. Murray

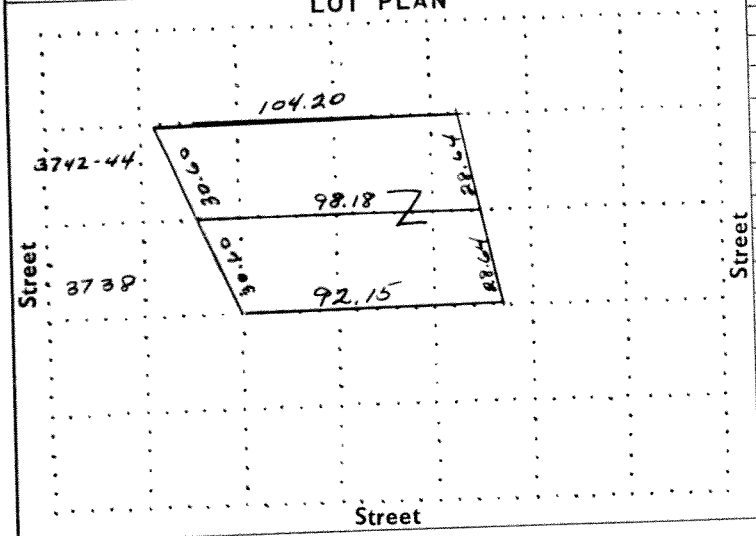
SSESSMENT SUMMARY

YEAR									
ASSESSED BY									
REVIEWED BY									
LAND									
IMPROVEMENT									
TOTAL									

TAX COMMISSIONER'S OFFICE / MILWAUKEE, WISCONSIN

LAND COMPUTATION

LOT PLAN



SIZE OF LOT

Width Depth

Sq. Ft. Area Computations: 5498 ±

Acres

Dwelling Units

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:

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

NEIGHBORHOOD

Age Stable Growing Declining

Changing Use: Yes No

PHYSICAL FACTORS

Access: Corner Rear Alley Side Alley

Corner Develpmt.: Walk-In Drive-In

Side Street: Ord. Access Develpd. Bus.

Hwy. or Arterial

Street Improvements: Full Partial

If "Partial" Explain:

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

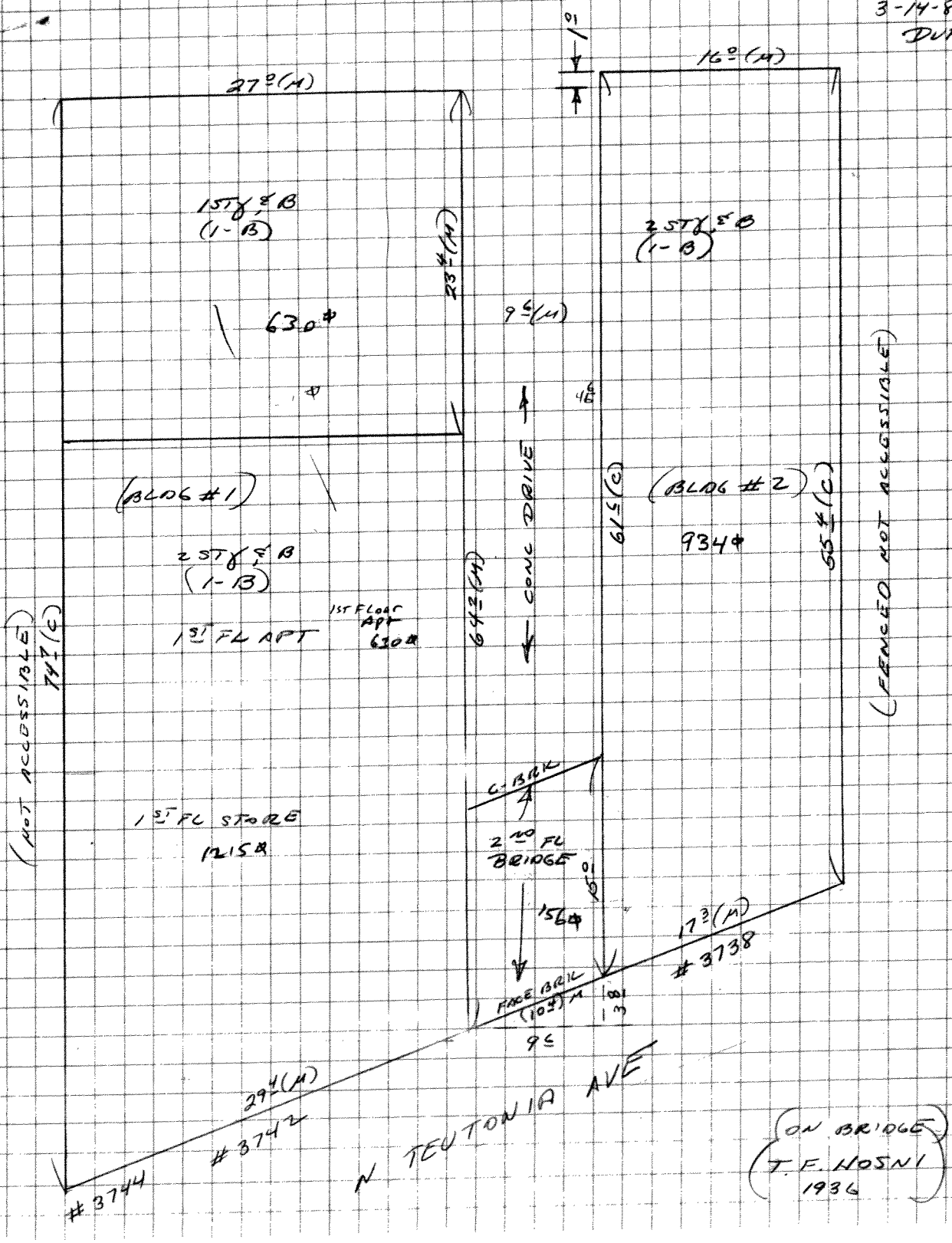
	Date					
Total Effect. Front.	55±					
Sq. Ft. or Acres						
No. of Dwell. Units						
Value Per Unit	100/FF					
Value @ Std. Depth	5600					
Depth Factor	.99					
Value @ Actual Depth						
Side Street Adj.						
Other Adjustments						
LAND VALUE	5450					

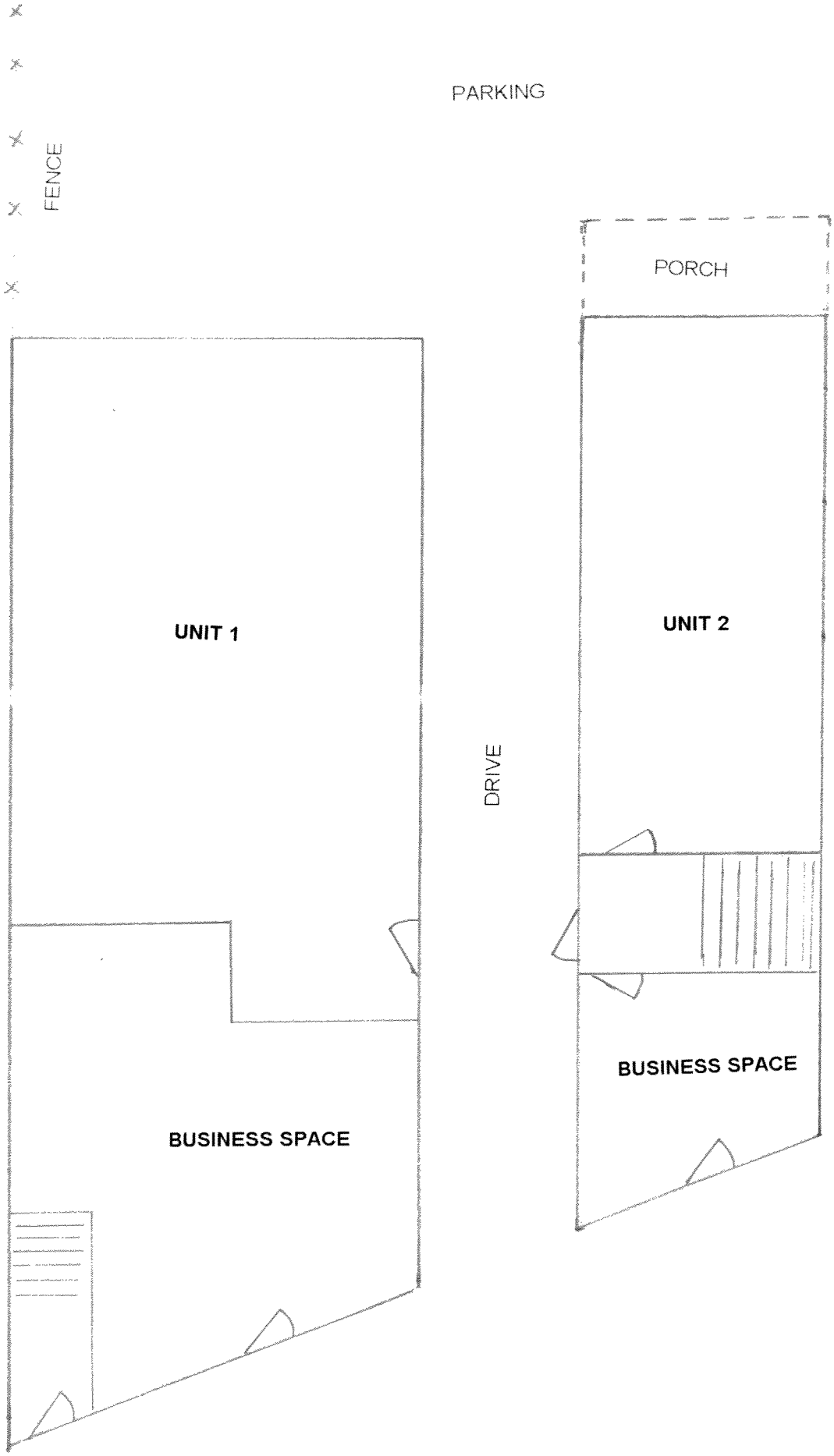
Remarks

3738-42 N TEUTONIA AVE

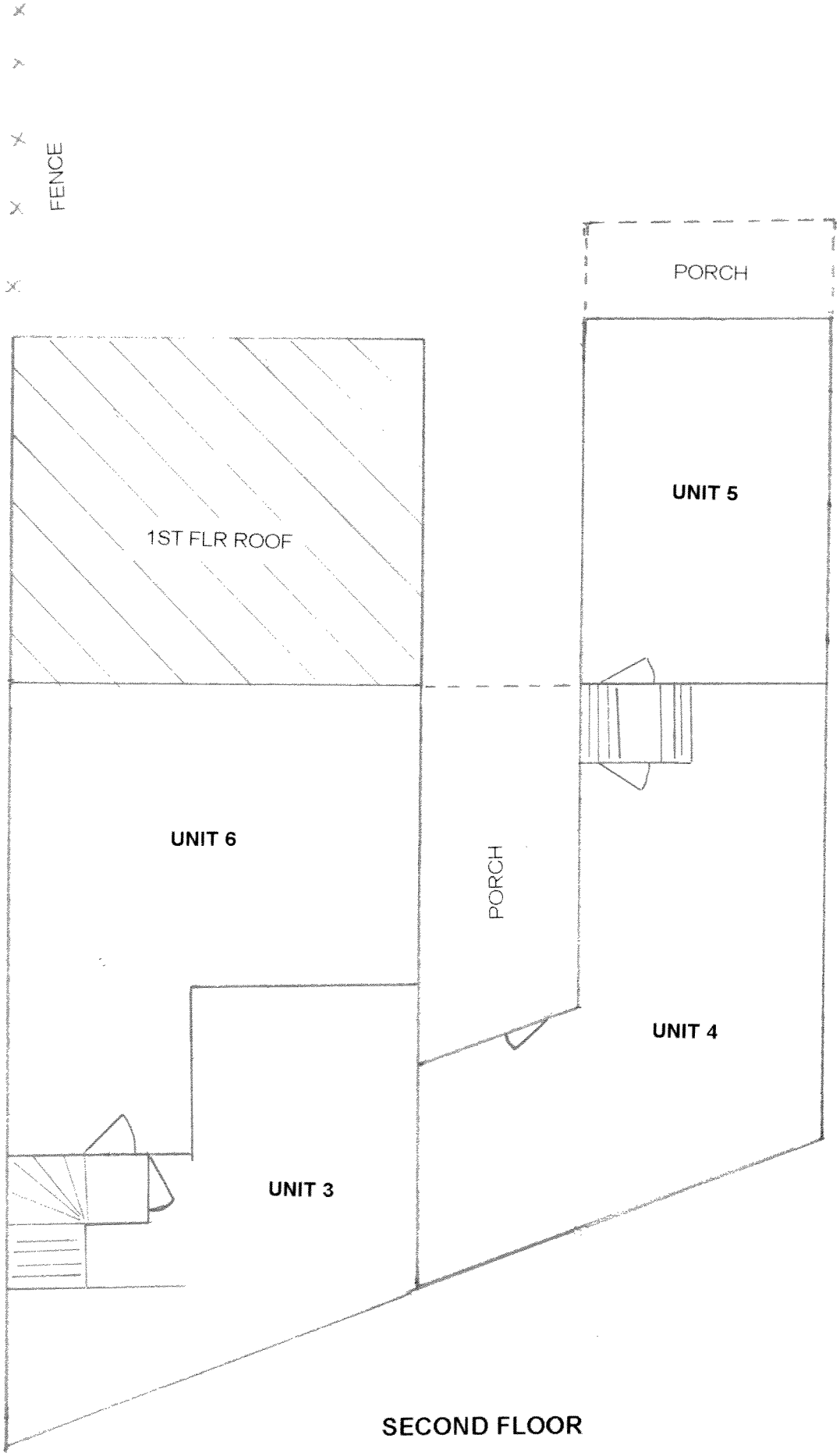
271-2004
38

3-14-83
DUFF




PARKING
FENCE
PORCH
UNIT 1
UNIT 2
DRIVE
BUSINESS SPACE
BUSINESS SPACE

FIRST FLOOR



SECOND FLOOR