064-8995-006

DISTRICT KEY NO.

WT-PA-500 H. C. MILLER CO., MILWAUKEE

# RESIDENTIAL APPRAISAL CARD

ADDRESS OF PROPERTY 3232 W. Bradley Road

OWNER DESCRIPTION

Willie C. Wilson & W

## SALES INFORMATION

| Dates | Consideration | Volume | Page | Remarks |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

## BUILDING PERMIT RECORD

| Date | Number | Amount | | Purpose |
|---|---|---|---|---|
| 6/29/76 | 9871 | 38,000 | – | S. F. Res. w/att. garage |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

## RENTAL INFORMATION

## LAND VALUE FACTORS

| Topography — Lot | | Street | | | |
|---|---|---|---|---|---|
| Level | | Gravel | | Sidewalk | |
| Above Grade | | Asphalt | | Water | |
| Below Grade | | Concrete | | Sewer | |
| **Description** | | Curb & Gutter | | Gas | |
| Corner | | Lighting | | Electric | |
| Zoning | | **Alley** | | | |
| **Distance To** | | Side | | Gravel | |
| Bus | | Rear | | Asphalt | |
| Grade School | | None | | Concrete | |
| High School | | **Land Improvements** | | | |
| Shopping | | Ret Walls | $ | | |
| **Neighborhood** | | Drives - Walks | | | |
| Ex. | | Stable | | Fences | |
| Good | | Declining | | Landscaping | |
| Avg. | | Improving | | Well | |
| Poor | | Avg. Age | | Septic Tank | |
| | | | | Total $ | |

## COMPUTATION OF LAND VALUE

| Width | Depth | | |
|---|---|---|---|
| Front Foot Unit | | | |
| Value Std. Lot | | | |
| Depth Factor % | | | |
| Adjusted Value | | | |
| Add Alley Value | | | |
| Corner Value | | | |
| Land Impts. | | | |
| DEDUCTION | | | |
| Total Land Value | | | |

## SUMMARY APPRAISED VALUE

| | Rent. Mult. | | | |
|---|---|---|---|---|
| Date | | | | |
| Land | | | | |
| Impts | | | | |
| Total | | | | |

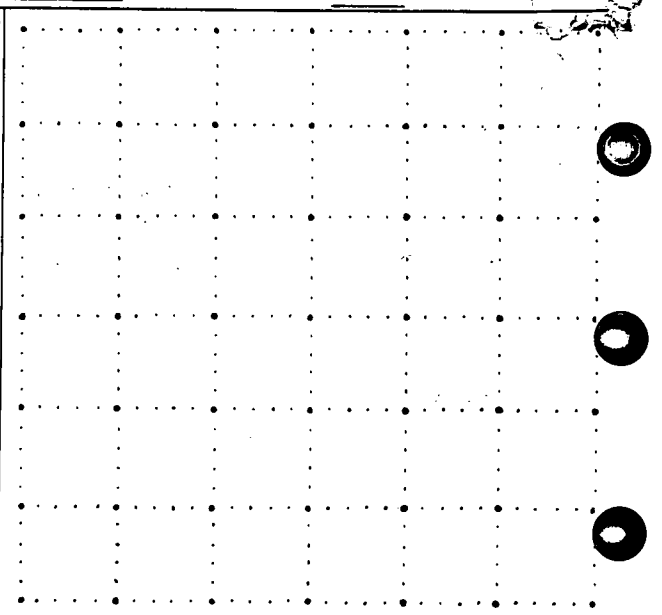
5-1-77 House Complete

## ASSESSMENT SUMMARY

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| By Whom Assessed | C | | | | | | | |
| Date | 77 | | | | | | | |
| Land | 5,000 | | | | | | | |
| Improvements | 21,000 | | | | | | | |
| Total | 26,000 | | | | | | | |

CLASS { MAIN _____ Measured by _____ Calculated by _____
ADDITIONS _____ Listed by _____ Reviewed by _____

PLAN OF HOUSE
One Division = _____ Feet



| | | | |
|---|---|---|---|
| Single Dwelling | ✓ | Rooms | |
| Duplex Flat | | Baths | |
| Bungalow Flat | | Powder Rms | |
| Double Dwelling | | Closets | |
| Family | | | |
| Summer Cottage | | | |

| | M | A | B |
|---|---|---|---|
| STORIES | 2 | | |
| ATTIC: None | | | |
| Unfinished | | | |
| Part Finish | | | |
| Finished | | | |
| ROOF: Gable | ✓ | | |
| Hip | | | |
| Gambrel | | | |
| Shed | | | |
| Asphalt Shingle | ✓ | | |
| Wood Shingle | | | |
| Dormers | | | |
| Insulation | ✓ | | |
| EXT. WALL: Siding | alum | | |
| F. Brk. Ven. | 1/2 | | ✓ |
| C. Brk. Ven. | | | |
| Stone Ven. | | | |
| Conc. Block | | | |
| Stucco | | | |
| Insulation | ✓ | | |
| FOUNDATION: Conc. Block | 11C | X | |
| Concrete | | | |
| Stone | | | |
| Post — Piers | | | |
| Conc. Slab | | | |
| BASEMENT: Full | ✓ | | |
| None | | | |
| 1/4 1/2 3/4 | | | |
| Crawl Space | | | |
| HEATING: Stove | | | |
| Hot Air Pipeless | | | |
| Hot Air, Piped | | | |
| Forced Hot Air | ✓ | | |
| Hot Water | | | |
| Steam | | | |
| Conv. Unit | | | |

Gas ✓ Oil ☐ Cool ☐

| | |
|---|---|
| ELEC.: Conduit Bx | |
| Romex | |
| Knob — Tube | |
| None | |

| AGE | Year Built | Remod |
|---|---|---|
| M | | |
| A | | |
| B | | |

OBSERVED CONDITION

| | E | G | N | F | P |
|---|---|---|---|---|---|
| Ext | | | | | |
| Int | | | | | |

Rating: % Residual

ADVERSE INFLUENCES

| | FLOORS: Sub Concrete | Sub Wood | Finish Hardwood | Lino-Tile | Carpeting | Ceramic T. | INTERIOR: Plaster | Dry Wall | Wall Bd. | Panelling | TRIM: Hardwood | Softwood |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BASEMENT | | | | | | | | | | | | |
| 1st Floor: Liv. Rm. | | 1 | | | X | | | X | | | X | |
| Din. Rm. | | 1 | | | X | | | X | | | X | |
| Kitchen | | 1 | | X | | | | X | | | X | |
| Fam. Rm. | | 1 | | X | | | | X | | X | X | |
| Bedroom | | | | | | | | | | | | |
| Bath | | 1 | | X | | | | X | | | X | |
| Powder Rm. | | | | | | | | | | | | |
| 2nd or Attic: Liv. Rm. | | | | | | | | | | | | |
| Din. Rm. | | | | | | | | | | | | |
| Kitchen | | | | | | | | | | | | |
| Bedroom | | 4 | X | | | | | X | | | X | |
| Bath | | 2 | | X | | | | X | | | X | |
| Powder Rm. | | | | | | | | | | | | |
| 3rd Attic | | | | | | | | | | | | |

| PLUMBING | | OTHER FEATURES | |
|---|---|---|---|
| ✓ | Laundry Tubs Single | ✓ | Kitchen 9 4 9 |
| ✓ | Water Heater 40 Gas | | |
| ✓ | Sump Pump | | B.I. Oven |
| | Incinerator | | Range |
| | Water Softener | | |
| | | ✓ | Disposal |
| ✓ | Sink double | | Dishwasher No |
| 3 | Water Closet | | |
| 2 1/2 | Tub | | |
| 2 | Shower O. T. | ✓ | Fan hood |
| | Shower Stall | | |
| 3 | Lavatory 3 Vanity | ✓ | Fireplace Brk Ave |
| | Colored Fixtures | | |
| | No Plumbing | | Addt'l F.P. |
| | Std. Plumbing | | |
| | TILE | | Rec. Room |
| | Bath Rm. Floor | | |
| | Walls | | China Cove |
| | Wainscoting | | |
| | Tub Area | | |
| | Powder Rm. Floor | | Bsmt. Gar. |
| | Walls | | |
| | Wainscoting | | |
| | TOTALS | | |

| GARAGE | ATTACHED BUILT-IN | DETACHED | OTHER |
|---|---|---|---|
| Fdtn. | | | |
| Walls | | | |
| Floor | | | |
| Roof | | | |
| Roof Cover | | | |
| Int. Finish | | | |
| Lights | | | |
| O. H. Door | | | |
| Area | | | |
| Base Cost | | | |
| Deduct | | | |
| Com. Wall | | | |
| | | | |
| Base Cost | | | |
| Local Mod. | x x x x x x | | |
| Repl. Cost | x x x x x x | | |
| % Res. | x x x x x x | | |
| Value | x x x x x x | | |

| | AREA | PERIMETER | RATIO |
|---|---|---|---|
| MAIN | | | |
| A | | | |
| B | | | |

| PRICING | Deduct | Add |
|---|---|---|
| Main | | |
| Addition | | |
| Addition | | |
| Attic | | |
| | | |
| Conversion Unit | | |
| Apt. Modification | | |
| | | |
| Plumbing — Tile | | |
| Other Features | | |
| | | |
| Heating | | |
| Insulation | | |
| Floors | | |
| Basement | | |
| Electrical | | |
| Roofing | | |
| | | |
| | | |
| ADD OR DEDUCT TOTALS | | |
| NET → | | |
| Porches — Vestibule | | |
| | | |
| Bays | | |
| | | |
| Breezeway | | |
| | | |
| Attached Built-In Garage | | |
| TOTAL BASE COST | | |
| Local Modifier | | |
| Current Repl. Cost | | |
| Percent Residual | | |
| NET VALUE | | |
| Add Detached Garage | | |
| Add Other | | |
| TOTAL | | |
| Deduct Adverse Influences | | |
| APPRAISED VALUE | | |

Remarks