9:30 Monday

005

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

RESIDENTIAL APPRAISAL CARD

DISTRICT

KEY NO. 064-8995-

ADDRESS OF PROPERTY 3300 W. Bradley Road

OWNER

Joseph Vicari & W

DESCRIPTION

Lot 3

American 43 Revised
Wiemmer - Blatter

SALES INFORMATION

Dates	Consideration	Volume	Page	Remarks

BUILDING PERMIT RECORD

Date	Number	Amount	Purpose
9-1-72	9038	23,500 00	S.F. Res. w/ Att. Gge.

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				

House Complete 5-1-74

ASSESSMENT SUMMARY

By Whom Assessed	BOC	BOC						
Date	73	74						
Land	5000	5000						
Improvements	7500	17000						
Total	PARTIAL	22,000						

CLASS { MAIN _____ Measured by SDC 6-17-74 Calculated by _____ PLAN OF HOUSE
ADDITIONS _____ Listed by _____ Reviewed by _____ One Division = _____ Feet

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

	M	A	B
STORIES	1		
ATTIC: None	✓		
ATTIC: Unfinished			
ATTIC: Part Finish			
ATTIC: Finished			
ROOF: Gable	✓		
ROOF: Hip			
ROOF: Gambrel			
ROOF: Shed			
ROOF: Asphalt Shingle	✓		
ROOF: Wood Shingle			
ROOF: Dormers			
ROOF: Insulation	✓		
EXT. WALL: Siding	✓		
EXT. WALL: F. Brk. Ven. 1/2 + ✓			
EXT. WALL: C. Brk. Ven.			
EXT. WALL: Stone Ven.			
EXT. WALL: Conc. Block			
EXT. WALL: Stucco			
EXT. WALL: Insulation			
FOUNDATION: Conc. Block 11C	X		
FOUNDATION: Concrete			
FOUNDATION: Stone			
FOUNDATION: Post — Piers			
FOUNDATION: Conc. Slab			
BASEMENT: Full			
BASEMENT: None			
BASEMENT: 1/4 1/2 (3/4)			
BASEMENT: Crawl Space Fam			
HEATING: Stove			
HEATING: Hot Air Pipeless			
HEATING: Hot Air, Piped			
HEATING: Forced Hot Air	✓		
HEATING: Hot Water			
HEATING: Steam			
HEATING: Conv. Unit			
Gas ✓ Oil ☐ Coal ☐			
ELEC.: Conduit Bx			
ELEC.: Romex			
ELEC.: Knob — Tube			
ELEC.: None			

AGE	Year Built	Remod
M	1973	
A		
B		

OBSERVED CONDITION

	E	G	N	F	P
Ext	✓				
Int		✓			

Rating: % Residual

ADVERSE INFLUENCES

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

PLUMBING		OTHER FEATURES	
✓	Laundry Tubs	✓	Kitchen
			Gas
✓	Water Heater 40 gas		
	Sump Pump		B.I. Oven
	Incinerator		Range
	Water Softener		
		✓	Disposal
1	Sink Double		Dishwasher
2	Water Closet		
1	Tub		
1	Shower O. T.	✓	Fan
	Shower Stall		
2	Lavatory 2 Van	✓	Fireplace
			Brick
	Colored Fixtures		
	No Plumbing		Addt'l F.P.
	Std. Plumbing		
	TILE		Rec. Room
	Bath Rm. Floor		
	Walls		
	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