

1023 E. Tchar



DOC.# 10450159

DOCUMENT NO

WARRANTY DEED

RECORDED 04/09/2015 02:16PM
JOHN LA FAVE
REGISTER OF DEEDS -
Milwaukee County, WI
AMOUNT: 30.00
FEE EXEMPT #:
TRANSFER FEE: 1932 30

THIS DEED, made between John B Kuhn and Marina M. Kuhn, husband and wife, ("Grantor," whether one or more), and Matthew B. Bazelon and Maureen E Bazelon, husband and wife, ("Grantee," whether one or more) Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum)

See attached Legal Description

** AS SURVIVORSHIP MARITAL PROPERTY*

RECORDING

Return to
M. B. BAZELON
5058 N KENT AVE
WHITEFISH BAY WI 53217

Parcel Identification Number (PIN) 095-9990-000

This is not homestead property

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year hereof, and will warrant and defend the same.

Dated this ___ day of April, 2015

*John B Kuhn

*Marina M Kuhn

ACKNOWLEDGMENT

STATE OF Wisconsin
Milwaukee County
Personally came before me this 31 day of April, 2015 the above named John B Kuhn to me known to be the person(s) who executed the foregoing instrument and acknowledge the same

Donna A. Allen

Notary Public, Milwaukee County, Wis
My Commission is permanent (if not state expiration date: 2015)

This Instrument was drafted by Mark Reel

* Names of persons signing in any capacity should be typed or printed below their signatures

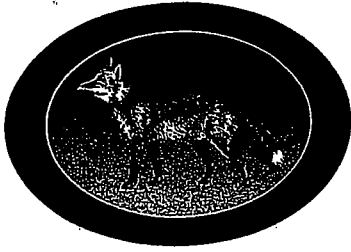
STATE BAR OF WISCONSIN

ACKNOWLEDGMENT

STATE OF Wisconsin
Milwaukee County
Personally came before me this 1st day of April, 2015 the above named Marina M Kuhn to me known to be the person(s) who executed the foregoing instrument and acknowledge the same

Notary Public, Milwaukee County, Wis
My Commission is permanent (if not state expiration date: 7-26-15)

MARTIN S HERSH
NOTARY PUBLIC
STATE OF WISCONSIN



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

PROPERTY MAINTENANCE
COMPLIANCE NOTICE

Property Owner: Kuhn

Date: 6/28/12

Address: 1023 E Thorn

The exterior of your property was inspected for code compliance. The inspection revealed the following items(s) of noncompliance:

DESCRIPTION

COMMENTS/CODE REFERENCE

- Fences
- Decks
- Retaining Walls
- Accessory Buildings
- Dwelling Exterior
- Litter
- Grass
- Dead Trees
- Exterior Storage
- Unenclosed Storage
- Other

82

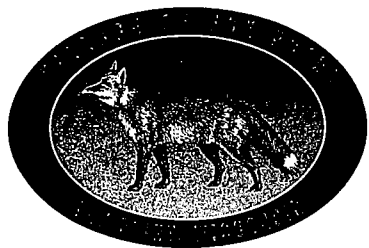
Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by _____. Please be advised that failure to comply with this notice will result in further action being taken by this department.

Please feel free to contact me should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector

***PLEASE BE AWARE THAT FAILURE TO COMPLY WITH THIS NOTICE MAY RESULT IN THE VILLAGE ARRANGING TO HAVE THIS WORK DONE, AT YOUR EXPENSE, PURSUANT TO SECTION 33.8(1)(d) OF THE VILLAGE CODE.**



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

PROPERTY MAINTENANCE
COMPLIANCE NOTICE

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

Property Owner: Kuhn

Date: 6/28/11

Address: 1023 E Thorn

The exterior of your property was inspected for code compliance. The inspection revealed the following item(s) of noncompliance:

DESCRIPTION

COMMENTS/CODE REFERENCE

- Fences
- Decks
- Retaining Walls
- Accessory Buildings
- Dwelling Exterior
- Litter
- Grass
- Dead Trees
- Exterior Storage
- Unenclosed Storage
- Other

OK

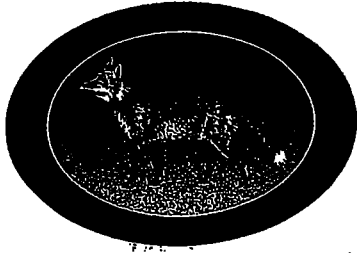
Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by _____. Please be advised that failure to comply with this notice will result in further action being taken by this department.

Please feel free to contact me should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector

***PLEASE BE AWARE THAT FAILURE TO COMPLY WITH THIS NOTICE MAY RESULT IN THE VILLAGE ARRANGING TO HAVE THIS WORK DONE, AT YOUR EXPENSE, PURSUANT TO SECTION 33.8(1)(d) OF THE VILLAGE CODE.**



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

PROPERTY MAINTENANCE
COMPLIANCE NOTICE

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

Property Owner: Kuhn

Date: 7/15/10

Address: 1023 E Thorn Ln

The exterior of your property was inspected for code compliance. The inspection revealed the following items(s) of noncompliance:

DESCRIPTION

COMMENTS/CODE REFERENCE

- Fences
- Decks
- Retaining Walls
- Accessory Buildings
- Dwelling Exterior
- Litter
- Grass
- Dead Trees
- Exterior Storage
- Unenclosed Storage
- Other

ok

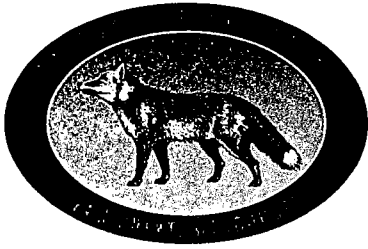
Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by _____. Please be advised that failure to comply with this notice will result in further action being taken by this department.

Please feel free to contact me should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector

***PLEASE BE AWARE THAT FAILURE TO COMPLY WITH THIS NOTICE MAY RESULT IN THE VILLAGE ARRANGING TO HAVE THIS WORK DONE, AT YOUR EXPENSE, PURSUANT TO SECTION 33.8(1)(d) OF THE VILLAGE CODE.**



VILLAGE OF FOX POINT
MILWAUKEE COUNTY
WISCONSIN
VILLAGE OF FOX POINT
PROPERTY MAINTENANCE
COMPLIANCE NOTICE

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

Property Owner: Kuhn
Address: 1093 E 7th Ln

Date 7/10/09

The exterior of your property was inspected for code compliance. The inspection revealed the following item(s) of noncompliance:

Description

Comments/Code Reference

- Fences
- Decks
- Retaining Walls
- Accessory Buildings
- Dwelling Exterior
- Litter
- Grass
- Dead Trees
- Exterior Storage
- Unenclosed Storage
- Other

OK

Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by _____. Please be advised that failure to comply with this notice will result in further action being taken by this department.

Please feel free to contact me should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector

***PLEASE BE AWARE THAT FAILURE TO COMPLY WITH THIS NOTICE WILL RESULT IN THE VILLAGE ARRANGING TO HAVE THIS WORK DONE, AT YOUR EXPENSE, PURSUANT TO SECTION 33.8(1)(d) OF THE VILLAGE CODE.**



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

VILLAGE OF FOX POINT
PROPERTY MAINTENANCE
COMPLIANCE NOTICE

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

Property Owner: KUDN
Address: 1023 E. Thorn Ln

Date 8/13/08

The exterior of your property was inspected for code compliance. The inspection revealed the following item(s) of noncompliance:

Description

Comments/Code Reference

- Fences
- Decks
- Retaining Walls
- Accessory Buildings
- Dwelling Exterior
- Litter
- Grass
- Dead Trees
- Exterior Storage
- Unenclosed Storage
- Other

OK

Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by _____. Please be advised that failure to comply with this notice will result in further action being taken by this department.

Please feel free to contact me should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector

***PLEASE BE AWARE THAT FAILURE TO COMPLY WITH THIS NOTICE WILL RESULT IN THE VILLAGE ARRANGING TO HAVE THIS WORK DONE, AT YOUR EXPENSE, PURSUANT TO SECTION 33.8(1)(d) OF THE VILLAGE CODE.**



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

VILLAGE OF FOX POINT
PROPERTY MAINTENANCE
COMPLIANCE NOTICE

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

Property Owner Kuhn
Address 1023 E. Thomas

Date 8/29/05

The exterior of your property was inspected for code compliance. The inspection revealed the following item(s) of noncompliance:

Description

Comments/Code Reference

- Fences
- Decks
- Retaining Walls
- Accessory Buildings
- Dwelling Exterior
- Litter
- Grass
- Dead Trees
- Exterior Storage
- Unenclosed Storage
- Other

ok

Pursuant to section 33.7 of the Village code, the Village is hereby requiring you bring the above items into code compliance by _____. Please be advised that failure to comply with this notice will result in further action being taken by this department.

Please feel free to contact me should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector

VILLAGE OF FOX POINT
PROPERTY MAINTENANCE
COMPLIANCE NOTICE

Property Owner Rosemary O'Byrne
Address 1023 G. Thorne Ln.

Date 5/30/03

The Village's goal is to inspect the exterior of all properties within the Village to ensure compliance with the Village's Property Maintenance Code. An inspection of your property has revealed that your property does not adhere to Village code in the following area(s):

Description

Comments

- Fences
- Decks
- Retaining Walls
- Accessory Buildings
- Dwelling Exterior
- Litter
- Grass
- Dead Trees
- Exterior Storage
- Other

OK





Pursuant to section 33.7 of the Village code, the Village hereby requests that you bring the above referenced items into code compliance by _____. Please be aware that failure to comply with this notice will result in a citation to appear in municipal court.

Please feel free to contact Lindsay Kaufmann should you have any questions concerning this notice.

Sincerely,



Property Maintenance Inspector

PLAT NO. LS-3774-15
 FIELD CREW: D.R.G. & E.A.J.
 DRAWN BY: J.G.S.



NORTH SHORE ENGINEERING, INC.
 Consulting Engineers & Land Surveyors
 11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
 (262) 241-9400 • FAX: (262) 241-5337

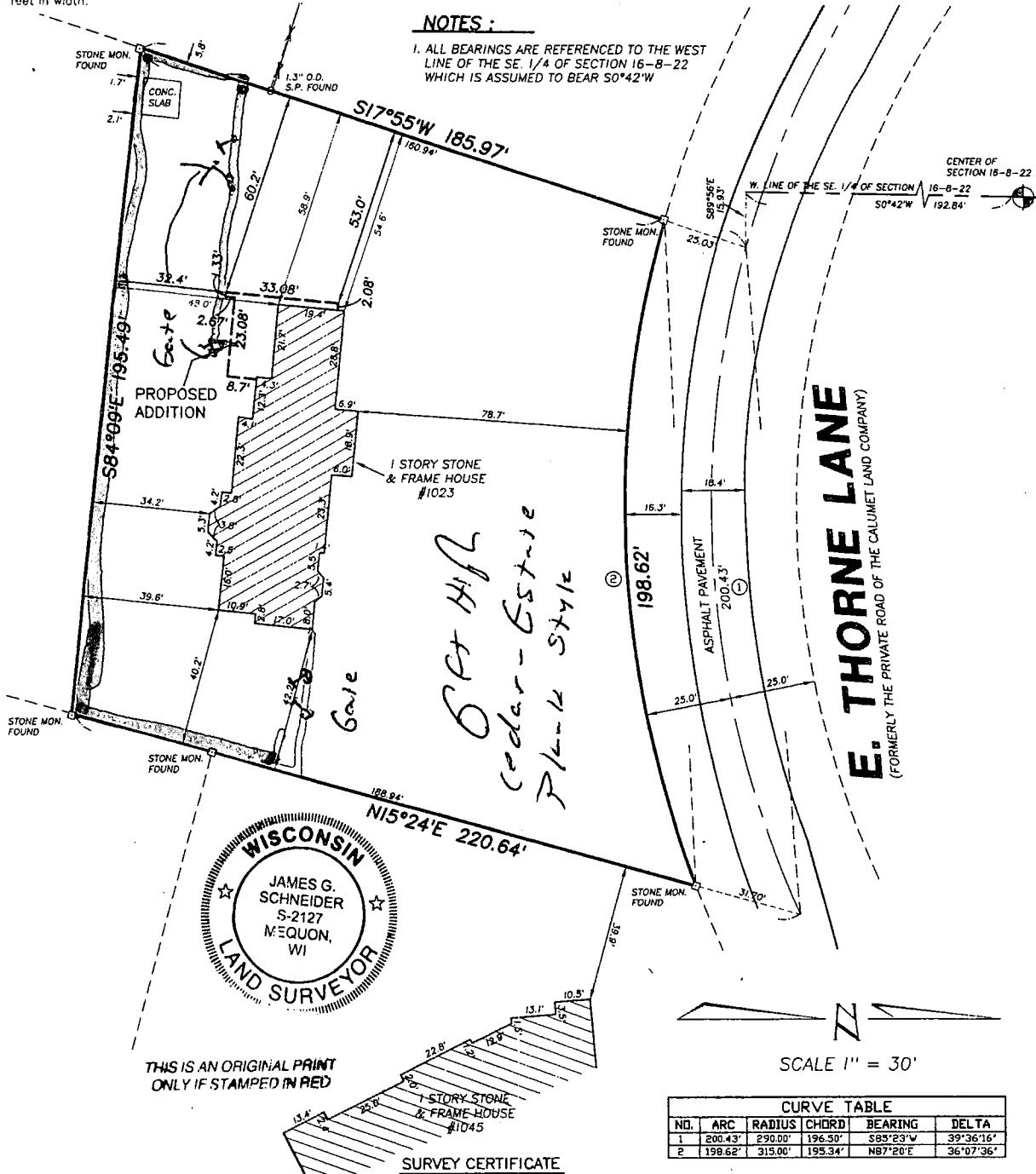
PLAT OF SURVEY

Prepared For: Fein Design / 1023 E. Thorne Lane

Property Description: All that part of Lots Nine (9) and Ten (10) in the Southeast One-quarter (1/4) and Southwest One-quarter (1/4) of Section Sixteen (16), in Township Eight (8) North, Range Twenty-two (22) East, in the Village of Fox Point, Milwaukee County, Wisconsin, bounded and described as follows Commencing at a point which is 15.93 feet, S89°56'E of a point which is 192.84 feet, S00°42'W of the center of Section Sixteen (16) aforesaid, said point being in the center of a Private Road (n.k.a. E. Thorne Lane) and said point being the place of beginning of the land to be described; thence S17°55'W, 185.97 feet to a point, thence S84°09'E, 195.49 feet to a point, thence N15°24'E, 220.64 feet to a point in the center of a Private Road, (n.k.a. E. Thorne Lane) thence Southwesterly, 200.43 feet along a curved line, whose radius is 290 feet and whose center is to the North (the long chord of which curve bears S85°23'W, 196.50 feet) to the place of beginning, said last described course and distance being on and along the center line of a Private Road (n.k.a. E. Thorne Lane) of the Calumet Land Company, 50 feet in width.

NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SE 1/4 OF SECTION 16-B-22 WHICH IS ASSUMED TO BEAR S0°42'W



CURVE TABLE					
NO.	ARC	RADIUS	CHORD	BEARING	DELTA
1	200.43'	290.00'	196.50'	S85°23'W	39°36'16"
2	198.62'	315.00'	195.34'	N87°20'E	36°07'36"

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadways, and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.

Dated at Mequon, Wisconsin. this 8th day of May, 20 15
 Recertified _____ Surveyor [Signature]

PLAT NO. LS-3774-15
 FIELD CREW: D.R.G. & E.A.J.
 DRAWN BY: J.G.S.



NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
 11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
 (262) 241-9400 • FAX: (262) 241-5337

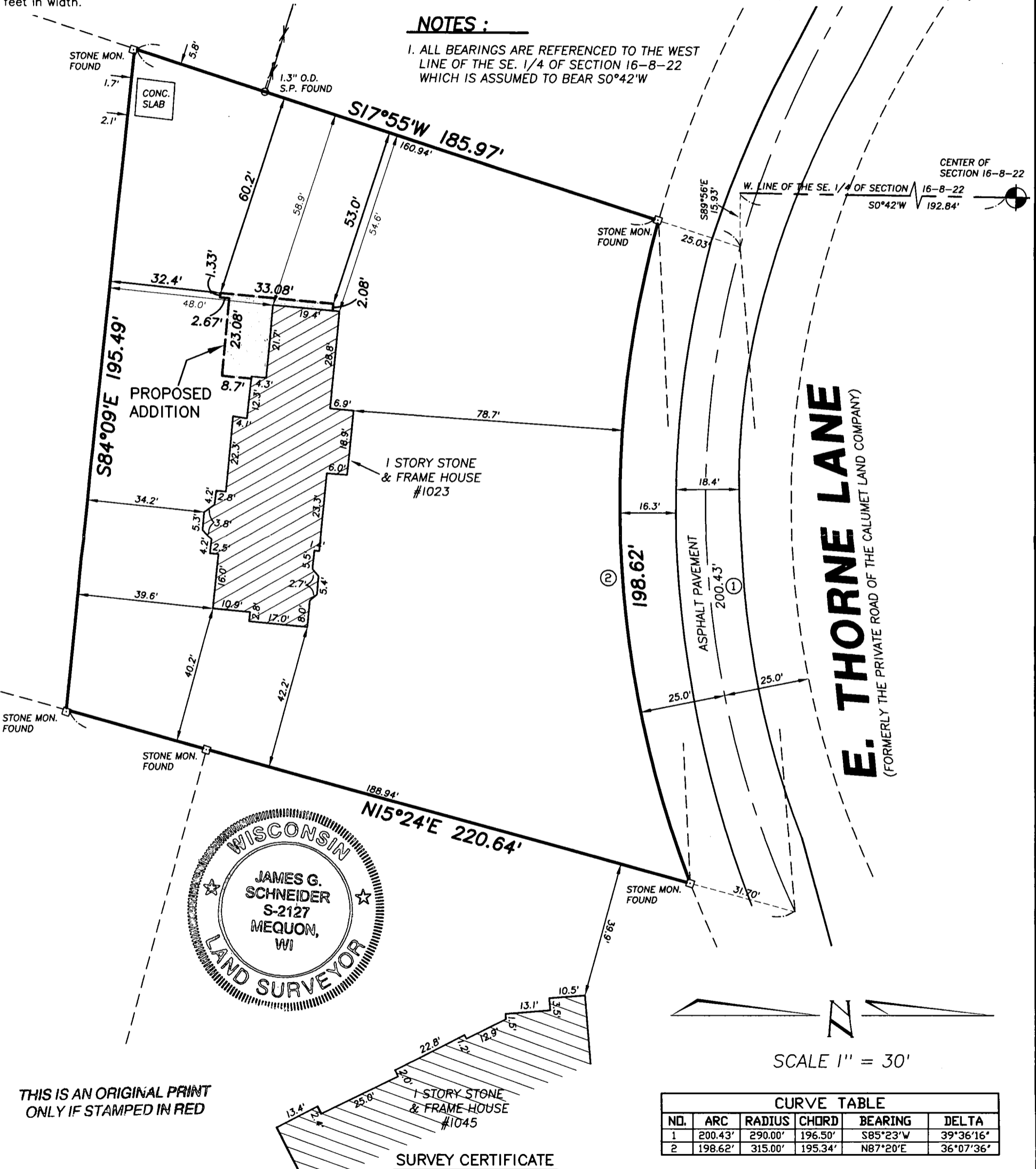
PLAT OF SURVEY

Prepared For: Fein Design / 1023 E. Thorne Lane

Property Description: All that part of Lots Nine (9) and Ten (10) in the Southeast One-quarter (1/4) and Southwest One-quarter (1/4) of Section Sixteen (16), in Township Eight (8) North, Range Twenty-two (22) East, in the Village of Fox Point, Milwaukee County, Wisconsin, bounded and described as follows Commencing at a point which is 15.93 feet, S89°56'E of a point which is 192.84 feet, S00°42'W of the center of Section Sixteen (16) aforesaid, said point being in the center of a Private Road (n.k.a. E. Thorne Lane) and said point being the place of beginning of the land to be described; thence S17°55'W, 185.97 feet to a point, thence S84°09'E, 195.49 feet to a point, thence N15°24'E, 220.64 feet to a point in the center of a Private Road, (n.k.a. E. Thorne Lane) thence Southwesterly, 200.43 feet along a curved line, whose radius is 290 feet and whose center is to the North (the long chord of which curve bears S85°23'W, 196.50 feet) to the place of beginning, said last described course and distance being on and along the center line of a Private Road (n.k.a. E. Thorne Lane) of the Calumet Land Company, 50 feet in width.

NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SE. 1/4 OF SECTION 16-8-22 WHICH IS ASSUMED TO BEAR S0°42'W



CURVE TABLE					
NO.	ARC	RADIUS	CHORD	BEARING	DELTA
1	200.43'	290.00'	196.50'	S85°23'W	39°36'16"
2	198.62'	315.00'	195.34'	N87°20'E	36°07'36"

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadways, and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.

Dated at Mequon, Wisconsin. this 8th day of May, 2015
 Recertified _____ Surveyor _____

095-9990

NAME CHANGE

STATE BAR OF WISCONSIN FORM 1 - 1998
WARRANTY DEED

Document Number

DOC. #
8721839

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 3:25 PM
01-23-2004

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT 11.00

This Deed, made between ROSE MARY O'BYRNE, AN UNMARRIED PERSON

Grantor, and JOHN B. KUHN AND MARINA M. KUHN, HUSBAND AND WIFE

Grantee.
Grantor, for a valuable consideration, conveys to Grantee the following described real estate in MILWAUKEE County, State of Wisconsin (The "Property"):

Recording Area
Name and Return Address
JOHN & MARINA KUHN
1023 E. THORN LANE
FOX POINT, WI. 53217

TRANSFER
\$2,256.⁰⁰
FEE

095-9990
Parcel Identification Number (PIN)
This IS homestead property.
(is) ~~(K&M)~~

ALL THAT PART OF LOTS 9 AND 10, IN THE SOUTHEAST AND SOUTH WEST 1/4 OF SECTION 16, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 15.93 FEET SOUTH 89 DEGREES 56' EAST OF A POINT WHICH IS 192.84 FEET SOUTH 0 DEGREES 42' WEST OF THE CENTER OF SECTION 16 AFORESAID, SAID POINT BEING IN THE CENTER OF A PRIVATE ROAD AND SAID POINT BEING THE PLACE OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE SOUTH 17 DEGREES 55' WEST 185.97 FEET TO A POINT; THENCE SOUTH 84 DEGREES 09' EAST 195.49 FEET TO A POINT; THENCE NORTH 15 DEGREES 24' EAST 220.64 FEET TO A POINT IN THE CENTER OF A PRIVATE ROAD; THENCE SOUTHWESTERLY 200.43 FEET ALONG A CURVED LINE, WHOSE RADIUS IS 290 FEET AND WHOSE CENTER IS TO THE NORTH (THE LONG CHORD OF WHICH CURVE BEARS SOUTH 85 DEGREES 23' WEST 196.50 FEET) TO THE PLACE OF BEGINNING, SAID LAST DESCRIBED COURSE AND DISTANCE BEING ON AND ALONG THE CENTER LINE OF A PRIVATE ROAD OF THE CALUMET LAND COMPANY 50 FEET IN WIDTH.

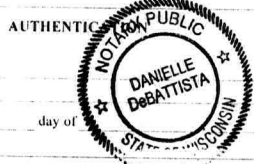
Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants and general taxes levied in the year of closing, provided none of the foregoing prohibit the present use of the property.

Dated this 30 day of DECEMBER, 2003

Rose Mary O'Byrne
• ROSE MARY O'BYRNE

Signatures(s)



authenticated this day of

ACKNOWLEDGMENT
STATE OF WISCONSIN)
MILWAUKEE) SS.
County.)
Personally came before me this 30 day of
DECEMBER, 2003 the above named
ROSE MARY O'BYRNE

NOTE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Under the supervision of Michael F. Crowley for
AAT&CSI

(Signatures may be authenticated or acknowledged. Both are not necessary.)

to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Danielle DeBattista
• DANIELLE DEBATTISTA
Notary Public, State of Wisconsin
My Commission is permanent. My Commission Expires Jan. 22, 2005

*Names of persons signing in any capacity should be typed or printed below their signatures

REEL
5753
IMAGE
2909

95-9990 ✓

HEEL 625 INAC 1419

**300

LI CA REC

1641832

209667

DEC-13-71

This Indenture, Made the 9th day of December, 1971

by and between FIRST WISCONSIN TRUST COMPANY, a Wisconsin corporation, of Milwaukee, Wisconsin, as Personal Representative of the Estate of Martin N. Burke, Jr., deceased, and not in its individual capacity

part Y of the first part, and First Wisconsin Trust Company, as Trustee of the Jacqueline M. Burke Fund under the Will of Martin N. Burke, Jr., deceased, and not in its individual capacity

part Y of the second part,

Witnesseth:

That the part Y of the first part, Personal Representative as aforesaid, by virtue and in execution of its powers as such Personal Representative

and for and in consideration of One Dollar (\$1.00) and other valuable consideration do AS hereby give, grant, bargain, sell, remise, release, alien and convey to the said part Y of the second part, and its successors and assigns forever, the following real estate

situated in the county of Milwaukee and state of Wisconsin to-wit: All that part of Lots Nine (9) and Ten (10), in the South East and South West One-quarter (1/4) of Section Sixteen (16), in Township Eight (8) North, Range Twenty-two (22) East, in the Village of Fox Point, bounded and described as follows: Commencing at a point which is 15.93 feet South 89° 56' East of a point which is 192.84 feet South 0° 42' West of the center of Section 16 aforesaid, said point being in the center of a private road and said point being the place of beginning of the land to be described; thence South 17° 55' West 185.97 feet to a point; thence South 84° 09' East 195.49 feet to a point; thence North 15° 24' East 220.64 feet to a point in the center of a private road; thence South Westerly 200.43 feet along a curved line, whose radius is 290 feet and whose center is to the North (the long chord of which curve bears South 85° 23' West 196.50 feet) to the place of beginning, said last described course and distance being on and along the center line of a private road of the Calumet Land Company 50 feet in width.

Subject to any and all presently valid and effectual restrictions, covenants, easements, reservations, and conditions of record and municipal laws and ordinances regulating and restricting building use and occupancy.

This conveyance is exempt from a real estate transfer fee pursuant to subsection 77.25 (9) of the Wisconsin Statutes.

(The property herein conveyed is listed on the tax rolls of the City of Milwaukee under Tax Key No. 095-9990.)

4641832

REGISTRAR'S OFFICE Milwaukee County, Wis. RECORDED AT

on DEC 13 1971 in REC 625 INDEX 1419-1420 W. B. C. REGISTER OF DEEDS

300

To Have and to Hold the above granted premises, with the appurtenances, to the part...y.....of the second part, and...its.....~~xxxx~~/successors and assigns forever.

And the part...y.....of the first part... Personal Representative as aforesaid,.....

in consideration of the premises, do...es.....grant, covenant, bargain and agree to and with the part...y..... of the second part, its.....~~xxxx~~/successors and assigns, that the above granted premises are free and clear of all liens and incumbrances thereon placed, done or suffered by the part...y.....of the first part, and that the said premises and each and every part thereof in the quiet and peaceable possession and enjoyment of the part...y.....of the second part, its.....~~xxxx~~/successors and assigns, against all persons lawfully claiming or to claim by, through or under the part...y.....of the first part, and none other, with the exceptions, if any, hereinbefore set forth the said part...y.....of the first part will forever WARRANT AND DEFEND.

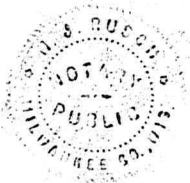
In Witness Whereof the trust company, party of the first part, has hereunto set its corporate seal, and caused these presents to be executed by its vice-president and its...assistant secretary, ~~xxxx~~ the day and year first above written.

In presence of:
Edwin F. Soultis
Edwin F. Soultis
H. J. Rusch
H. J. Rusch

FIRST WISCONSIN TRUST COMPANY,
By *Edwin Mack Greenthal* Vice-president
Richard Pyritz, Jr. Secretary
Richard Pyritz, Jr., as Personal Representative of the Estate of Martin N. Burke, Jr., deceased, and not in its individual capacity (Seal).
(Seal).

This instrument was drafted by Lee G. Wolcott.

STATE OF WISCONSIN }
COUNTY OF MILWAUKEE } ss. Personally came before me this 9th day of December 1971, the above named Edwin Mack Greenthal vice-president, and the above named Richard Pyritz, Jr., assistant secretary of the above named grantor FIRST WISCONSIN TRUST COMPANY, as Personal Representative of the Estate of Martin N. Burke, Jr., deceased, and not in its individual capacity to me known to be the persons who as such officers executed the foregoing instrument and to be such officers, and acknowledged the same.



H. J. Rusch
H. J. Rusch
Notary Public, Milwaukee County, Wisconsin.
My commission expires.....

My Commission Expires Nov. 10, 1974

95-9990

REEL 630IMAG 246

**30
*912

LI CAR REC
MILWAUKEE
JAN-7-72 216
JAN-7-72 216
1:646889
1:646889

This Indenture, Made the 29th day of December, 1971

and between **FIRST WISCONSIN TRUST COMPANY**, a Wisconsin corporation, of Milwaukee, Wisconsin, as Trustee of the Jacqueline M. Burke fund under the Will of Martin N. Burke, Jr., deceased, and not in its individual capacity.

part Y of the first part, and Thomas S. O'Byrne and Rose Mary M. O'Byrne, husband and wife,

parties of the second part,

REGISTRY OFFICE
Milwaukee County, Wis.
RECORDED AT SS M

Witnesseth:

on JAN 7 - 1972 in
Reel 630 image 246
4646889
Wendy Campbell 247
REGISTER OF DEEDS

That the part y of the first part, Trustee of the aforesaid, by virtue and in execution of its powers as such Trustee

and for and in consideration of One Dollar (\$1.00) and other valuable consideration

do SS hereby give, grant, bargain, sell, remise, release, alien and convey to the said part ies of the second part, and their heirs ~~successors~~ and assigns forever, the following real estate situated in the county of Milwaukee and state of Wisconsin to-wit:

All that part of Lots Nine (9) and Ten (10), in the South East and South West One-quarter (1/4) of Section Sixteen (16), in Township Eight (8) North, Range Twenty-two (22) East, in the Village of Fox Point, bounded and described as follows: Commencing at a point which is 15.93 feet South 89° 56' East of a point which is 192.84 feet South 0° 42' West of the center of Section 16 aforesaid, said point being in the center of a private road and said point being the place of beginning of the land to be described; thence South 17° 55' West 185.97 feet to a point; thence South 84° 09' East 195.49 feet to a point; thence North 15° 24' East 220.64 feet to a point in the center of a private road; thence South Westerly 200.43 feet along a curved line, whose radius is 290 feet and whose center is to the North (the long chord of which curve bears South 85° 23' West 196.50 feet) to the place of beginning, said last described course and distance being on and along the center line of a private road of the Calumet Land Company 50 feet in width.

Subject to any and all presently valid and effectual restrictions, covenants, easements, reservations, and conditions of record and municipal laws and ordinances regulating and restricting building, use and occupancy.

TRANSFER
\$94.20
FEE

(The property herein conveyed is listed on the tax rolls of the Village of Fox Point under Tax Key No. 095-9990.)

300

To Have and to Hold the above granted premises, with the appurtenances, to the parties of the second part, and their heirs/assigns and assigns forever.

And the part y. of the first part. Trustee as aforesaid,

in consideration of the premises, do es grant, covenant, bargain and agree to and with the parties of the second part, their heirs/assigns and assigns, that the above granted premises are free and clear of all liens and incumbrances thereon placed, done or suffered by the part y. of the first part, and that the said premises and each and every part thereof in the quiet and peaceable possession and enjoyment of the parties of the second part, their heirs/assigns and assigns, against all persons lawfully claiming or to claim by, through or under the part y. of the first part, and none other, with the exceptions, if any, hereinbefore set forth the said part y. of the first part will forever WARRANT AND DEFEND.

In Witness Whereof the trust company, party of the first part, has hereunto set its corporate seal, and caused these presents to be executed by its vice-president and its assistant secretary, the day and year first above written.

In presence of:

Edwin F. Soultz
Edwin F. Soultz
H. J. Rusch

FIRST WISCONSIN TRUST COMPANY,

By Edwin Mack Greenthal, Vice-president.
Richard Pyritz, Jr., Assistant Secretary.
as Trustee of the Jacqueline M. Burke fund under the Will of Martin N. Burke, Jr., deceased, and not in its individual capacity (Seal).

(Seal).

This instrument was drafted by Keith A. Christiansen.

STATE OF WISCONSIN }
COUNTY OF MILWAUKEE } ss. Personally came before me this 29th day of December

1971, the above named Edwin Mack Greenthal vice-president, and the above named Richard Pyritz, Jr., assistant secretary of the above named grantor FIRST WISCONSIN TRUST COMPANY, as Trustee of Jacqueline M. Burke fund under the Will of Martin N. Burke, Jr., deceased, and not in its individual capacity to me known to be the persons who as such officers executed the foregoing instrument and to be such officers, and acknowledged the same.



H. J. Rusch
Notary Public, Milwaukee County, Wisconsin.
My commission expires

My Commission Expires Nov. 10, 1974

1023 E. Thorn Point #2271 1301

6224176 095-9990
File Application and Appropriate Fee with Register of Deeds

- APPLICATION FOR:
- TRANSFER OF PROPERTY TO SURVIVING JOINT TENANT, LIFE TENANT OR REMAINDERMAN (Section 867.045, Wis. Statutes), and/or
 - SUMMARY CONFIRMATION OF INTEREST IN PROPERTY (Section 867.046(2), Wis. Statutes)

REGISTER'S OFFICE } SS
Milwaukee County, WI }
RECORDED AT 10:55 AM

NOV 4 1988 1301-

REEL 2271 IMAGE 1302

Walter Bergal REGISTER OF DEEDS

DOES THE PROPERTY LISTED BELOW CONSTITUTE ALL OF THE PROPERTY IN WHICH THE DECEDENT OWNED ANY INTEREST AT THE DATE OF DEATH?
 YES NO

Decedent Thomas S. O'Byrne	Date of Death March 30, 1988	Social Security Number 387-46-5677	
Address of Decedent at Date of Death 1023 E. Thorn Lane	City Fox Point	State WI	Zip Code 53217

1. Stocks, bonds, savings and checking accounts, and vendors' interests in land contracts (If more space is needed, attach schedule).	Person Receiving Property (letter a, b or c from line 3)	Serial or Account Number	Full Value At Date of Death Property Transferred Under s. 867.045 or s. 867.046(2)	
			\$	\$
Legal Description Attached				
NAME CHANGE				
TOTAL VALUES			\$	\$

6224176 #
RECORD 20.00

2. Real Estate	Transferred Under (check one) s. 867.045 s. 867.046(2)		Person Receiving Property (letter a, b or c from line 3 Below)	Assessed Valuation	Equalized Valuation	To Be Completed by Register of Deeds	
	X					Recording Data	
	X		a	\$214,100.00	\$225,100.00	Doc. #4646889, 1/1772	Reel 630 Image 246-247

DECLARATION

I (we) declare that this application is, to the best of my (our) knowledge and belief, true, correct and complete and is in conformity with the provisions and limitations of the Wisconsin Statutes and does not release any tax liabilities.

3. Name and Address of Person Receiving Property	Relationship to Decedent	Signature	Date
a. Rose Mary O'Byrne 1023 E. Thorn Lane Fox Point, WI 53217	Spouse	X <i>Rose Mary O'Byrne</i>	10/27/88
b.			
c.			

Sworn to before me on Oct 27, 1988
 Signature *Jean Lindgren*
 Print or Type Name Jean Lindgren
 State of Wisconsin Milwaukee
 County of Feb. 19, 1989
 My commission expires _____
 This application was drafted by (print or type name below)
Faye L. Calvey

I certify that I have mailed or delivered copies of this application as provided in s. 867.045(3) or s. 867.046(4), Wis. Stats. on

Nov. 4 1988
Date

Paul F. Mikas
Register of Deeds (signature)

Deputy

HT-110 (R. 5-86)
\$20

ORIGINAL

situated in the county of Missaukee and state of Michigan 2271-1302

All that part of Lots Nine (9) and Ten (10), in the South East and South West One-quarter (1/4) of Section Sixteen (16), in Township Eight (8) North, Range Twenty-two (22) East, in the Village of Fox Point, bounded and described as follows: Commencing at a point which is 15.93 feet South 89° 56' East of a point which is 192.84 feet South 0° 42' West of the center of Section 16 aforesaid, said point being in the center of a private road and said point being the piece of beginning of the land to be described; thence South 17° 35' West 185.97 feet to a point; thence South 84° 09' East 195.49 feet to a point; thence North 15° 24' East 220.64 feet to a point in the center of a private road; thence South Westerly 200.43 feet along a curved line, whose radius is 290 feet and whose center is to the North (the long chord of which curve bears South 85° 23' West 196.50 feet) to the piece of beginning, said last described course and distance being on and along the center line of a private road of the Calumet Land Company 50 feet in width.

Subject to any and all presently valid and effectual restrictions, covenants, easements, reservations, and conditions of record and municipal laws and ordinances regulating and restricting building, use and occupancy. TRANSFER \$5.00 Fee

(The property herein conveyed is listed on the tax rolls of the Village of Fox Point under Tax Key No. 095-9990.)

3*

COPY

DECLARATION

I (we) declare that this application is, to the best of my (our) knowledge and belief, true, correct and complete and is in conformity with the provisions and limitations of the Wisconsin Statutes and does not release any tax liabilities.

Permit No. 335

Appraisal Card No. 311

Street & No. 1023 E. Thorn Ln.

Tax Index No. 368

Building Appraisal Computations

Type 6-G

Reclassified main area 2 stories wings prorated as 1 story

Square Feet ~~7837~~ 1933

Volume *Rechecked 12/52 ref*

$\frac{770}{1933} \times 2850 = 1130$

Basic Value 14050 - 1130 = 12920

Computation Modifications (Addition)

Porch - open roofed	173 ^{sq}	.75 per sq. ft.	<u>130</u>
Porch - enclosed		1.00 per sq. ft.	_____
Recreation Room - (Basement)		200 to 600	_____
Dormers (small) No.	_____	50 ea.	_____
Dormers (shed type)	_____	150	_____
Fire Place (natural) No.	<u>3</u> ^{BSMT. NOT USED}	Av. 200 Good 400 Exc. 800	<u>80.0</u>
Extra Plumbing - Toilet - No.	<u>2</u>	100 ea.	<u>200</u>
" " Lavatory No.	<u>2</u>	70 Ea.	<u>140</u>
" " Bath Tub No.	_____	100 Ea.	_____
Add. Tile Shower Stall No.	<u>2</u>	150 Ea.	<u>300</u>
Add. Tile Bathroom - No.	<u>2</u>	150 Ea.	<u>300</u>
Dishwasher		100	_____
Heating Addition (Radiant)		.50 per sq. ft.	_____
Garage - (detached or attached)	1 car	F-300 S or B-600	_____
" " " "	2 car	F-450 S or B-800	<u>800</u>
Breezeway (open)		.75 per sq. ft.	_____
Breezeway (enclosed)		1.00 per sq. ft.	_____
Front (partial) Stone or Brick		.40 per sq. ft.	_____
Extras		_____	_____
_____		_____	_____
_____		_____	_____
_____		_____	_____
_____		_____	_____
		TOTAL	<u>2670</u>

Computation Modifications (Deductions)

No Basement	374 ^{sq}	.50 per sq. ft.	<u>190</u>
No Automatic Heat		200	_____
		TOTAL	_____

\$ Modification Value TOTAL 2480

Year	
Total Basic Value	
Modification Value	
Basic Replacement Value	
Adj. Basic Replacement Value	
Depreciation - Residual %	<u>92.50</u>
Depreciated Replacement Value	
Special obsc. or Location Factor	<u>12%</u>
Final Computed Value	

1952	1953	1954	1958	1960	1977
14800	12920		12920	12920	12920
2503	2830		2480	2480	2480
17303	15750		15400	15400	15400
16,000	14570		14240	14240	
			12540		
			17480	15050	17100
					18500

1940

L-10000

*removed '60
1430 credit on 1953 taxes
apply only while house is in disrepair (over)*

Bn 6-6240

3 13 7

Land 4400
Vacant Land 3600

Depreciation to 1958 would be 6% additional to 92.5,
doubled to 12% because of condition of house.

95-9990 #335
RESIDENTIAL APPRAISAL CARD

368 37
 CITY NO. Fox Point

DESCRIPTION

Sub. or Add'n— C.1-#29 Ward .

Description .824 Acres Lot Block

S.E. & S.W. 1/4 Sec. Lot Block

16-8-22

OWNER—TENANT

Street and Number **MARTIN N. BURKE JR.**

Owner **Willis Sullivan**

Owner's Address **1023 East Thorn Lane**

THOMAS S. O'BYRNE

Tenants:

Address:

SALES INFORMATION

COMPARATIVE				OTHER PROPERTIES			
Year	No. of Sales	Total Consideration	Average Sale Price				
8-59		\$ 65,800	\$				
12-71		94,200					

THIS PROPERTY

Date	Consideration	Volume	Page	Remarks

Sales Value Trend: Up Down Constant

RENTAL INFORMATION

COMPARATIVE					
No.	Year	Full Rental Val.	Vacancy Factor	Adj. Rental Val.	Aver. 3Yr. Av.
	19	\$	\$	\$	\$
	19				
	19				\$

THIS PROPERTY

Year	Full Rental Val.	Vacancy Factor	Adj. Rental Val.	3 Yr. Average
19	\$	\$	\$	
19				
19				

Rental Value Trend: Up Down Constant

GENERAL INFORMATION

Appraisal—Date 9/24/53 Am't. \$ By

Appraisal—Date Am't. By

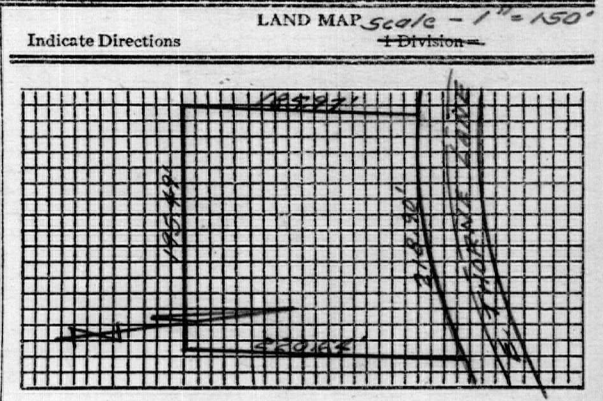
Asking Price \$ Offer

Owner's Estimate: Land Bldgs. Equip. Total

Cost Value Book: Land Bldgs. Equip. Total

Deprec. Value Book: Land Bldgs. Equip. Total

Bldg. Permit: Date Am't. Original Cost: Date Amt.



LAND VALUE FACTORS

Width	Surface
Average Depth	Grade
Facing on	Pavement
Corner	Sidewalk
Exposure: N S E W	Curb and Gutter
Alley: Side Rear	Water
Distance From:	Sewer
Center of City	Gas
Car or Bus Line	Electricity
Grade School	Cement Drives and Walks \$
High school	Fences
Church	Shrubs, Trees and Lawn
Zone	
Neighborhood	
	Total \$

COMPUTATION OF LAND VALUE

Width	
Front Foot Unit	\$
Value Full Depth	\$
Depth Factor %	
Unadjusted Land Value	\$
Adjustments	
Alley Influence	
Corner Influence	
Total Land Value	\$

SUMMATION OF VALUATION PROCESSES

	Comparative Sales Value	Capitalization of Rental Value		Sound Value	General Information
		Rent	Rate		
Land	\$	\$		\$	
Improvements					
Total					
Obsolescence					

Remarks:

ASSESSMENT SUMMARY

By Whom Assessed				
Date				
Land				
Improvements				
Total				

WISCONSIN TAX COMMISSION PROPERTY NO. 1111

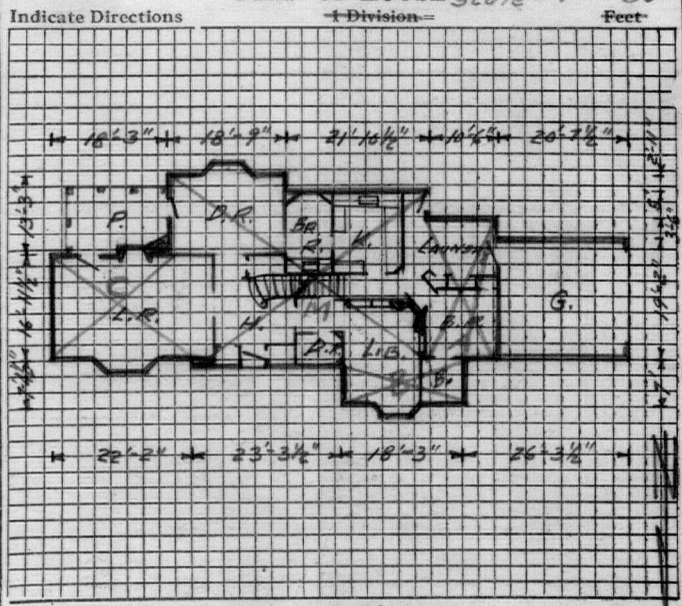
RESIDENTIAL APPRAISAL CARD---BUILDING DATA

BUILDING VALUE FACTORS

Class	Main Part	Projections			STORIES												
		A	B	C	No. of Rooms		1st		2nd		Attic						
Single Dwelling	<input checked="" type="checkbox"/>				Hall		Living	Dining	Kitchen	Bath	Bed R's	Closets	Bed R's	Closets	Bed R's	Closets	
Double Dwelling					Bath												
Duplex					Bath												
Bungalow Duplex					Bath												
Three Family					Bath												
Four Family					Bath												
Apartment					Bath												
Summer Cottage					Bath												
Dimensions				Floors													
Length		40'-6"	22'-8"	18'-3"	Oak												
Width		29'-0"	14'-6"	6'-0"	Maple												
Average Height		30'-0"	20'-0"	19'-6"	Hard Pine												
Stories 2				Soft Pine													
Foundation				Tile													
Masonry					Linoleum												
Concrete					Concrete												
Block	CONG.	12"	12"	12"	FIR												
Brick					Trim												
Posts					Birch												
Piers					Oak												
Rubble					Gum												
Steel Bms.					Pine												
4 Cols.					Enamel												
Exterior Wall				Paint													
Brick, Common					Varnish												
Brick, Face					STAIN												
Brick on Tile					Walls												
Brick Veneer					Plain												
Concrete					Rough												
Concrete Block					Painted												
Stone, Rough					Paneled												
Stone, Cut					Papered												
Stone Veneer	Lantern				WAINS												
Siding	2nd Fl.				Heating												
Siding, Drop					Stove												
Siding, Metal					Hot Air-Piped												
Stucco on Frame					Steam												
Stucco on Tile					Vapor												
Shingle					Hot Water												
Half Timber					Gas												
Paper					Oil												
Rock Wool					Lighting												
Weather Strip					Gas												
Roof Type				Electric													
Flat					Lamps												
Gambrel					Plumbing												
Gable					Baths												
Hip					Toilets												
Mansard					Lavatories												
Irregular					Showers												
Mixed					Sinks												
Dormers, No.	7				City Water												
Jerkin Head					Well Water												
Roof Material				Sewer													
Shingles, Wood					Septic Tank												
Shingles, Dipped					Cess Pool												
Shingles, Asphalt					Cistern												
Shingles, Asbestos					Year Built												
Slate					1940												
Tile					Gen'l Condition												
Composition, Plain					Bad Repair												
Composition, Surf'd					Bad Paint												
Tar and Gravel					Bad Foundation												
Metal					Bad Roof												
Basement				Settling Floors													
Whole					Cracked Plaster												
Part					Bad Furnace												
None					General Aver. %												
Cement Floor					Obsol. Construct.												
Laundry					Migration												
Partition					Business Encroach.												
Recreation Room					Racial Influence												
					Bad Gen'l Plan												
					Industry Cond.												
					Bldg. Restrictions												
					Over Improvement												
					Under Improvem't												
					Public Annoyance												

PLAN OF HOUSE

Scale - 1" = 30'



Type of Architecture

English	Colonial	<input checked="" type="checkbox"/> Spanish	Dutch	Mixed
---------	----------	---	-------	-------

Extras and Special Equipment

Fireplace, Real	3 ✓ (\$1-Base)	Book Cases	✓ \$
Fireplace, Artificial		Side Boards	✓
Water Softener		Wall Beds	
Refrigerator, Ice		Thermostat	✓
Refrigerator, Elec.		Clothes Dryer	
Vacuum Cleaner		Clothes Chute	✓
Fire Escapes			
Beam Ceiling			
Ventilation	✓	Total	\$

Porches and Other Structures

	Size	Material	Roof	Floor	Cost	Year	% Cond.	Sound Value
Porch	15'-9"	11'-0"	Screen Wood	Conc.				
Porch								
Garage	20'-7 1/2"	19'-2"	Lantern	Shingle	Conc.			
Barn								
Shed								

Structural Value Computation

	M	A	B	C	Total
Square ft.	1173	238	110	310	1831
Unit					
Value					(a)
Cubic ft.	35190	4760	2145	6975	49070
Unit					
Value					(b)

Present Cost Reproduction (a) or (b)	\$
Addition for "Extras"	\$
Total Reproduction Cost	\$
% Condition	
Sound Value	\$
Porches	\$
Other Structures	\$
Sound Value of All Improvements	\$

Remarks:

Remarks:

GARAGE 390
4290

BUILDING SKETCH OR PHOTOGRAPH

BUILDING SKETCH OR PHOTOGRAPH

BUILDING SKETCH DESCRIPTION: _____ _____ _____ _____ _____ _____ _____ _____ _____ _____	OFF STREET PARKING					PRIMARY BATH FEATURES			BUILTINS-OTHER FEATURES		
	NO. CARS	1	2	3	4 >4	ENTRANCE NEAR BEDROOMS Y N			1-ELECTRIC GARAGE DOOR OPENER		
	FRONT ENTRANCE					TUB = 1-CAST IRON 2-FIBERGLASS			2-SUMP PUMP		
	SIDEWALK TO PARKING			Y	N	TILE = 1-CERAMIC 2-PLASTIC			3-FLOOR DRAIN		
	OUTSIDE LIGHTING			Y	N	AREA = 1-FLOOR 2-WAINS 3-WALLS			4-WATER SOFTENER		
	AIRLOCK			Y	N	SINK = 1 2			5-ELECTRONIC AIR FILTER		
	BASEMENT EXCAVATION					IN SEPARATE AREA Y N			6-HUMIDIFIER		
	1-NONE					VANITY = 1-MOLDED 2-FORMICA 3-MARBLE			7-SECURITY SYSTEM		
	2-CONCRETE BLOCK					OTHER = 1-EXHAUST FAN 2-HEATER			8-VACCUUM CLEANER		
	3-POURED CONCRETE					3-COMBINATION			9-INTER COM SYSTEM		
4- STONE					INTERIOR FINISH			10-STEREO SYSTEM			
5-OTHER					WALLS = 1-PLASTERED 2-DRYWALL			11-RANGE			
1-EXPOSED 2-WALKOUT					3-PANELED 4-COMBINATION			12-OVEN			
INSULATION					TRIM = 1-HD. WOOD 2-SFT. WOOD			13-DISHWASHER			
BASEMENT = 1-WALLS 2-CEILING					3-VINYL			14-GARBAGE DISPOSAL			
EXT WALLS = 1-4' X 8' 2-CAVITY					KITCHEN FL = 1-WOOD 2-TILE			BEDROOM CLOSETS			
CEILING = 1-MIN 2-<6" 3->6"					3-CARPET 4-LINOLEUM			1-SMALL 2-AVERAGE 3-LARGE			
WINDOWS = 1-SINGLE 2-DOUBLE					BEDROOMS = 1-WOOD 2-TILE			LAUNDRY WORK LOCATION			
					3-CARPET 4-LINOLEUM			1-FIRST FL 2-BSMT 3-NONE			
STORMS Y N											
ROOF VENTS Y N											
SKETCH DESC. BY _____											

MEASURED _____ LISTED BY _____ CALCULATED _____ REVIEWED BY _____	BUILDING PERMIT RECORD				TRANSFER OF OWNERSHIP			
	DATE	NUMBER	AMOUNT	PURPOSE	GRANTEE	CONV	VOL	PG

TOTAL ADDITIONAL OTHER BUILDING IMPROVEMENTS														
TYPE CODE	QUAN	CONST	YEAR	SIZE	G	HGT	RATE	MODIFICATION	LM	RCN	COND	% GOOD	OB/MA	RCNLD
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
TOTAL ADDITIONAL OTHER BUILDING IMPROVEMENTS														
MARKET CORRELATION FINAL REVIEW ADJ. REASON CODE ___ BY ___ DATE ___-___-___												± []		
BOARD OF REVIEW ADJ. REASON CODE ___ BY ___ DATE ___-___-___												± []		
TOTAL ADDITIONAL OTHER IMPROVEMENTS BUILDING AND ADJUSTMENTS (ENTER HERE & FACTOR #94)												± []		

LISTING NOTES: BK LINE _____

OWNER/OPEN BOOK/BOARD OF REVIEW - BK LINE _____

22 STORY HEIGHT 00 10 15 <u>20</u> 25					COND/DES/USFL FLOOR LEVEL 8 EX 7 VG 6 GD 5 AV 4 FR 3 PR 2 VP 1 UN										COND/DES/USFL FLOOR LEVEL 8 EX 7 VG 6 GD 5 AV 4 FR 3 PR 2 VP 1 UN														
23 STYLE					EXTERIOR PHYSICAL CONDITION										INTERIOR CONDITION														
00 VACANT 06 CONTEMPORARY 12 CONDOMINIUM 01 RANCH 07 TOWN HOUSE 13 OTHER 02 BI-LEVEL 08 RESIDENCE O/S 14 OTHER IMP'S. 03 SPLIT LEVEL 09 CUSTOM 15 _____ 04 CAPE COD 10 COTTAGE 16 _____ 05 COLONIAL 11 DUPLEX 17 _____					EXTERIOR WALLS										LIVING ROOM														
					ROOF & COVER										FAMILY ROOM														
					WINDOWS & DOORS										DINING ROOM														
					GUTTERS										BEDROOM														
24 EXTERIOR WALL CONSTRUCTION					TOTALS										#2 BEDROOM														
1 WD. SIDING 4 ALUM/VINYL 7 BRICK 2 BLOCK 5 ASBESTOS/ASPH 8 STONE 3 STUCCO 6 METAL 9 MASONRY/ REMODELED					EXTERIOR POINTS _____ ÷ 4 = _____ (FACTOR #43)										#3 BEDROOM														
25 ERECTED AGE <u>26</u> REMODELED 19 <u>31</u> 19 _____					EQUIPMENT RATING										#4 BEDROOM														
27 BASEMENT					HEATING										#5 BEDROOM														
1 NONE 2 CRAWL 3 PART 4 FULL					ELECTRICAL										#6 BEDROOM														
28 BASEMENT RATING					PLUMBING																								
8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN					TOTALS										TOTALS														
29 CENTRAL HEATING					EQUIPMENT POINTS _____ ÷ 3 = _____ (FACTOR #39)										INTERIOR POINTS _____ ÷ (ROOMS FACTOR #32 _____ - 1) = _____ (FACTOR #42)														
30 FUEL TYPE					BATHROOM RATING										LIVING AREA														
1 GAS 2 ELECT 3 OIL 4 WD/COAL					BATHROOM																								
31 SYSTEM TYPE					#2 BATHROOM										53 BASEMENT <u>1706</u>														
1 WARM AIR 2 ELECT 3 HOT WATER 4 STEAM					#3 BATHROOM										54 FIN BSMT LIV 57 ATTIC FINISHED														
LIVING ACCOMMODATIONS					#1 HALF BATH										55 FIRST FLOOR <u>1864</u> 58 1/2 STORY FINISHED 59 UNFIN AREA														
32 TOTAL ROOMS <u>10</u>					33 BED ROOMS <u>5</u>					34 FAMILY ROOM <u>0</u>					TOTALS														
35 FULL BATHS <u>3</u>					36 HALF BATHS <u>1</u>					37 ADD'L FIXTURES <u>4</u>					38 TOTAL FIXTURES <u>17</u>					BATHROOM POINTS _____ ÷ NO. OF BATHS _____ = _____ (FACTOR #41)									
39 EQUIPMENT RATING					ATTACHMENTS										OTHER BUILDING IMPROVEMENTS														
8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN					1ST 2ND AREA										65 YR 66 SQUARE FEET 67 GRADE COND OB/MA HGT RCNLD														
40 KITCHEN RATING					1 <u>61</u> --- <u>220</u>										68 OTHER BUILDING IMPROVEMENT VALUE ADJUSTMENT + - [] _____														
8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN					2 <u>64</u> --- <u>440</u>																								
41 BATHROOM RATING					3 --- <u>62</u> <u>220</u>																								
8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN					4 --- --- ---																								
42 INTERIOR CONDITION					5 --- --- ---																								
8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN					6 <u>8 4</u> + - [] ---																								
43 EXTERIOR PHYSICAL CONDITION					CODES																								
8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN					60-OFP 61-EMP 64-FR GAR 84-CARPORT 60-OMP 62-WD DECK 64-M GAR 84-MS/TERRACE 61-EFP 63-CONC/M PATIO 84-CANOPY 84-STN/TL PATIO 84-OTHER ATTACHMENT VALUES																								
44 MASONRY ADJ [] _____					APARTMENT DATA																								
45 REC ROOM <u>597</u>					TYPE GR BEDS BATHS NO. UNITS RENTAL										NOTE BOOK BK _____ LINE _____														
46 WB FP-STACKS <u>2</u>																													
47 METAL FP-STACKS _____					INCOME DATA																								
48 BASEMENT GARAGE NO. CARS _____					ACTUAL RENT _____																								
49 TOT. ADDITIONAL OTH. FEATURES <u>13</u>					ECONOMIC RENT _____																								
50 GRADE FACTOR 1=+ [] AA A <u>B</u> C D E 2=- [] 6 5 4 3 2 1					VACANCY _____																								
51 COST & DESIGN FACTOR () _____					EXPENSES _____																								
52 CDU 8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN					TOTAL ADDITIONAL OTHER BUILDING IMPROVEMENTS AND ADJUSTMENTS										TOTAL ADDITIONAL OTHER BUILDING IMPROVEMENTS AND ADJUSTMENTS VALUE ± [] _____														

Rec 02281

1	095-9990 KEY NUMBER		2	OWNER'S NAME					
3	E. THORN LANE STREET NAME		4	1023 STREET NUMBER	5	ROUTING NO.			
6	MAINTENANCE DATE		7		NEIGHBORHOOD				
	MONTH	DAY	YEAR	STATUS CODE	8	9			
					04 GROUP	04 NUMBER			
	LISTING TYPE	SALES DATE		BASE DATE		SALES PRICE	SOURCE	VALID	MVS-HD SALES NUMBER
		MONTH	YEAR	MONTH	YEAR				
	SUBJECT			10	MONTH =				
	SALE				MONTH =				
					MONTH =				

LAND SKETCH

LAND DATA & COMPUTATIONS						BASE DATE SPECIAL CODES	
TYPE CODES	12 TYPE	ACTUAL FRONTAGE	13 EFFECTIVE FRONTAGE	14 EFFECTIVE DEPTH	15 DEPTH FACTOR	16 INFLUENCE FACTOR	
0 None 1 Regular lot 2 Irregular lot 3 Apartment 4 Waterfront	5 Square feet 6 Acreage 7 Gross						00 No Sale 98 Vacant 99 Not Valid
	7					%	

SOURCE CODES	VALIDITY CODES
1 Buyer 2 Seller 3 Fee 4 Agent	0 Valid sale. 1 70.325. 2 Sale involved additional parcels. 3 Not open market, not reasonable marketing time. 4 Parties under compulsion to act. 5 Property changed after sale. 6 Related individuals or corporations. 7 Liquidation / Foreclosure. 8 Financing / Land Contract.

LOOKUP TABLE FOR DEPTH FACTOR NUMBER

DEPTH	NO.	DEPTH	NO.	DEPTH	NO.	DEPTH	NO.	DEPTH	NO.
SQ. FEET	1	70 TO 74	11	120 TO 124	21	170 TO 174	31	220 TO 224	41
AC/GROSS	2	75 TO 79	12	125 TO 129	22	175 TO 179	32	225 TO 229	42
30 TO 34	3	80 TO 84	13	130 TO 134	23	180 TO 184	33	230 TO 234	43
35 TO 39	4	85 TO 89	14	135 TO 139	24	185 TO 189	34	235 TO 239	44
40 TO 44	5	90 TO 94	15	140 TO 144	25	190 TO 194	35	240 TO 244	45
45 TO 49	6	95 TO 99	16	145 TO 149	26	195 TO 199	36	245 TO 249	46
50 TO 54	7	100 TO 104	17	150 TO 154	27	200 TO 204	37	250 TO 254	47
55 TO 59	8	105 TO 109	18	155 TO 159	28	205 TO 209	38	255 TO 259	48
60 TO 64	9	110 TO 114	19	160 TO 164	29	210 TO 214	39	260 TO 264	49
65 TO 69	10	115 TO 119	20	165 TO 169	30	215 TO 219	40	265 TO 499	50

INFLUENCE FACTORS	STATUS CODES
0 None 1 Unimp 2 Exc Front 3 Exc Depth 4 Shape or Size 5 Econ 6 Misimp 6 Restrict 6 Nonconf 7 Land 8 Locked 8 Corner / Alley 9 View	0 DATA MEETS ALL EDITS 4 DATA NOT SUPPLIED 6 WARNING 7 SEVERE WARNING 8 REJECT 9 NOT EDITED

SUMMARY OF VALUES	
TOTAL VALUE LAND	
TOTAL VALUE BUILDING	
TOTAL VALUE OBJ'S	
TOTAL VALUE LAND & BLDGS	
21	ENTRANCE CODES
0 Entrance gained. 1 Not applicable - Unimproved parcel. 2 Entrance and information refused. 3 Entrance refused, into at door. 4 Currently unoccupied.	5 Est. for misc. reasons (see memo). 6 Occupant not at home. 7 Appointment. 8 Building permit. 9 Special.
INSPECTION WITNESSED BY	

PROPERTY FACTORS						OWNERSHIP [ALT.]				
17 TOPOGRAPHY	UTILITIES		STREET OR ROAD		19 DWELLING SETBACK	FRONTING TRAFFIC		PRIVATE [NA]	1	0
LEVEL	1	ALL PUBLIC	1	PAVED	1	NONE	0	CITY [UN]	2	0
ABOVE STREET	2	PUBLIC WATER	2	SEMI-IMPROVED	2			COUNTY [VP]	3	0
BELOW STREET	3	PUBLIC SEWER	3	UNPAVED	3	MORE THAN NEIGHBORHOOD AVG	1	STATE [PR]	4	0
ROLLING	4	GAS	4	PROPOSED	4			FEDERAL [FR]	5	0
STEEP	5	WELL	5	LANDLOCKED	5	SAME AS NEIGHBORHOOD AVG	2	RELIGIOUS [AV]	6	0
LOW	6	SEPTIC	6					FRATERNAL [GD]	7	0
SWAMPY	7			18 SIDEWALK		LESS THAN NEIGHBORHOOD AVG	3	UTILITY [VG]	8	0
FLOOD PLAIN	8			SIDEWALK-NONE	0			PUB. SERV. [EX]	9	0
				SIDEWALK-YES	1					
				SIDEWALK-CORNER	2					

ASSESSOR'S FINAL REPORT					
EFF YR	REASON	L or I	+	-	AMOUNT
DEACTIVATE (YR)					
REASON CODES					
11 Gains due to annexation.	12 Higher land use, N/C, new plats.	13 New machinery.	14 Formerly exempt, now assessed.	15 Reval increase.	16 Shift in class to.
	17 Losses by annexation.	18 Machinery removed.	19 Formerly assessed, now exempt.	20 Reval decrease.	

ADDITIONAL OTHER FEATURES		AMOUNT	OTHER BUILDING IMPROVEMENTS														
			TYPE CODE	QUAN	CONST	YEAR	SIZE	G	HGT	RATE	MODIFICATIONS	LM	RCN	COND	% GOOD	OB/MA	RCNLD
1																	
2																	
3																	
4			701	RS2	FMO											SV	200
5			702		FMO												
6			703		FMO												
7			704		FMO												
8			705		FMO												
TOTAL ADT. OTH. FEATURES CARRY TOTAL TO 556			706		FMO												
ADDITIONAL ATTACHMENTS		AMOUNT															
1			707		FMO												
2			708		FMO												
3			709		FMO												
4			710		FMO												
5																	
6																	
7																	
TOT. 99 ADTL. ATTACHMENTS CARRY TOTAL TO 606																	

820 APARTMENT DATA					
TYPE	GR	BEDS	BATHS	NO. UNITS	RENTAL
1					
2					
3					

800 GROSS BUILDING SUMMARY														
ID	USE	CONST	GRADE	AGE	EREC	REM	SIZE	RATE	LM	RCN	COND.	% GOOD	OB/MA	MARKET VALUE

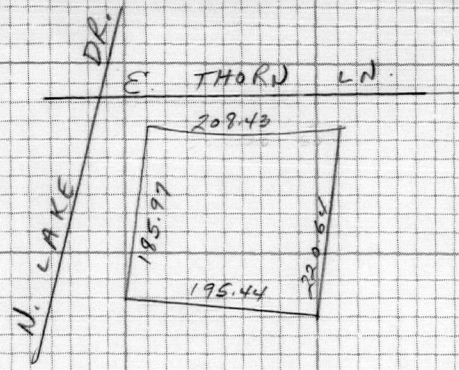
830 INCOME DATA	
ACTUAL RENT	ECONOMIC RENT
VACANCY	EXPENSES

MEASURED BY <u>GD</u>	DATE <u>5-13</u>	LISTED BY <u>PM</u>	DATE <u>4-14</u>	CALCULATED BY <u>PD</u>	DATE <u>5-19</u>	REVIEWED BY	DATE
-----------------------	------------------	---------------------	------------------	-------------------------	------------------	-------------	------

APARTMENT COMPUTATIONS			
	1 - FIN BSMT	2 - FIRST	3 - UPPER
EXTERIOR WALLS			
AVG UNIT SIZE			
BASE PRICE			
SQUARE FEET			
SUB TOTAL			
ADJ BASE 1 + 2 + 3			
UNFINISHED BSMT	+		
PLUMBING	+		
AIR COND	+		
ATTACHMENTS	+		
SUB TOTAL			
X GRADE FACTOR			
BASE VALUE			
X LOCAL MODIFIER			

COPPER GUTTERS & DOWNGUTS
 REC ROOM: 35% @ 2nd (CARPET, WALLS & PAPER, ACOUSTIC) FP SUPERIOR QUALITY MATERIALS.
 BLDG GHW HTG
 KITCHEN: NEWER VINYL & CABINETS. PAPER. WORK ISLAND. BE-DW, DISHWASHER, DBL OVEN, RANGE. WET BAR. EATING AREA.
 LAUNDRY: W SINK.
 DW: HW. WALLSCOTING & FLOOR. WOOD CEILING. FP. BICABS, BW.
 FLOOR W PAPER.
 LR: FP W POLISHED WOODS. CM BW PAPER IN 2 BR
 DR: BW. HW. CM. PAPER & WALLS. MORE W DRESSING RM. BATH W 2 BATHS, TUB & SHOWER. PAPER & WOODS.
 EXT NEEDS PAINT

SUN: CARPET. BPER GRILL.
 7-7-77



BUILDING PERMIT RECORD			
DATE	NUMBER	AMOUNT	PURPOSE

MAP NUMBER **95** ROUTING NO. _____ CARD NUMBER **27 OF 34**

1 0 1 NEIGHBORHOOD 1 0 2 LAND USE 1 0 3 LIV UNITS 1 0 4 ZONING

TRANSFER OF OWNERSHIP					
GRANTEE	CONV.	VOL	PG	MO	YR

PROPERTY LOCATION

NUMBER _____ STREET NAME _____

UNIQUE SALES NUMBER _____ TYPE _____ SALES PRICE _____ SOURCE _____ VALID _____ D _____

LAND DATA & COMPUTATIONS

NONE	300	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	INFLUENCE FACTOR	LAND USE CODE	LAND VALUE
LOTS	301	L						[]		70000
1 Regular lot	302	L						[]		
2 Rear lot	303	L						[]		123,000
3 Apartment site	304	L						[]		
4 Waterfront										
SQUARE FEET	311	S			SQ. FT.			[]		
1 Primary site	312	S			SQ. FT.			[]		
2 Secondary site	313	S			SQ. FT.			[]		
3 Residual										
4 Waterfront										
ACREAGE	321	A			ACRES			[]		
1 Homesite	322	A			ACRES			[]		
2 Tillable	323	A			ACRES			[]		
3 Pasture	324	A			ACRES			[]		
4 Woodland	325	A			ACRES			[]		
5 Wasteland	326	A			ACRES			[]		70000
6 Primary site										
7 Secondary site										
8 Residual										
9 Waterfront										
0 Other										
GROSS	330	G								
1 Irregular lot										
2 Site value										
3 Residual										
4 Waterfront										
0 Minus R.O.W.										

TYPE CODES

1 LAND
2 LAND & BUILDING

VALIDITY CODES

0 VALID SALE.
1 70.325.
2 Sale involved additional parcels.
3 Not open market, not reasonable marketing time.
4 Parties under compulsion to act.
5 Property changed after sale.
6 Related individuals or corporations.
7 Liquidation / Foreclosure
8 Financing / Land Contract.
9 Included excessive personal property, or other.
See Memo

ENTRANCE CODES

402 M

Entrance gained.
1 Not applicable - Unimproved parcel.
2 Entrance and information refused.
3 Entrance refused, Info at door.

4 Currently unoccupied.
5 Est. for misc. reasons (see memo).
6 Occupant not at home.

T. O'Byrne
INSPECTION WITNESSED BY

MEMORANDUM

1ST CALL 9:53 3-1-82

SUMMARY OF VALUES	
TOTAL VALUE LAND	
TOTAL VALUE BUILDING	
TOTAL VALUE LAND & BLDGS	

EFF DATE	REASON	L or I	+ -	AMOUNT

PROPERTY FACTORS										OWNERSHIP	
TOPOGRAPHY		UTILITIES		STREET OR ROAD		DWELLING SETBACK		FRONTING TRAFFIC		PRIVATE	1
LEVEL	1	ALL PUBLIC	1	PAVED	1	MORE THAN NEIGHBORHOOD AVG	1	LIGHT	1	CITY	2
ABOVE STREET	2	PUBLIC WATER	2	SEMI-IMPROVED	2	SAME AS NEIGHBORHOOD AVG	2	MEDIUM	2	COUNTY	3
BELOW STREET	3	PUBLIC SEWER	3	UNPAVED	3	LESS THAN NEIGHBORHOOD AVG	3	HEAVY	3	STATE	4
ROLLING	4	GAS	4	PROPOSED	4			NONE	4	FEDERAL	5
STEEP	5	WELL	5	LANDLOCKED	5			CUL-DE-SAC	5	RELIGIOUS	6
LOW	6	SEPTIC	6	SIDEWALK	6					FRATERNAL	7
SWAMPY	7									UTILITY	8
										PUBLIC SERVICE	9

DEACTIVATE _____

REASON CODES

01 Gains due to annexation.
02 Higher land use, N/C, new plats.
03 New machinery.
04 Formerly exempt, now assessed.
05 Reval increase.

06 Shift in class to.
07 Losses by annexation.
08 Machinery removed.
09 Formerly assessed, now exempt.
10 Reval decrease.

95-9990

THOMAS S. O'BYRNE & ROSE MARY

O'BYRNE, 2

1023 E. THORN LANE

MILWAUKEE

WI 53217 FOX PT

30,000 LAND

55,000 IMPRV

85,000 TOTAL

PART OF LOTS 9 & 10 IN REEL 630 -

IMAGES 246-247, SW 1/4 & SE 1/4

SEC. 16-8-22. .8240 AC.

30995

YEAR 1990

YEAR

CL	NO AC	PER AC	LAND	IMPTS.	TOTAL	YEAR 1990					YEAR				
						NO AC	PER AC	LAND	IMPTS.	TOTAL	NO AC	PER AC	LAND	IMPTS.	TOTAL
A		X X	70,000	144,100	214,100			123,000	163,200	286,200					
B		X X													
C		X X													
D				X X X X	X X X X										
				X X X X	X X X X										
				X X X X	X X X X										
				X X X X	X X X X										
				X X X X	X X X X										
				X X X X	X X X X										
				X X X X	X X X X										
				X X X X	X X X X										
E															
F1															
F2															
				X X X X	X X X X										
				X X X X	X X X X										
		X X	X X X X	X X X X	X X X X										
		X X	X X X X	X X X X	X X X X										
EXEMPT		X X	X X X X	X X X X	X X X X										
		X X	X X X X	X X X X	X X X X										
TOTAL		X X													

500 V VACANT D DWELLING O

STORY HEIGHT
1.0 1.5 2.0 2.5 3.0

STYLE USE

01 RANCH	07 TOWN HOUSE	11 DUPLEX
02 BI-LEVEL	08 RESIDENCE O/S	12 CONDOMINIUM
03 SPLIT LEVEL	09 MANSION	
04 CAPE COD	10 COTTAGE	
05 COLONIAL	13 OTHER	
06 CONTEMPORARY		

EXTERIOR WALL COVERING

1 Wood	<u>4</u> ALUM / VINYL	7 BRICK
2 BLOCK	5 ASBESTOS	<u>8</u> STONE
3 STUCCO	6 METAL	<u>9</u> MS/FR

510 AGE
ERECTED 1939 REMODELED 19 __

515 BASEMENT
1 NONE 2 CRAWL 3 PART 4 FULL

HEATING
1 NONE 2 BASE 3 AIR CON

520 FUEL TYPE
1 GAS 2 ELECT 3 OIL 4 COAL

SYSTEM TYPE
1 WARM AIR 2 ELECT 3 HOT WATER 4 STEAM

525 LIVING ACCOMMODATIONS

TOTAL ROOMS <u>10</u>	BED ROOMS <u>05</u>	FAMILY ROOM <u>0</u>
FULL BATHS <u>3</u>	HALF BATHS <u>1</u>	ADDN'L FIXTURES <u>4</u>
		TOTAL FIXTURES <u>17</u>

KITCHEN RATING BATHROOM RATING

1 VG	<u>2</u> G	3 AV	4 P	1 VG	<u>2</u> G	3 AV	4 P
------	------------	------	-----	------	------------	------	-----

530 INTERIOR CONDITION RELATIVE TO EXTERIOR
1 BETTER 2 SAME 3 POORER

PHYSICAL CONDITION
1 GD 2 AV 3 PR 4 UN

535 OTHER FEATURES

1 MASONRY ADJ	AMOUNT
<u>2</u> REC ROOM	<u>35%</u> @ <u>2.75</u> = <u>1642</u>
<u>3</u> WB FP: STACKS	<u>2</u> OPENINGS <u>3</u> = <u>4500</u>
4 METAL FP: STACKS	
5 BASEMENT GARAGE NO. CARS	
6 TOTAL ADDTNL OTHER FEATURE AMT.	<u>6142</u>

540 GRADE FACTOR AA A B C D E [-]

545 COST & DESIGN FACTOR [-]

550 CDU EX VG GD AV FR PR VP UN

1st	2nd	3rd	AREA	AMOUNT
601	<u>12</u>	<u>31</u>	<u>220</u>	<u>4100</u>
602	<u>23</u>		<u>440</u>	<u>4600</u>
603				
604				
605				
606				

ATTACHMENTS ATTACHMENT CODES

1st	2nd	3rd	AREA	AMOUNT
11 OFF				
12 EFP				
13 FR GAR				
21 OMP				
22 EMP				
23 M GAR				
30 CARPORT				
31 WD DECK				
32 CANOPY				
33 CONC/M PATIO				
34 STN/TL PATIO				
35 MS/TERRACE				
99 ADDITIONAL ATTACHMENT AMOUNT				

TOTAL ATTACHMENT AMOUNT \$ 8700

COND/DES/USFL	NO.	EX	VG	G	AV	FR	PR	VP	UN	UNF
EXTERIOR WALLS					<u>X</u>					
ROOF & COVER					<u>X</u>					
WINDOWS & DOORS					<u>X</u>	<u>X</u>				
HEATING										
ELECTRICAL										
PLUMBING										
B REC ROOM	<u>1</u>									
B OTHER										
B KITCHEN	<u>1</u>									
B DINING RM.	<u>1</u>									
B LIVING RM.	<u>1</u>									
B BATHROOM	<u>1</u>									
B POWDER RM.	<u>1</u>									
B BEDROOM	<u>1</u>									
B BDRM	<u>1</u>									
B OTHER	<u>1</u>									
B OTHER	<u>1</u>									
B KITCHEN	<u>1</u>									
B DINING RM.	<u>1</u>									
B LIVING RM.	<u>1</u>									
B BATHROOM	<u>1</u>									
B BEDROOM	<u>1</u>									
B OTHER	<u>1</u>									
B OTHER	<u>1</u>									
3rd LIVING AREA										

LIVING AREAS

570	575	580
BSMT <u>92%</u> <u>1706</u>	ADDN'L FLOOR	ATTIC UNFIN
FIN BSMT LIV	ATTIC FIN	1/2 STORY UNFIN
FIRST FLOOR <u>1864</u>	1/2 STORY FIN	UNFIN ROOM
SECOND FLOOR <u>1394</u>		

DWELLING COMPUTATIONS

FIRST FLOOR	EXT WALL CONST	AREA	VALUE
	<u>8</u>	<u>26.18</u> <u>1864</u>	<u>48800</u>
SECOND FLOOR	<u>15/35</u> <u>1-8</u>	<u>12.76</u> <u>1394</u>	<u>17787</u>
ADDITIONAL STORY			
1/2 STORY			
ATTIC			
BASE PRICE			<u>66587</u>

BASEMENT ADJUSTMENT

BASEMENT AREA	AREA	FACTOR	ADJ AREA	COST
UNFINISHED ROOM	X	<u>1.00</u>	=	
1/2 STORY UNFINISHED	X	<u>0.75</u>	=	
ATTIC UNFINISHED	X	<u>0.50</u>	=	
PRICE PER SQ FT	X	TOTAL AREA		
NET BASEMENT ADJUSTMENT				<u>N/A</u>

FIN BSMT LIV AREA	AREA	PRICE PER SQ FT	
	X		= +

HEATING / AC S F L A - +

PLUMBING 5 FIXTURES IN BASE

TOT FIXTURES 17 - 5 = 12 x 400x = +4800

TOTAL OTHER FEATURE AMOUNT = + 6142

TOTAL ATTACHMENT AMOUNT = + 8700

ADJUSTED BASE PRICE (ACTUAL SQ. FT. LIV. AREA) = 86229

X GRADE FACTOR 1.20 = 103475

X COST & DESIGN FACTOR =

X LOCAL MODIFIER = R C N = 1.55

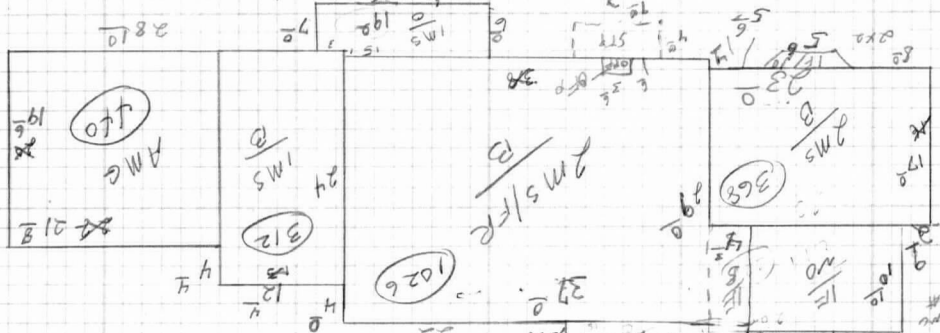
X PER CENT GOOD .78 1.15 R C N L D = 143866

+ OTHER BUILDING IMPROVEMENTS 200

+ GROSS BLDG. SUMMARY

TOTAL IMPROVEMENT VALUE 144,100

Windows Area



AMG
410

2810

1ms/B
3/12

24

1026

2ms/FR

368

2ms/B

170

2810

70

1ms/B
190

60

23
10

56
14

80
2x2

4 4

12 4

4 0

22

37 0

290

10 10

21 0

corn

8x11

3 out 2.5 over 56

16 0



4 3
16 0

2 0

16 0

16 0

16 0

16 0

4 1/2

5

10

10

10

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4 1/2

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10

INQ. CHECK RATIO
YEAR
OF SALE

4 5 6 7 8 9 0 1 2 3

368
NO. 186 B

SUB. DIV. C.1-#29 SE & SW 1/4, SEC. 16 T 8N, R22E.

LOT _____ BLOCK _____ ACRES .824 TENANT OWNER Willis Sullivan

STREET-NO. 1023 East Thorn Lane PHONE _____

ASSESSMENTS

LAND	<u>24505</u>	<u>67 2940 8</u>	<u>50</u>
IMPROVEMENT	<u>8470</u>	<u>4910780</u>	<u>4 12940 4</u>
			<u>1951</u>

<u>311</u>	<u>49070</u>				
APPRAISAL NO.	CUBIC FEET	RATE	GROSS VALUE	ALLOWANCES AND ADDITIONS	
<u>12-13-39</u>	<u>17500</u>			<u>W. G.</u>	<u>39046-4000</u>
PERMIT DATE	AMOUNT	ORIG. COST	INSPECTION DATES	RATED	SALES

REMARKS _____

SALES

A—GARAGE B—PORCH AREA C—UNEXCAVATED BASEMENT D—SIZE E—REPAIR F—OTHER INFLUENCES

COMPS for Letter: A Class: 18 Group: 18 Sub-Gp: 18 09-07-1990, 14:32:58

COMPARABLES REPORT for Subject Record # 2281 0000095 9990 E THORN LANE

15 Records were considered. Absolute factors: NBHRANK/GRP STYLE

SUBJ.RECORD MOST COMPARABLE NEXT MOST COMP. NEXT MOST COMP. NEXT MOST COMP. NEXT MOST COMP. COMP.WT. ADJ.RATE

RECORD No.	2281	960	933	938	969	864					
RECORD I.D.	0000095 9990	0000058 9952	0000093 9974	0000093 9977	0000058 9977	0000058 9989					
STREET	E THORN LANE	E GOODRICH L	E GOODRICH L	E GOODRICH L	N GRAYLOG LN	E FOX LN					
# FACTOR	FAC.VAL.	FAC.VAL.	ADJUST.	FAC.VAL.	ADJUST.	FAC.VAL.	ADJUST.	FAC.VAL.	ADJUST.		
4 STREET NO.	1,023	1,554		1,447		1,455		8,033		1,718	
9 NEIGHBORHOOD	4 NBH4	4 NBH4		4 NBH4		4 NBH4		4 NBH4		4 NBH4	
22 STORY HEIGHT	20 2 STORY	20 2 STORY	0	20 2 STORY	0	20 2 STORY	0	20 2 STORY	0	20 2 STORY	0 80 0
23 STYLE	5 COLONL	5 COLONL	0	5 COLONL	0	5 COLONL	0	5 COLONL	0	5 COLONL	0 200 0
24 EXTR WALL	9 MAS/FRM	9 MAS/FRM		1 WD SIDG		1 WD SIDG		9 MAS/FRM		9 MAS/FRM	
25 ERECTED 19__	139 1939	140 1940	-100	148 1948	-900	145 1945	-600	131 1931	800	136 1936	300 10 100
29 CENTRAL HEAT	2 BASIC	2 BASIC	0	3 AIR/C	-1000	3 AIR/C	-1000	2 BASIC	0	2 BASIC	0 10 1000
33 BEDROOMS	5 5 BEDS	4 4 BEDS	1000	4 4 BEDS	1000	4 4 BEDS	1000	4 4 BEDS	1000	4 4 BEDS	1000 10 1000
34 FAMILY ROOM	0 NONE	1 1 F RM	0	1 1 F RM	0	1 1 F RM	0	0 NONE	0	1 1 F RM	0 10 0
35 FULL BATH	3 3 FBATH	2 2 FBATH	3500	2 2 FBATH	3500	3 3 FBATH	0	2 2 FBATH	3500	3 3 FBATH	0 30 3500
36 HALF BATH	1 1 HBATH	1 1 HBATH	0	1 1 HBATH	0	1 1 HBATH	0	1 1 HBATH	0	1 1 HBATH	0 10 1500
46 FIREPLACE	2 2 FP	2 2 FP	0	1 1 FP	2000	2 2 FP	0	1 1 FP	2000	2 2 FP	0 10 2000
50 GRADE FACTOR	128 LN.VL	145 LN.VL	-1700	145 LN.VL	-1700	135 LN.VL	-700	135 LN.VL	-700	128 LN.VL	0 30 100
52 C.D.U.	6 GD	6 GD	0	6 GD	0	6 GD	0	5 AV	0	6 GD	0 5 0
53 BSMT AREA	1,706	1,501	1025	1,438	1340	1,129	2885	1,206	2500	1,593	565 10 5
54 FBLA	0	0	0	0	0	0	0	0	0	0	0 10 6
87 SFLA	3,258	3,385	-1270	3,778	-5200	2,896	3620	3,299	-410	3,951	-6930 10 10
64 ATT. GARAGE	440	670	-1380	540	-600	424	96	0	2640	735	-1770 10 6
66 DET GAR SF	0	0	0	0	0	0	0	0	0	0	0 10 4
10 SALE DATE	0 NO SALE	4 APR 86		146 OCT 89		131 JUL 88		147 NOV 89		113 JAN 87	

A. SALES PRICE	0	255,000		390,000		330,000		383,000		315,000	MEAN STD.DEV.
B. TOTAL ADJUSTMENTS ABOVE		1,075		-1,560		5,301		11,330		-6,835	*****
C. ADJUSTED SALES PRICE		256,075		388,440		335,301		394,330		308,165	336,500 57,694 COV = 17.1%
D. COMPARABILITY INDEX		87		80		79		78		76	
E. MEAN WEIGHTED BY COMP. INDEX OF PRINTED RECORDS											335,100
F. TOTAL VALUE	143,200	158,100		173,900		127,600		110,100		139,800	
G. TOTAL VALUE	143,200	158,100		173,900		127,600		110,100		139,800	
H. RATIO: F/C		0.617		0.448		0.381		0.279		0.454	0.436 0.124
I. MARKET SALES ANALYSIS ASSESSED VALUE											143,200

Comps printed only for records whose Index value is above 50.

1 PARCEL ID 0000095 9990				E THORN LANE
1	PARCEL ID	0000095 9990		
2	OWNER'S NAME			
3	STREET NAME	E THORN LANE		
4	STREET NO.	1,023		5 ROUTING NO.
6	MAINT. DATE	0.000		7 STATUS FLAG
8	NBRANK/GRP	4 100 GRP4		9 NEIGHBORHOOD
10	SALE DATE	0 100 NO SALE		11 SALES PRICE
12	LOT TYPE	0 0 NONE		13 LOT WIDTH
14	LOT DEPTH	0 0 NONE		15 DEPTH FACTOR
16	INFL FACTOR	0 0 N/A		17 TOPOGRAPHY
18	SIDEMALK	0 100 NONE		19 DWEL SETBACK
20	TRAFFIC	0 0 N/A		21 ENTRANCECODE
22	STORY HEIGHT	20 100 2 STORY		23 STYLE
24	EXTR WALL	9 100 MAS/FRM		25 ERCTED 19--
26	REMODLD 19--	0 100 NOT REM		27 BASEMENT
28	BSMT QUALITY	5 100 AV		29 CENTRAL HEAT
30	FUEL TYPE	1 100 GAS		31 SYSTEM TYPE
32	TOTAL ROOMS	10 100 10 RMS		33 BEDROOMS
34	FAMILY ROOM	0 100 NONE		35 FULL BATH
36	HALF BATH	1 100 1 HBATH		37 ADD'L FIXTRS
38	TOTAL FIXTRS	17 100 17 FIX		39 EQUIPMENT RT
40	KITN RATING	6 100 GD		41 BATH RATING
42	INTERIOR CON	6 100 GD		43 EXT PHY COND
44	MASONRY ADJ	0 0 REC. ROOM		45
46	FIREPLACE	2 100 2 FP		47 METAL FP
48	BSMT GARAGE	0 100 NONE		49 TOT OTH FEAT
50	GRADE FACTOR	4 128 B		51 COST/DESIGN
52	C.D.U.	6 106 GD		53 BSMT AREA
54	FBLA	0 0		55 FIRST FLOOR
56	SECOND FLOOR	1,394		57 ATTIC FIN
58	1/2STORY FIN	0 0		59 UNFIN AREA
60	OPEN PORCH	0 0		61 CLOSED PORCH
62	WOOD DECK	220		63 CONC. PATIO
64	ATT. GARAGE	440		65 DET GAR 19--
66	DET GAR SF	0 0		67 DET GAR COND
68	DBI VAL ADJ	0 0		69 \$FIRST FLOOR
70	\$SECOND FLR	22,940.000		71 \$ATTIC
72	\$1/2 STORY	0.000		73 \$UNFIN AREA
74	\$BSMT ADJ	-720.000		75 \$FBLA
76	\$HEATING/AC	0.000		77 \$PLUMB ADJ
78	\$OTHER FEATR	9,790.000		79 \$OPEN PORCH
80	\$CLOS PORCH	4,310.000		81 \$WOOD DECK
82	\$CONC. PATIO	0.000		83 \$ATT. GARAGE
84	\$ATT VAL ADJ	0.000		85 ADJ BASE VAL
86	GRFACT/C&D	1.280		87 SFLA
88	RGN	174,350.000		89 % GOOD
90	% MARKET ADJ	1.250		91 % SIZE ADJ
92	RCNLD	143,200.000		93 DBI
94	TOT OTHR IMP	0.000		95 TOT VAL IMPS
96	TOT VAL LAND	0.000		97 TOTAL VALUE
				143,200.000
				143,200.000
				0.000
				1.000
				0.657
				3,258.000
				111,650.000
				6,660.000
				840.000
				0.000
				4,800.000
				0.000
				0.000
				0.000
				62,830.000
				0
				0
				0
				220
				1,706
				1,864
				0
				597
				0 100 NONE
				0 100 NONE
				13 100 \$1300
				5 100 AV
				6 100 GD
				5 100 AV
				5 100 AV
				4 100 4 ADPIX
				3 100 3 FBATH
				5 100 5 BEDS
				3 100 HOT H2O
				2 100 BASIC
				4 100 FULL
				39 62 1939
				5 100 COLONL
				0 0 N/A
				0 100 NONE
				0 0 N/A
				0 0 N/A
				0 0 N/A
				0.000
				0.000
				4 125 NBH4
				0
				0

1/31/90
 M+M & W
