NORTH

0 50 100 200

Feet

209 Appleton St
Non-Conforming Duplex
Potential Rezoning

Legend

- C1
- I1
- R1
- R2
- R3
- R4

1948 - 69 Assessment Record

RESIDENTIAL APPRAISAL CARD---BUILDING DATA

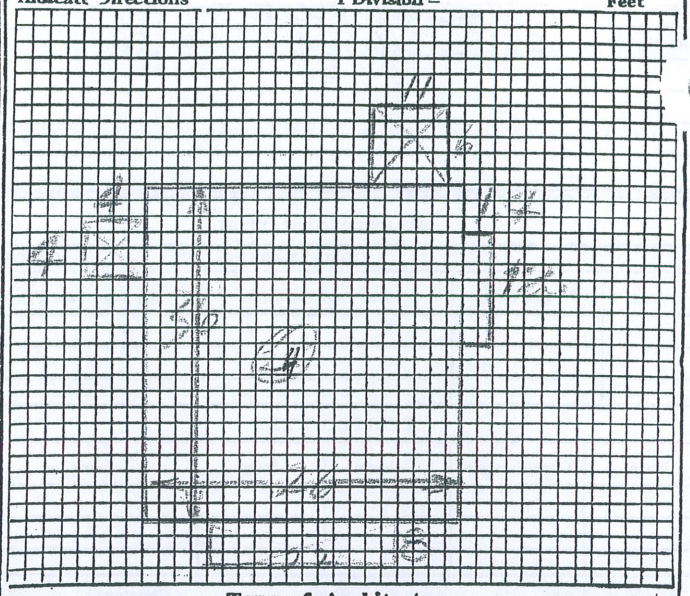
BUILDING VALUE FACTORS

	Main Part	Projections A	B	C
Class 30				
Single Dwelling	✓			
Double Dwelling				
Duplex				
Bungalow Duplex				
Three Family				
Four Family				
Apartment	✓			
Summer Cottage				
Dimensions				
Length	36	12.4		
Width	26	1.4		
Average Height	24	10		
Stories	1½			
Foundation				
Masonry				
Concrete		✓		
Block	✓			
Brick				
Posts				
Piers				
Rubble				
Exterior Wall				
Brick, Common				
Brick, Face				
Brick on Tile				
Brick Veneer				
Concrete				
Concrete Block				
Stone, Rough				
Stone, Cut				
Stone Veneer				
Siding				
Siding, Drop				
Siding, Metal				
Stucco on Frame				
Stucco on Tile				
Shingle				
Half Timber				
Paper				
Asbestos Shingle	✓	1		
Roof Type				
Flat		✓		
Gambrel				
Gable	✓			
Hip			(2)	
Mansard				
Irregular				
Mixed				
Dormers, No. (2)	5	12 X 13		
Jerkin Head				
Roof Material				
Shingles, Wood				
Shingles, Dipped				
Shingles, Asphalt				
Shingles, Asbestos				
Slate	✓	✓		
Tile				
Composition, Plain				
Composition, Surf'd				
Tar and Gravel				
Metal				
Basement				
Whole	✓			
Part				
None				
Cement Floor	✓			
Laundry				
Partition				
Recreation Room				

STORIES / No. of Rooms	1st Living	Dining	Kitchen	Bath	Bed R's	Closets	2nd Bed R's	Bath	Closets	Attic Bed-R's	Bath	Closets
1st with 1 bath, 2nd with 1 bath												
Floors												
Oak												
Maple	✓	✓	✓	✓	✓	✓						
Hard Pine												
Soft Pine												
Tile												
Linoleum												
Concrete												
Trim												
Birch												
Oak												
Gum												
Pine	✓	✓	✓	✓	✓	✓						
Enamel												
Paint												
Varnish	✓	✓	✓	✓	✓	✓						
Walls												
Plain	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rough												
Painted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Paneled												
Papered												
Heating												
Stove												
Hot Air—Piped	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Steam												
Vapor												
Hot Water												
Gas												
Oil				(495)								
Lighting												
Gas												
Electric (145)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lamps												
Plumbing												
Baths				1				1				
Toilets				1				1				
Lavatories				1				1				
Showers												
Sinks			1						1			
City Water	✓											
Well Water												
Sewer	✓											
Septic Tank												
Cess Pool				(675)								
Cistern												
about	1921											
Year Built 26												
Gen'l Condition												
Bad Repair												
Bad Paint	✓											
Bad Foundation	✓											
Bad Roof												
Settling Floors	✓											
Cracked Plaster	✓											
Bad Furnace	✓											
General Aver. %												
Obsolescence												
Obsol. Construct.												
Migration												
Business Encroach.												
Racial Influence												
Bad Gen'l Plan												
Industry Cond.												
Bldg. Restrictions												
Over Improvement												
Under Improvem't												
Public Annoyance												

PLAN OF HOUSE

Indicate directions 1 Division = Feet



Type of Architecture

English | Colonial | Spanish | Dutch | Mixed

Extras and Special Equipment

	$		$
Fireplace, Real		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								
Porch								
Garage								
Barn								
Shed								

Structural Value Computation

	M	A	B	C	Total
Square ft.	936	17.36			953
Unit					
Value					(a)
Cubic ft.	22464	173.6			22637
Unit					.238
Value					(b)

Present Cost Reproduction (a) or (b)	$	5387
Addition for "Extras"	$	1615
Total Reproduction Cost	$	7002
% Condition 70		
Sound Value	$	4901
Porches	$	288
Other Structures	$	338
Sound Value of All Improvements	$	5527

8 30 73

Remarks:

RESIDENTIAL APPRAISAL CARD

E -3073 5-284 5-221
CITY NO.

DESCRIPTION

Sub. or Add'n— Original Plat Ward 5
Description S. 1/2 of Lot 11-12 Block 38
Lot Block

OWNER—TENANT

Street and Number 209 ST.
Owner
Owner's Address
Tenants
Address

SALES INFORMATION — COMPARATIVE — OTHER PROPERTIES

Year	No. of Sales	Total Consideration	Average Sale Price
19		$	$

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 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 MAP

Indicate Directions 1 Division =

LAND VALUE FACTORS

Width	65'	Surface	Sand
Average Depth	120.76'	Grade	Level
Facing on	Appleton St	Pavement	Concrete
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	65 X 120
Front Foot Unit	$ 12
Value Full Depth	$ 780
Depth Factor %	94.7
Unadjusted Land Value	$ 740
Adjustments	
Alley Influence	
Corner Influence	
Total Land Value	$ 740

SUMMATION OF VALUATION PROCESSES

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

Remarks:

5346 5527
-534 552
4812 4975
4163

Date	MAY 1 - 1966	MAY 1 1967	MAY 1 - 1968	MAY 1 - 1969	MAY 1 - 1970	
Land	740	740	740	740		
Improvements	4960	4960	4960	4960		
Total	5700	5700	5700	5700		

1970 Assessment Record

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

RESIDENTIAL APPRAISAL CARD

DISTRICT City of Menasha, Wis. KEY NO. ~~5-284~~

ADDRESS OF PROPERTY

OWNER

(BETH A. PHILLIP)

DESCRIPTION 5-221 X

BRIAN P. GASPER, et-al
~~ANNA DORO~~

~~5-284~~ 209 APPLETON ST.
MENASHA, WIS. 54952

ORIGINAL PLAT
S 65' OF LOTS 11 & 12 BLK. 38

SURVEY MAP #55

SALES INFORMATION

Dates	Consideration	Volume	Page	Remarks
8-30-79	29900	GD	-	Doc#539754

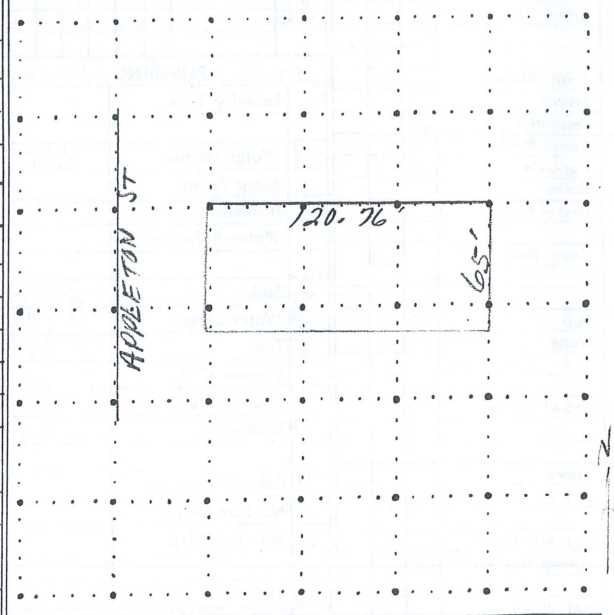
BUILDING PERMIT RECORD

Date	Number	Amount	Purpose

RENTAL INFORMATION Up $60/mo. includes Heat
Owner lives Down

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 R-1 — Single family 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 65	Depth 121	
Front Foot Unit		50
Value Std. Lot		3250
Depth Factor %		96
Adjusted Value		3120
Add Alley Value		
Corner Value		
Land Impts.		
DEDUCTION		
Total Land Value		3100

SUMMARY APPRAISED VALUE

	Rent. Mult.			
Date				
Land				
Impts				
Total				

10/20/70 - Western Surveys for C. Yon w '69 - No Change.
Mailed Asst Notice. 10/22/70 SP

ASSESSMENT SUMMARY

By Whom Assessed	B-R							
Date	MAY 1 - 70	~~MAY 1 - 71~~	~~MAY 1 - 72~~					
Land	3100							740
Improvements	10000							4960
Total	13100							

CLASS { MAIN 4 7 6 Measured by RWJ Calculated by 4-7-70 JR Rear MRS
ADDITIONS _____ Listed by RWJ Reviewed by _____

PLAN OF HOUSE
One Division = 2 Feet

Single Dwelling		Rooms	9
Duplex Flat		Baths	2
Bungalow Flat		Powder Rms	
Double Dwelling	✓	Closets	
Family		2-family use!	
Summer Cottage			

FLOORS								INTERIOR					TRIM	
Sub		Finish												
Concrete	Wood	Hardwood	Lino-Tile	Carpeting	Ceramic T.			Plaster	Dry Wall	Wall Bd.	Panelling		Hardwood	Softwood
		✓						✓						✓
		✓						✓						✓
			✓					✓						✓
		✓						✓						✓
			✓					✓						✓
		✓						✓						✓
		✓						✓						✓
			✓					✓						✓
		✓						✓						✓
			✓					✓						✓

		M	A	B
STORIES		1		
ATTIC	None			
	Unfinished			
	Part Finish			
	Finished	✓		
ROOF	Gable	✓		
	Hip			
	Gambrel			
	Shed			
	Asphalt Shingle	✓		
	Wood Shingle			
	Dormers			
	Insulation	0		
EXT. WALL	Siding B S P	✓		
	F. Brk. Ven.			
	C. Brk. Ven.			
	Stone Ven.			
	Conc. Block			
	Stucco			
	Insulation	✓		
FOUNDATION	Conc. Block			
	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 ☒ Coal ☐			
WIRING	Conduit Bx			
	Romex			✓
	Knob — Tube			
	None			

	Year Built	Remod
M	1920	
A		
B		

OBSERVED CONDITION

	E	G	N	F	P
t					
	E	G	N	F	P

ting: % Residual 50

ADVERSE INFLUENCES
walls cracked
Foundation cracked

BASEMENT														
1st Floor	Liv. Rm.	1			✓				✓					✓
	Din. Rm.	1			✓				✓					✓
	Kitchen	1				✓			✓					✓
	Fam. Rm.													
	Bedroom	2			✓				✓					✓
	Bath	1				✓			✓					✓
	Powder Rm.													
2nd or Attic	Liv. Rm.	1			✓				✓					✓
	Din. Rm.	1			✓				✓					✓
	Kitchen	1				✓			✓					✓
	Bedroom	1			✓				✓					✓
	Bath	1				✓			✓					✓
	Powder Rm.													
3rd Attic														

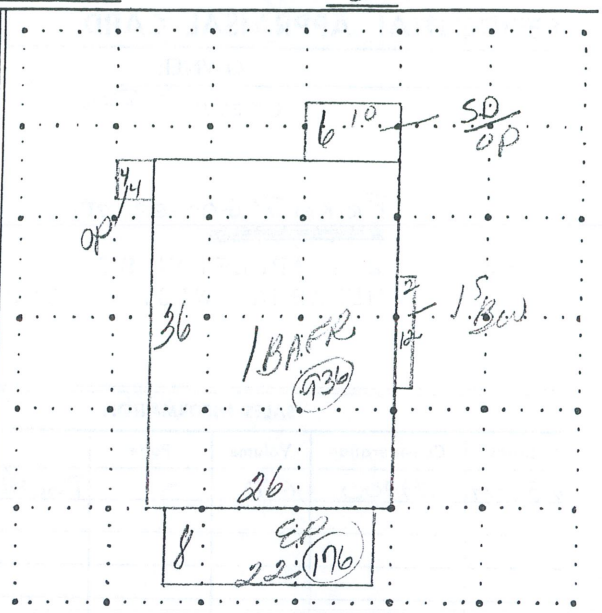
1-5 PLUMBING 1-4

	Laundry Tubs		
1	Water Heater	130	
	Sump Pump		
	Incinerator		
	Water Softener		
3	Sink	260	
3	Water Closet	280	
2	Tub	360	
	Shower O. T.		
	Shower Stall		
2	Lavatory	220	
0	Colored Fixtures		
	No Plumbing		
✓	Std. Plumbing		
0	TILE		
	Bath Rm. Floor		
	Walls		
	Wainscoting		
	Tub Area		
	Powder Rm. Floor		
	Walls		
	Wainscoting		
TOTALS		1250	

OTHER FEATURES

Kitchen	
B.I. Oven	
Range	
Disposal	
Dishwasher	
Fan	
Fireplace	
Addt'l F.P.	
Rec. Room	
Bsmt. Gar.	

GARAGE	ATTACHED BUILT-IN	DETACHED	OTHER
Fdtn.		C	
Walls		F	
Floor		C	
Roof		G	
Roof Cover		A	
Int. Finish		0	
Lights		yes	
O. H. Door		20-S	
Area		18 x 20 (360)	
Base Cost			
Deduct		4055	
Com. Wall			
Base Cost		1300	
Local Mod.	x x x x x x	1560	
Repl. Cost	x x x x x x	1250	
% Res.	x x x x x x		



	AREA	~~PERIMETER~~	~~RATIO~~
MAIN	936	1F	1310
A			
B			

PRICING	Deduct	Add
Main		10610
Addition		
Addition		
Attic		3150
Conversion Unit		
Apt. Modification		
Plumbing — Tile		1250
Other Features		
Heating		540
Insulation		
Floors		
Basement		
Electrical		
Roofing	95	
ADD OR DEDUCT TOTALS	95	15520
NET →		15425
Porches — Vestibule		
EP 176		1440
OP 16		145
Bays		
SD 60 / OP		525
Breezeway		
BW 24		100
Attached Built-In Garage		
TOTAL BASE COST		17635
Local Modifier 120		21160
Current Repl. Cost 88		18620
Percent Residual 50		
NET VALUE		9310
Add Detached Garage		685
Add Other		
TOTAL		9995
Deduct Adverse Influences		
APPRAISED VALUE		10000

Remarks

December 1980 Assessment Picture.

secondary Porch entrance. →

Current Assessment Pictures: