

COMMERCIAL PROPERTY RECORD CARD

Situs : 180 S 7725 PIONEER DR	Map ID: 2195-957	LUC: 260-B - MERCANTILE (COMMERCIAL)	Card: 1 of 1	Tax Year: 2024	Printed: 11/05/24
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CURRENT OWNER	GENERAL INFORMATION
MAK HOLDINGS LLC S77W17605 ST LEONARD MUSKEGO WI 53150-9370	Routing No. Class B Living Units Neighborhood 730 Alternate Id District Zoning CAUV
Field Review Flag:	



Property Notes
Note Codes: O3-13 Owner Occ/ No le Info

Land Information					
Type	Rate	Size	Influence Factors	Infl %	Value
1-Primary Site	SF	4.68	12,375		57,900
Total Acres: .28			Legal Acres: .28		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	57,900	57,900	57,900	0
Building	0	272,000	292,400	272,000	0
Total	0	329,900	350,300	329,900	0
Manual Override Reason					
Base Date of Value					
Value Flag	4-INCOME APPROACH		Effective Date of Value		

Entrance Information			
Date	ID	Entry Code	Source

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
04/01/98	395	20,000	CANOPY		Closed Permit

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/30/21	275,000	2-Land & Building	2-Sale Involves Additional Parcels	4598508	WD-Warranty Deed	HORN BROTHERS INC

Property Factors
Topo: Utilities: Street/Road: Traffic: Location: Spot Loc: 60

Legal Description
Parcel TieBack: Range - Township - Section: - - R Legal Descriptions: PT SE1/4SW1/4 SEC 9 T5N R20E COM 17.56 C N OF 1/4 POST ON S SIDE OF SEC, TH N 79 W 2.90 C, TH N 35 E 1.82 C, TH S 83 1/2 E 3.14 C, TH S 11 W 2.4 C TO BGN. .57 AC. PT SE1/4SW1/4 SEC
Addl.TieBack:

Inspection Witnessed By _____

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Building Information		Building Other Features													
Year Built/Eff Year	1930 /	Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU
Building #	1	2	OD3-Ovrhd Dr-Mtr-Op-Wc		16	18		1							
Structure Type	398-Warehouse	2	OD1-Overhead Dr-Wood/		10	10		1							
Identical Units	1	2	CP6-Canopy Roof/Slab		273		1	1							
Total Units															
Grade	C														
# Covered Parking															
# Uncovered Parking															
DBA	HORN BROTHERS FEEDS														

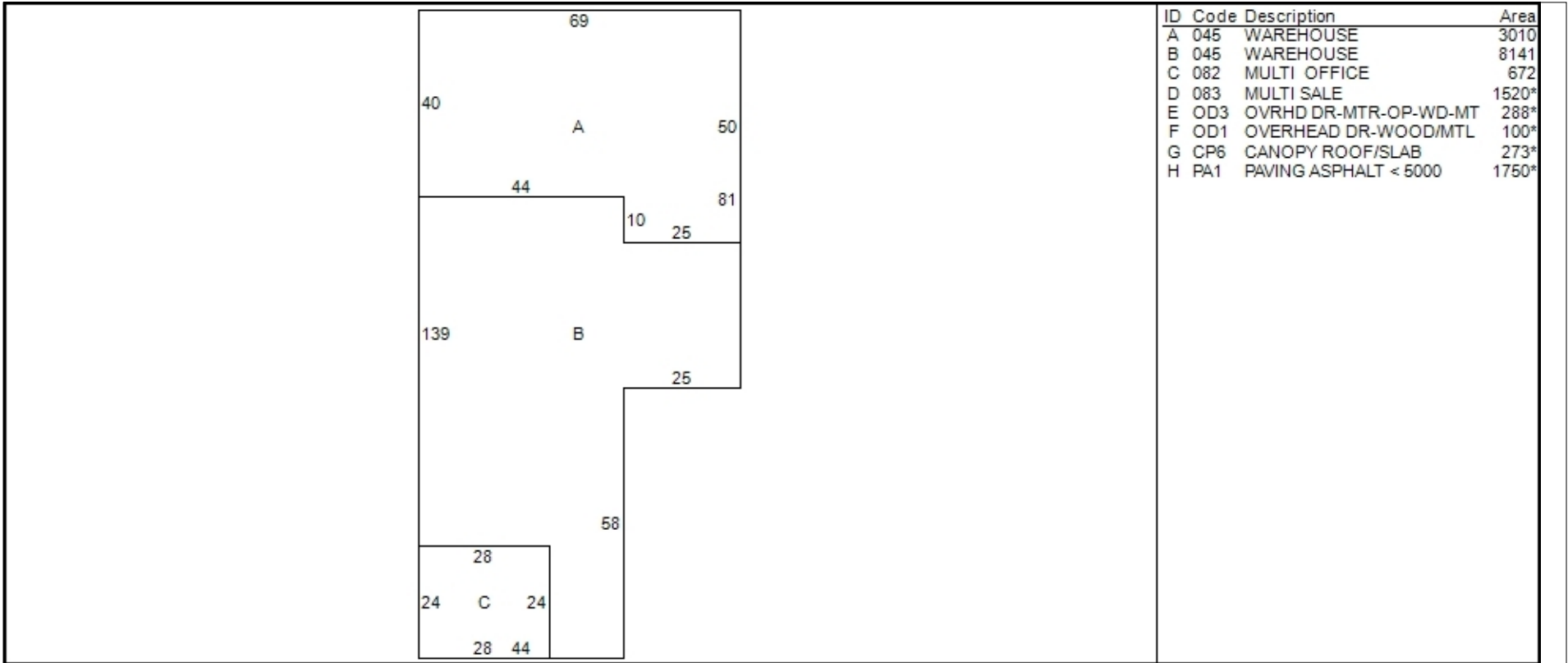
Interior/Exterior Information																
Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	B1	B1	3,010	238	045-Warehouse	14	01-Brick Ve	1-Wood Frame/Joist	100	2-Normal	0-None	0-None	2-Normal	3	3	
2	01	01	8,141	416	045-Warehouse	12	03-Concrete	1-Wood Frame/Joist	100	2-Normal	0-None	0-None	2-Normal	3	3	
3	E1	E1	1,520	88	083-Multi Sale	12	13-Enclosur	0-No Constr Code	100	2-Normal	3-Unit	0-None	2-Normal	3	3	
4	A1	A1	672	52	082-Multi Office	10	01-Brick Ve	1-Wood Frame/Joist	100	2-Normal	1-Forced Air	1-Central	2-Normal	3	3	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	3,010	045-Warehouse	50		50,540
2	8,141	045-Warehouse	50		200,010
3	1,520	083-Multi Sale	50		22,280
4	672	082-Multi Office	50		17,580

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	PA1-Paving Asp	1980			1,750	C	1		A	A		2,000

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ID	Code	Description	Area
A	045	WAREHOUSE	3010
B	045	WAREHOUSE	8141
C	082	MULTI OFFICE	672
D	083	MULTI SALE	1520*
E	OD3	OVRHD DR-MTR-OP-WD-MT	288*
F	OD1	OVERHEAD DR-WOOD/MTL	100*
G	CP6	CANOPY ROOF/SLAB	273*
H	PA1	PAVING ASPHALT < 5000	1750*

Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Inc Type	Model Mod	Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
07	S	003	07-Light Mnftg-Wrhse-	0	11,151	6.75	44	33,118	5		0	31,462	16			5,034	5,034	26,428
21	S	003	21-Multi Use - Sales	0	1,520	9.00	50	6,840	5		0	6,498	14			910	910	5,588
22	S	003	22-Multi Use - Office	0	269	12.00	50	1,614	5		0	1,533	26			399	399	1,134

Apartment Detail - Building 1 of 1									
Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income	

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	13,343
Replace, Cost New Less Depr	290,410
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	290,410
NBHD Fact	1.0000
Value per SF	21.76

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)	
Total Net Income	33,150
Capitalization Rate	0.100500
Sub total	329,851
Residual Land Value	
Final Income Value	329,851
Total Gross Rent Area	13,343
Total Gross Building Area	13,343

Misc & Gross Bulding Values	
Misc Building No	Misc Adjusted Value
Gross Building:	