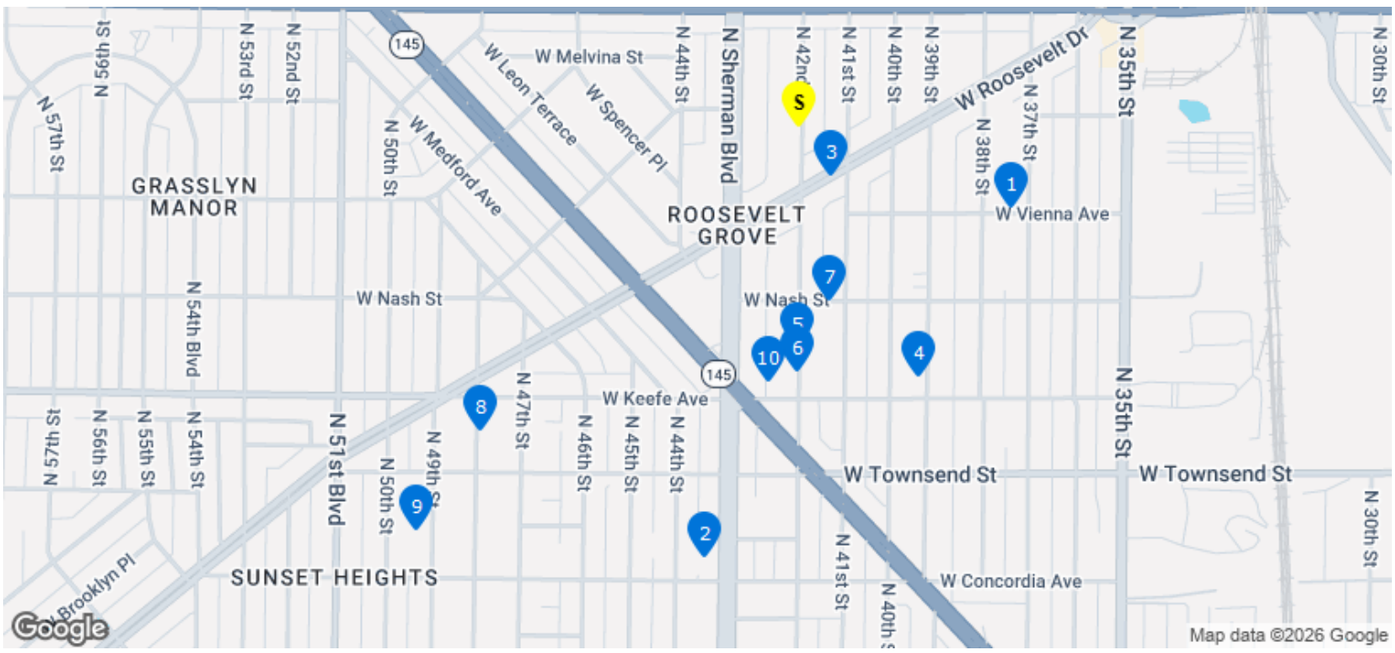
ICE SiteX Report

OrderID: 98794939

SiteX Property Information Report



Subject Property Location

3861-3863 N 42ND ST, MILWAUKEE, WI 53216-3032

County:	**MILWAUKEE WI**	Census Tract:	0039.00
Property Use:	Duplex (2 units, any combination)	Zoning:	RT2
Parcel Number:	53000 268-1547-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$215,000**	FSD:	21	Common Confidence Score:	34
Value Range:	$169,850 - $260,150	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$8,400	Market Land Value:		Tax Year:	2025
Assd Improvement:	$191,200	Market Improvment Value:		Total Taxable Value:	$6,601
Total Assessed Value:	$199,600	Total Assessor Market Value:	$199,720	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 16 Section: 12-7-21 Subdivision: ROOSEVELT DRIVE NO 2 Map Ref: MB 26833 Sec/Twnship/Range: SEC 12 TWN 07N RNG 21E

Abbreviated Description:	ROOSEVELT DRIVE SUBD NO 2 IN NW 1/4 SEC 12-7-21 BLOCK 16 LOT 3
City/Muni/Twp:	CITY OF MILWAUKEE

Property Characteristics

Lot Size:	8,064 SF	Bedrooms:	4	Pool:	
Building Area:	2700 SF	Baths:	2	Fireplace:	
Year Built:	1931	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	11	Ext Walls:	Brick
Number of Units:	2	Garage Type:	Detached Garage	Heating:	
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/04/2022	Loan Amount:	N/A
Document #:	11272458 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/21/2022		
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:
Block: 16 Subdivision: ROOSEVELT DRIVE SUBDIVISION NO 2 Sec/Twnship/Range: NW4 S12T07NR21E
City/Muni/Twp: MILWAUKEE

Prior Transfer

Recording Date:	08/04/2022	Sales Price:	$155,000
Document #:	11272457 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/21/2022		
Document Type:	Deed		

Legal Description:
Block: 16 Subdivision: ROOSEVELT DRIVE SUBDIVISION NO 2 Sec/Twnship/Range: NW4 S12T07NR21E
City/Muni/Twp: MILWAUKEE

Prior Transfer

Recording Date:	07/21/2022	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

ICE SiteX Report

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Legal Description:
Block: 16 Section: 12-7-21 Subdivision: ROOSEVELT DRIVE NO 2 Sec/Twnship/Range: SEC 12 TWN 07N RNG 21E
Abbreviated Description: ROOSEVELT DRIVE SUBD NO 2 IN NW 1/4 SEC 12-7-21 BLOCK 16 LOT 3
City/Muni/Twp: CITY OF MILWAUKEE

Prior Transfer

Recording Date:	02/17/2014	Sales Price:	N/A
Document #:	10336303 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/04/2014		
Document Type:	Deed		

Legal Description:
Block: 16 Subdivision: ROOSEVELT DRIVE SUBDIVISION NO 2 Sec/Twnship/Range: NW4 S12T07NR21E
City/Muni/Twp: MILWAUKEE

Prior Transfer

Recording Date:	11/01/2012	Sales Price:	$23,000
Document #:	10179238 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	04/13/2011		
Document Type:	Deed		

Legal Description:
Block: 16 Subdivision: ROOSEVELT DRIVE SUBDIVISION #2 Sec/Twnship/Range: NW4 S12T07NR21E
City/Muni/Twp: MILWAUKEE

Prior Transfer

Recording Date:	03/23/2011	Sales Price:	$40,042
Document #:	09981634 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/06/2010		
Document Type:	Deed		

Legal Description:
Block: 16 Subdivision: ROOSEVELT DRIVE SUBDIVISION #2 Sec/Twnship/Range: NW4 S12T07NR21E
Abbreviated Description: PRIOR REF 09968609 02/08/2011
City/Muni/Twp: MILWAUKEE

Prior Transfer

Recording Date:	02/08/2011	Sales Price:	$40,042
Document #:	09968609 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	10/06/2010		
Document Type:	Deed		

Legal Description:
Block: 16 Subdivision: ROOSEVELT DRIVE SUBDIVISION Sec/Twnship/Range: NW4 S12T07NR21E
City/Muni/Twp: MILWAUKEE

Prior Transfer

Recording Date:	07/31/2006	Sales Price:	$110,700
Document #:	9278646 BK-PG 5377-1420	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/27/2006	Loan Amount:	N/A
Document #:	09207618 BK-PG -	Loan Type:	Non Purchase Money Loan
Contract Date:	03/17/2006		
TD Due Date:	04/01/2036	Type Finance:	Fixed Rate

Legal Description:
Block: 16 Subdivision: ROOSEVELT DRIVE SUBDIVISION #2 Sec/Twnship/Range: PART NW4 S12T07NR21E
City/Muni/Twp: MILWAUKEE

Prior Transfer

Recording Date:	03/27/2006	Sales Price:	N/A
Document #:	09207617 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	03/17/2006		
Document Type:	Deed		

Legal Description:
Block: 16 Subdivision: ROOSEVELT DRIVE SUBDIVISION #2 Sec/Twnship/Range: PART NW4 S12T07NR21E
City/Muni/Twp: MILWAUKEE

Mortgage Record

Recording Date:	07/25/2002	Loan Amount:	N/A
Document #:	8318875 BK-PG -	Loan Type:	
Contract Date:	06/27/2002		
TD Due Date:	08/01/2032	Type Finance:	

Legal Description:
Block: 16 Subdivision: ROOSEVELT DRIVE SUBDIVISION #2 Sec/Twnship/Range: PART NW4 S12T07NR21E
City/Muni/Twp: MILWAUKEE

Prior Transfer

Recording Date:	07/25/2002	Sales Price:	$123,000
Document #:	8318874 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/27/2002		
Document Type:	Deed		

Legal Description:
Block: 16 Subdivision: ROOSEVELT DRIVE SUBDIVISION #2 Sec/Twnship/Range: PART NW4 S12T07NR21E
City/Muni/Twp: MILWAUKEE

Prior Transfer

Recording Date:	01/31/1997	Sales Price:	$60,000
Document #:	7321839 BK-PG 3980-0146	Type of Sale:	Arms-Length Transfer
Contract Date:	12/23/1996		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98794939

Legal Description:
Block: 16 Subdivision: ROOSEVELT DRIVE SUBDIVISION #2 Sec/Twnship/Range: PART NW4 S12T07NR21E
City/Muni/Twp: MILWAUKEE

Prior Transfer

Recording Date:	01/31/1997	Sales Price:	N/A
Document #:	7321838 BK-PG 3980-0144	Type of Sale:	Lender Sold
Contract Date:	12/23/1996		
Document Type:	Deed		

Legal Description:
Block: 16 Subdivision: ROOSEVELT DRIVE SUBDIVISION #2 Sec/Twnship/Range: PART NE4 S12T07NR21E
City/Muni/Twp: MILWAUKEE

Mortgage Record

Recording Date:	01/31/1997	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
Contract Date:	12/23/1996		
TD Due Date:	01/01/2027	Type Finance:	

Legal Description:
Block: 16 Subdivision: ROOSEVELT DRIVE SUBDIVISION #2 Sec/Twnship/Range: PART NW4 S12T07NR21E
City/Muni/Twp: MILWAUKEE

Area Sales Analysis

Total Area Sales	$1,738,100	Median # of Bedrooms	4
Median Lot Size	4,920 SF	Median # of Baths	2
Median Living Area	2,076 SF	Median Year Built	1931
Price Range - 2 Yrs	$120,000 to $265,000	Age Range	80 years to 98 years
Median Value	$166,200	Median Age	95 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**3861 N SHERMAN BLVD** **MILWAUKEE, WI 53216-2446**	09/14/2026	$141,000	$85	1662	6/3/2	1951	6,500 SF	
		APN: 53000 267-0166-000 Document #: 11635388 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 23 Block: 6 Subdivision: DIEHNELT PARK Abbreviated Description: Lot:23 Block:6 Subdivision:DIEHNELT PARK City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
2	.2Mi.	**4449 W HOWIE PL** **MILWAUKEE, WI 53216-2426**	09/23/2026	$170,000	$136	1246	6/3/1	1935	5,160 SF	
		APN: 53000 267-0399-000 Document #: 11638177 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 6 Subdivision: OAKLAWN Abbreviated Description: Lot:5 Block:6 Subdivision:OAKLAWN City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
3	.2Mi.	**3969-3971 N 39TH ST** **MILWAUKEE, WI 53216-2516**	09/01/2026	$152,500	$62	2470	10/4/2	1935	3,705 SF	
		APN: 53000 268-0126-000 Document #: 11632310 Document Type: Warranty Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 36 Block: 1 Subdivision: BADGER SUBDIVISION Abbreviated Description: Lot:36 Block:1 Subdivision:BADGER SUBDIVISION City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
4	.21Mi.	**3850 N 39TH ST** **MILWAUKEE, WI 53216-3025**	09/04/2026	$105,000	$57	1844	10/4/2	1941	5,600 SF	
		APN: 53000 268-1378-000 Document #: 11633643 Document Type: Warranty Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 23 Block: 9 Subdivision: ROOSEVELT DRIVE SUBDIVISION Sec/Twnship/Range: NW4 S12T07NR21E Abbreviated Description: Lot:23 Block:9 Subdivision:ROOSEVELT DRIVE SUBDIVISION Sec/Twnship/Range:NW4 S12T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
5	.23Mi.	**3954-3956 N 39TH ST** **MILWAUKEE, WI 53216-2517**	10/09/2026	$75,000	$39	1946	8/4/2	1946	6,000 SF	
		APN: 53000 268-1404-000 Document #: 11642430 Document Type: Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 17 Block: 10 Subdivision: ROOSEVELL DRIVE SUBDIVISION Sec/Twnship/Range: NW4 S12T07NR21E Abbreviated Description: Lot:17 Block:10 Subdivision:ROOSEVELL DRIVE SUBDIVISION Sec/Twnship/Range:NW4 S12T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
6	.26Mi.	**4044 N 40TH ST** **MILWAUKEE, WI 53216-1602**	10/28/2026	$96,000	$159	605	4/2/1	1921	4,687 SF	
		APN: 53000 247-0936-000 Document #: 11647274 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 2 Subdivision: LAKE BOULEVARD SUBDIVISION Sec/Twnship/Range: SW4 S01T07NR21E Abbreviated Description: Lot:19 Block:2 Subdivision:LAKE BOULEVARD SUBDIVISION Sec/Twnship/Range:SW4 S01T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
7	.31Mi.	**4114 N 41ST ST** **MILWAUKEE, WI 53216-1608**	10/15/2026	$230,000	$162	1424	6/3/1	1940	4,620 SF	
		APN: 53000 247-0979-000 Document #: 11644110 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 4 Subdivision: LAKE BOULEVARD SUBDIVISION Sec/Twnship/Range: SW4 S01T07NR201E Abbreviated Description: Lot:13 Block:4 Subdivision:LAKE BOULEVARD SUBDIVISION Sec/Twnship/Range:SW4 S01T07NR201E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
8	.31Mi.	**3601 N 42ND ST** **MILWAUKEE, WI 53216-3440**	09/25/2026	$217,500	$114	1901	9/3/2	1930	6,300 SF	
		APN: 53000 268-0596-000 Document #: 11638906 Document Type: Warranty Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 9&10 Block: 4 Subdivision: JOHN HUNHOLZ SUBDIVISION Sec/Twnship/Range: NW4 S12T07NR21E Abbreviated Description: Lot:9&10 Block:4 Subdivision:JOHN HUNHOLZ SUBDIVISION Sec/Twnship/Range:NW4 S12T07NR21E Abbreviated Description:NORTH8FT LOT10&N8FT LOT10 City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
9	.33Mi.	**4109 N 39TH ST** **MILWAUKEE, WI 53216-1642**	10/13/2026	$130,000	$114	1137	5/3/1	1939	4,662 SF	
		APN: 53000 247-0909-000 Document #: 11643122								

ICE SiteX Report

OrderID: 98794939

Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 1 Subdivision: LAKE BOULEVARD SUBDIVISION Sec/Twnship/Range: SW4 S01T7NR201E Abbreviated Description: Lot:9 Block:1 Subdivision:LAKE BOULEVARD SUBDIVISION Sec/Twnship/Range:SW4 S01T7NR201E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE

10	.33Mi.	**4101 N 39TH ST** **MILWAUKEE, WI 53216-1642**	09/25/2026	$252,000	$125	2014	7/3/1	1940	4,620 SF

APN: 53000 247-0910-000 Document #: 11638787
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 1 Subdivision: LAKE BOULEVARD SUBDIVISION Sec/Twnship/Range: SW4 S01T07NR21E Abbreviated Description: Lot:10 Block:1 Subdivision:LAKE BOULEVARD SUBDIVISION Sec/Twnship/Range:SW4 S01T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE

11	.34Mi.	**4642-4644 W MEDFORD AVE** **MILWAUKEE, WI 53216-2404**	10/26/2026	$140,000	$57	2470	10/4/2	1929	4,800 SF

APN: 53000 267-0666-000 Document #: 11646649
Document Type: Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 21 Block: 3 Section: 11 Subdivision: RAINBOW RIDGE Legal Unit: 1322 Abbreviated Description: Lot:21 Block:3 Section:11 Subdivision:RAINBOW RIDGE Legal Unit:1322 City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE

12	.34Mi.	**3714 W CAPITOL DR** **MILWAUKEE, WI 53216-2539**	10/01/2026	$129,900	$103	1262	6/3/1	1945	5,160 SF

APN: 53000 247-0601-000 Document #: 11640173
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 5 Subdivision: ELMHURST Sec/Twnship/Range: SE4SW4 S01T07NR21E Abbreviated Description: Lot:10 Block:5 Subdivision:ELMHURST Sec/Twnship/Range:SE4SW4 S01T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE

13	.35Mi.	**4645 W FOND DU LAC AVE** **MILWAUKEE, WI 53216-2422**	10/22/2026	$165,000	$102	1624	8/4/2	1951	4,800 SF

APN: 53000 267-0622-000 Document #: 11646097
Document Type: Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 8 Block: 2 Subdivision: RAINBOW RIDGE Sec/Twnship/Range: NE4 S11T07NR21E Abbreviated Description: Lot:8 Block:2 Subdivision:RAINBOW RIDGE Sec/Twnship/Range:NE4 S11T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE

14	.37Mi.	**4631 W MEDFORD AVE** **MILWAUKEE, WI 53216-2403**	09/18/2026	$19,000	$9	2027	9/3/2	1941	4,800 SF

APN: 53000 267-0736-000 Document #: 11636978
Document Type: Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 9 Block: 7 Subdivision: RAINBOW RIDGE Sec/Twnship/Range: NW4 S11T07NR21E Abbreviated Description: Lot:9 Block:7 Subdivision:RAINBOW RIDGE Sec/Twnship/Range:NW4 S11T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE

15	.37Mi.	**4151 N 44TH ST** **MILWAUKEE, WI 53216-1503**	09/10/2026	$80,000	$61	1304	5/3/1	1947	7,800 SF

APN: 53000 248-0717-000 Document #: 11634693
Document Type: Personal Representatives Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 2 Subdivision: SAGER KARL OPPORTUNITY SUBDIVISION NO 3 Sec/Twnship/Range: S02T07R021 Abbreviated Description: Lot:5 Block:2 Subdivision:SAGER KARL OPPORTUNITY SUBDIVISION NO 3 Sec/Twnship/Range:S02T07R021 City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE

16	.38Mi.	**4147 N 39TH ST** **MILWAUKEE, WI 53216-1642**	10/22/2026	$110,000	$103	1072	5/3/1	1947	4,704 SF

APN: 53000 247-0902-000 Document #: 11645895
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: LAKE BOULEVARD SUBDIVISION Sec/Twnship/Range: SW4 S01T07NR21E Abbreviated Description: Lot:2 Block:1 Subdivision:LAKE BOULEVARD SUBDIVISION Sec/Twnship/Range:SW4 S01T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE

17	.39Mi.	**3757 N 36TH ST** **MILWAUKEE, WI 53216-3003**	09/29/2026	$107,500	$99	1084	6/3/1	1923	5,040 SF

APN: 53000 268-1609-000 Document #: 11639467
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 2 Subdivision: SUNSHINE SUBDIVISION Sec/Twnship/Range: E2NW4 S12T07NR21E Abbreviated Description: Lot:3 Block:2 Subdivision:SUNSHINE SUBDIVISION Sec/Twnship/Range:E2NW4 S12T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE

18	.39Mi.	**4818 W MEDFORD AVE** **MILWAUKEE, WI 53216-2412**	09/03/2026	$90,000	$99	910	5/2/1	1948	4,800 SF

APN: 53000 267-0643-000 Document #: 11633148
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Block: 2 Subdivision: RAINBOW RIDGE Sec/Twnship/Range: NE4 S11T07NR21E Abbreviated Description: Lot:29 Block:2 Subdivision:RAINBOW RIDGE Sec/Twnship/Range:NE4 S11T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE

19	.4Mi.	**3444 N 41ST ST** **MILWAUKEE, WI 53216-3641**	09/29/2026	$234,900	$138	1698	8/5/1	1937	5,220 SF

APN: 53000 287-1019-000 Document #: 11639562
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 2 Subdivision: GLENCOE Abbreviated Description: Lot:3 Block:2 Subdivision:GLENCOE City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE

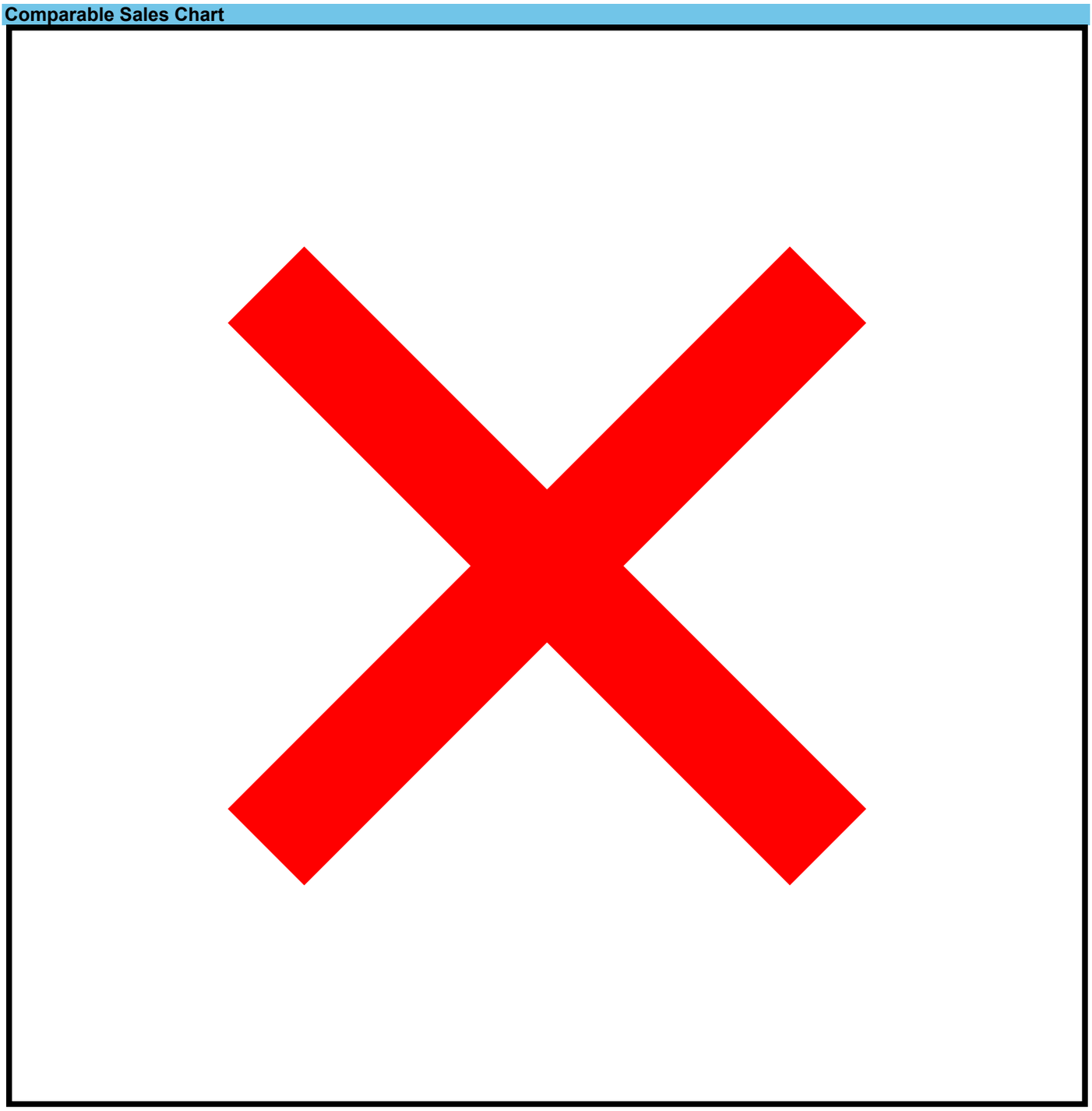
20	.4Mi.	**4159 N 39TH ST** **MILWAUKEE, WI 53216-1642**	09/15/2026	$91,000	$123	737	4/2/1	1943	5,152 SF

APN: 53000 247-0104-000 Document #: 11636021
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: BURR OAK Sec/Twnship/Range: SW4 S01T07NR21E Abbreviated Description: Lot:4 Block:1 Subdivision:BURR OAK Sec/Twnship/Range:SW4 S01T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE

ICE SiteX Report

OrderID: 98794939

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

ICE SiteX Report

OrderID: 98794939

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**3861-3863 N 42ND ST**	**07/21/2022**	$199,720	$199,600	2,700	11/4/2	1931	8,064 SF	
.01Mi.	**3867-3869 N 42ND ST**	**04/02/2009**	$219,632	$219,500	2,692	10/4/2	1940	8,064 SF	
.02Mi.	**3873-3875 N 42ND ST**	**05/18/2020**	$189,814	$189,700	2,310	10/4/2	1947	8,064 SF	
.02Mi.	**3903 N 42ND ST**	**01/14/2025**	$221,633	$221,500	2,600	9/4/2	1953	9,360 SF	
.03Mi.	**3911 N 42ND ST**	**07/02/2025**	$201,821	$201,700	2,604	12/5/2	1951	8,190 SF	
.04Mi.	**3882-3884 N SHERMAN BLVD**	**01/01/1989**	$228,037	$227,900	3,506	12/6/2	1946	7,590 SF	
.04Mi.	**3835-3837 N 42ND ST**	**06/17/2008**	$205,823	$205,700	2,829	12/5/2	1931	8,064 SF	
.05Mi.	**3840-3842 N 42ND ST**	**09/28/2016**	$203,522	$203,400	2,220	10/4/2	1949	4,797 SF	
.05Mi.	**3910 N 42ND ST**	**12/23/2024**	$190,014	$189,900	2,008	9/3/2	1938	5,400 SF	
.05Mi.	**3866-3868 N SHERMAN BLVD**	**09/23/2021**	$235,241	$235,100	3,309	11/4/3	1952	7,590 SF	
.05Mi.	**3925-3927 N 42ND ST**	**07/25/2018**	$96,458	$96,400	2,494	11/5/2	1930	11,700 SF	
.06Mi.	**3817-3819 N 42ND ST**	**12/06/2013**	$170,502	$170,400	1,928	9/3/2	1937	8,064 SF	
.07Mi.	**3920-3922 N 42ND ST**	**07/20/2018**	$174,905	$174,800	1,931	9/3/2	1940	5,400 SF	
.07Mi.	**3889 N 41ST ST**	**04/11/2025**	$175,205	$175,100	1,949	9/3/2	1940	4,680 SF	
.07Mi.	**3883 N 41ST ST**	**10/09/2002**	$230,438	$230,300	2,316	8/4/2	1957	4,680 SF	
.07Mi.	**3893 N 41ST ST**	**06/27/2023**	$159,896	$159,800	1,971	9/3/2	1939	4,680 SF	

Rent vs. Own

Households Occupied by Renters:	51%	Households Occupied by Owners:	40%

Demographics & Income

Median Age:	34.5 years old	Households:	12,012
Median Household Income:	$47,433	Households w/Family:	54%
Household Income Per Capita:	$23,530	Households w/Family Married:	17%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Milwaukee School District	Students:	65,599
Number of Schools:	154	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.34Mi.	**Starms Discovery** Number of Students: 268 Student-Teacher Ratio: 17.8	F	Public	1 - 8
4.26Mi.	**Lincoln Middle School** Number of Students: 309 Student-Teacher Ratio: 15.53	F	Public	6 - 8
1.52Mi.	**Whs Information Technology** Number of Students: 402 Student-Teacher Ratio: 16.24	F	Public	9 - 12
5.90Mi.	**Hayes Bilingual School** Number of Students: 670 Student-Teacher Ratio: 15.26	F	Public	PK - 8
4.56Mi.	**Maryland Montessori** Number of Students: 470 Student-Teacher Ratio: 20.28	B+	Public	PK - 8
2.45Mi.	**Milwaukee German Immersion** Number of Students: 549 Student-Teacher Ratio: 22.32	B+	Public	PK - 5
2.21Mi.	**Craig Montessori School** Number of Students: 220 Student-Teacher Ratio: 17.05	F	Public	PK - 8
6.55Mi.	**Milwaukee Spanish Immersion** Number of Students: 605 Student-Teacher Ratio: 17.85	D-	Public	PK - 5
2.79Mi.	**Milwaukee School of Languages** Number of Students: 964 Student-Teacher Ratio: 16.15 Advanced Placement: Yes	D-	Public	6 - 12
7.17Mi.	**Audubon Technology and Communication High School** Number of Students: 436 Student-Teacher Ratio: 16.37	D-	Public	9 - 12
1.67Mi.	**King International** Number of Students: 1,308 Student-Teacher Ratio: 18.13	D-	Public	9 - 12
3.25Mi.	**Roosevelt Middle School** Number of Students: 270 Student-Teacher Ratio: 17.16	F	Public	6 - 8
2.18Mi.	**Starms Early Childhood** Number of Students: 205	NA	Public	PK - KG

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Student-Teacher Ratio: 17.67

9.33Mi. **Reagan College Preparatory High School** Number of Students: 1,372 Student-Teacher Ratio: 20.94	A-	Public	9 - 12
3.18Mi. **Elm Creative Arts Elementary School** Number of Students: 335 Student-Teacher Ratio: 17.18	F	Public	PK - 5
3.60Mi. **Golda Meir School** Number of Students: 1,192 Student-Teacher Ratio: 18.84	B	Public	3 - 12
8.45Mi. **Bay View Montessori School** Number of Students: 449 Student-Teacher Ratio: 23.16	B	Public	PK - 8
3.08Mi. **King International Baccalaureate Middle School** Number of Students: 159 Student-Teacher Ratio: 10.29	F	Public	6 - 8
8.25Mi. **Fernwood Montessori** Number of Students: 731 Student-Teacher Ratio: 21.63	B	Public	PK - 8
3.50Mi. **Milwaukee Academy of Chinese Language** Number of Students: 499 Student-Teacher Ratio: 15.69	F	Public	PK - 8
5.10Mi. **Bradley Technology High School** Number of Students: 1,048 Student-Teacher Ratio: 16.47 Advanced Placement: Yes	F	Public	9 - 12
1.88Mi. **Milwaukee French Immersion** Number of Students: 426 Student-Teacher Ratio: 19.95	D+	Public	PK - 5
3.29Mi. **Fratney Elementary School** Number of Students: 459 Student-Teacher Ratio: 19.84	D-	Public	PK - 5
0.51Mi. **Townsend Street Elementary School** Number of Students: 257 Student-Teacher Ratio: 16.09	F	Public	PK - 8
3.21Mi. **Milwaukee High School of the Arts** Number of Students: 959 Student-Teacher Ratio: 15.23 Advanced Placement: Yes	D-	Public	9 - 12

Flood Report

The Subject Property of **3861-3863 N 42ND ST, MILWAUKEE, WI 53216-3032** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	117%	HIGHER
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	63%	NOTABLY LOWER
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	85%	LOWER
MURDER	108%	SIMILAR
OVERALL	118%	HIGHER

Disaster Alerts

8/9/2025 - Severe Storm,Floods,Mudslides 4/13/2026 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

OrderID: 98794939

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