



Collection Information:

Folder: Parcel No. 17. 214 State Street.

Series: Area 1-A, Parcels 1-182, 1961-1962.

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Project Area 1-A
Parcel No. 17
214 State Street

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Project Area 1-A
Parcel No. 17
214 State Street (see Parcel No. 17-A)

Owner: Cecil A. Warren
766 So. Syndicate

Occupant: Theodore H. Rivera, contract purchaser
See also Parcel 17-A

Legal: NW¹/₄ly 45 ft. of Lots 8, 9 and 10, Block 2,
Kettering and Constans Addition

Lot Size: 45 x 150 ft. (1/2 included in this appraisal)

Zoning: Commercial

Built: 1904

Assessors Value: Land \$250, Building \$1,600, Total \$1,850.

8370-Sept

This is a 2-story frame with asphalt exterior, 2-family dwelling with asphalt roof. Corner lot with sidewalk and curb and paved street.

1st floor has 5 rooms with bath off kitchen. 2 small bedrooms, no cabinets, hardwood floors and trim. Gas circulating heat. Furnace out of action since 1952 flood. 2nd floor same as 1st but poorer decorating.

Full basement, limestone walls, dirt floor, 30-gallon gas water heater, entrance from outside. Rental value \$30.00 each floor.

Cost Approach:

24,192 cubic feet @ 50¢	\$12,100.00
Physical depreciation 65%	
Economic depreciation 10%	<u>9,075.00</u>
Depreciated value of dwelling	3,025.00
Depreciated value of barn garage	<u>100.00</u>
Depreciated value of improvements	3,125.00

Land:	
45x150 feet @ \$25.00 =	
\$1,200 (1/2 for each unit)	<u>600.00</u>
Indicated value by Cost Approach	\$ 3,725.00

This is a total taking. Based on the cost approach and the Comparable Sales Approach, it is your appraisers' opinion that the total damages are:

Land	\$ 600.00
Buildings	<u>3,150.00</u>
Total	\$3,750.00

"THREE THOUSAND SEVEN HUNDRED FIFTY DOLLARS"