



Collection Information:

Folder: Parcel No. 106. 160 State Street.

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

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Project Area 1-A
Parcel No. 106
160 State Street



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Owner: Louis V. Sauer, et al.
603 Commerce Building

Legal: Northwesterly 37 feet of Lots 9 and 10, Block 21,
Dunwell & Spencer's Addition to Brooklynd

Zoning: Commercial

Built: "Old"

Assessors Value: Land \$650, Buildings \$800, Total \$1,450.00.

This is a $1\frac{1}{2}$ story dwelling on the southeast corner of State and Texas, frame with asbestos siding and asphalt roof. State Street is paved and has sidewalk and curb. Texas Street is blacktop. There is a sidewalk along the side of this dwelling leading to the back door entrance. All improvements are in the street and paid for.

First floor has 4 rooms and old type bath off kitchen. No cabinets in kitchen, wall sink, hardwood floors, plaster walls and Firtex ceiling.

Attic has dormitory type 2 bedrooms, wallboard walls, walk through, soft wood floors.

Good full concrete block basement, octopus type hot air gas furnace. Side arm gas heater, concrete floor, drain and tubs. Walkout to the rear. Rental \$50.00, no garage.

Cost Approach:

13,948 cubic feet @ 70¢	\$9,763.00
Physical depreciation 40%	
Economic depreciation 10%	<u>4,881.00</u>
Depreciated value of dwelling	\$4,882.00
Land:	
37 x 116 feet <i>4590</i>	<u>750.00</u>
Indicated Value by Cost Approach	5,632.00

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	\$ 750.00
Improvements	<u>4,900.00</u>
Total	\$5,650.00

"FIVE THOUSAND SIX HUNDRED FIFTY DOLLARS"

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MARKET APPROACH

Comparable Sales:

1. 88 W. Magnolia. Sold \$5,300 cash April 12, 1960. Only half basement and older but had larger lot and better location and large porch.
2. 213 E. Robie. Sold \$6,500 cash, Nov. 23, 1960. Larger, larger lot, better location and had shed garage. But was older had only 2/3 basement and poorer condition.
3. 226 E. Belvidere. Sold \$7,600 cash, Aug. 25, 1958. Larger, larger lot, 2-car garage. Aluminum combination windows. Superior location.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of the subject property is \$5,650.00.