



Collection Information:

Folder: Parcel No. 109. 166 State Street.

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

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Project Area 1-A
Parcel No. 109
166 State Street

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Owner: Samuel Laderman
Legal: Northwesterly 25 feet of Southeasterly 54 feet of
Lots 9 and 10, Block 21, Dunwell & Spencer's
Addition to Brooklynd
Lot Size: 25 x 123 feet
Zoning: Commercial
Built: 1912
Assessors Value: Land \$375, Building \$2,000, Total \$2,375.00.

This is a 1½ story stucco and frame dwelling with poor asphalt roof.
Open front porch. State Street is paved and has sidewalk and curb.
All improvements in street and connected.

Consists of 5 rooms and old type bath off the kitchen. Small cabinets
and wall sink, poor linoleum in bath and kitchen. Oak floors and trim.
Needs decorating badly.

Full basement has height of 7 feet, limestone walls, dirt floor, outside
rear entrance. Forced air heat about 1945, gas conversion 1955. No
tubs or floor drain. No hot water heater. Rental \$35.00.

Cost Approach:

18,480 cubic feet @ 65¢	\$12,000.00
Physical Depreciation 60%	
Economic depreciation 10%	<u>8,400.00</u>
Depreciated value of dwelling	3,600.00
Land:	
25 x 123 feet	<u>500.00</u>
Indicated value by Cost Approach	\$4,100.00

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	\$ 500.00
Improvements	<u>3,600.00</u>
Total	\$4,100.00

"FOUR THOUSAND ONE HUNDRED DOLLARS"

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MARKET APPROACH

Comparable Sales:

1. 9 Douglas Street. Sold \$3,000 cash, June 13, 1961. Same size and condition but only had part basement and gas space heater. Wider but shorter lot.
2. 671 No. Western. Sold \$4,000 cash Jan. 23, 1961. Same size but better condition. Larger lot, better location, but only part basement and gas space heater.
3. 46 W. Sycamore. Sold \$6,500, \$300 down, June 23, 1961. Easy terms indicate lower cash price. Larger, larger lot, better location, full basement, gas unit, 3 year old furnace. 2 glazed porches.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of subject property is \$4,100.00.