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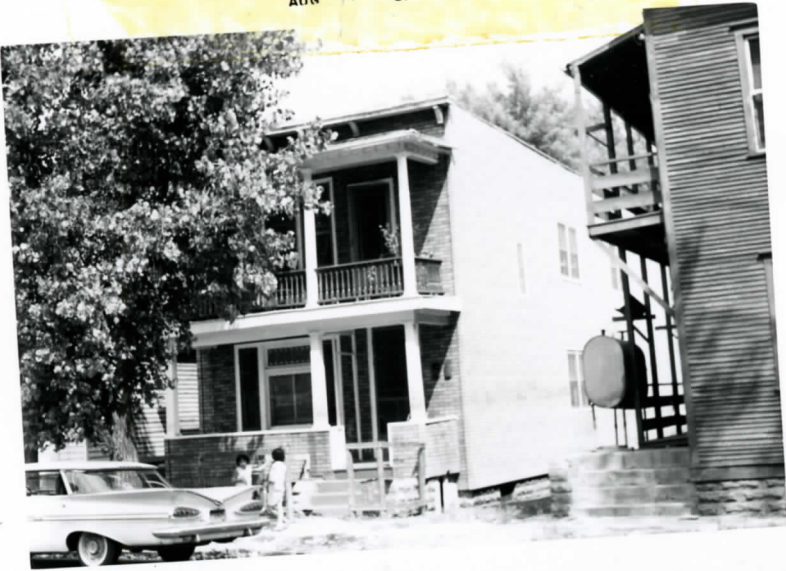
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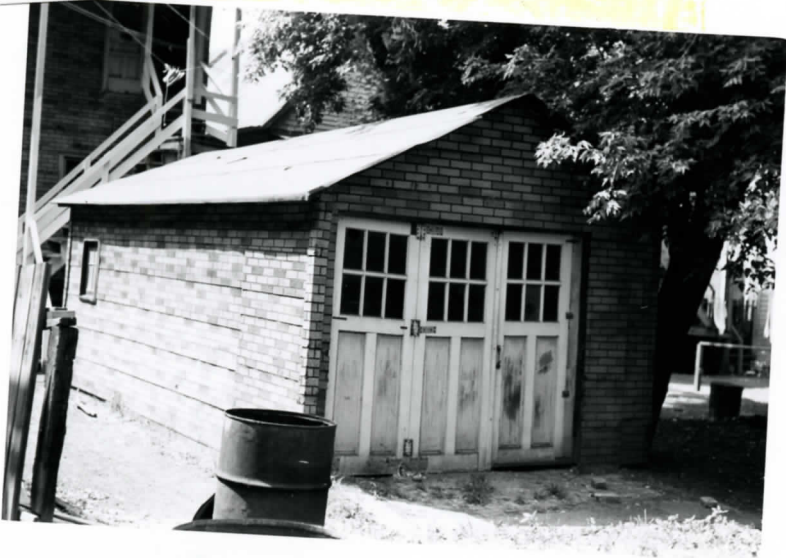
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Project Area 1-A
Parcel No. 114
180 State Street

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Project Area 1-A
Parcel No. 114
180 State Street

Owner: Gregorio & Mary F. Molino
365 Concord Street

Legal: Northwesterly 25-1/3 ft. of Southeasterly 63 feet of Lots
11, 12 & 13, Block 21, Dunwell & Spencer's Add. to Brooklynd

Lot Size: 25.3 x 138 feet

Zoning: Commercial

Built: 1910

Assessors Value: Land \$400, Building \$2,800, Total \$3,200.00.

This is a 2 story frame duplex with very good quality exterior imitation brick, flat pitch roof, 2 open front porches. State Street is paved and has sidewalk and curb. All improvements are in the street and connected.

First floor consists of 6 rooms and old type bath off the kitchen, kitchen ceiling Firtex, walls plastered, small kitchen cabinets & wall sink, good linoleum. Decorating very good. Rental \$45.00

Second floor has same plan. Decorating good. There is a 30-gallon gas water heater in the kitchen. The tenants have their own space heater. Hardwood floors up and down. Rental \$40.00.

The full basement has height of 8 feet, concrete block walls, concrete floor. Octopus hot air gas furnace heats only first floor. 30-gallon gas water heater. No tubs or drain. Trap door from kitchen, also outside entrance.

1-car garage, asphalt siding and roof, swinging doors, brick & stone floor.

Cost Approach:

28,000 cubic feet @ 70¢	\$19,600.00
Physical depreciation 60%	
Economic depreciation 10%	<u>13,720.00</u>
Depreciated value of duplex	5,880.00
Depreciated value of garage	<u>350.00</u>
Depreciated value of improvements	\$6,230.00
Land: 25.3 x 138 feet	<u>500.00</u>
Indicated Value by Cost Approach	\$6,730.00

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>6,250.00</u>
Total	\$6,750.00

"SIX THOUSAND SEVEN HUNDRED FIFTY DOLLARS"

Project Area 1-A
Parcel No. 114
180 State Street

MARKET APPROACH

Comparable Sales:

1. 749 York. Sold \$6,000 cash, April 20, 1961. Much poorer condition, stove heat both apartments and only part basement but larger lot and garage and far superior location across from Johnson High School.
2. 976 DeSoto. Sold \$10,900, \$700 down contract for deed June 27, 1961. Small down payment indicates lower cash price. Larger, larger rooms, better rents, 2 40-foot lots, superior location. Only part basement but new forced air gas heating plant.
3. 959 Greenbrier. Sold \$9,500, \$700 down contract for deed June 16, 1960. Small down payment indicates lower cash price. Better rents, aluminum combination windows, new roof and siding. Full basement, laundry, 1 central heating plant. Same size lot and garage but better location.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of the subject property is \$6,750.00.