



Collection Information:

Folder: Parcel No. 179. 433 Texas Street.

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

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PROJECT AREA 1-A

PARCEL NO. 179

Address: 433 Texas Street
 Owner: Joseph Warren
 Legal: Lot 5, Block 5, Dunwell and Spencers Addition to Brooklynd
 Lot Size: 50 x 144
 Zoning: "B" Residence
 Built: 1923
 Assessed Value: \$300 - Land; \$950 - Building

This property is located on the northwest corner of Texas Street and Nagasaki Road. The lot is approximately seven feet below street grade along Nagasaki and is two feet below street grade on Texas. The improvement is set back ten feet from the street in front. There is a one car garage with steel overhead door to the rear of the lot. The improvement consists of a rectangular frame one story dwelling with composition siding and composition roof. The exterior is in good condition. The roof appears to be fairly new. There is a full basement with concrete block foundation, poured concrete floors, and wood beams and columns. There is an oil forced air heating plant and an automatic gas hot water heater in the basement. This property is serviced by a well and cesspool. The first floor consists of a sun room, living room, dining room, two bedrooms and full bath. The bath has all modern fixtures and the kitchen has all new cupboards and counter tops. The walls and ceilings are lath and plaster. The floors are hardwood. The condition of the interior of this house is very good. According to the owners they paid \$5900.00 for this property on a contract for deed and they pay \$69.00 monthly payments to John Blomquist under the contract.

Cost Approach:	874 square feet at \$13.00	\$11,362.00
Less	Physical Depreciation at 35%	3,976.00
	Functional Depreciation at 5%	568.00
	Economic Depreciation at 5%	<u>568.00</u>
	Depreciated Value of the Improvement	\$ 6,250.00
	Depreciated Value of Garage	800.00
	Depreciated Value of Chicken Coop	<u>100.00</u>
	Depreciated Value of All Improvements	\$ 7,150.00
Add	Land	<u>600.00</u>
	Indicated Value by Cost Approach	\$ 7,750.00

This is a total taking. Based on Cost, Income, and Market Approaches to value, it is our opinion that the Market Value is:

Per Market Approach \$ 7,000.00

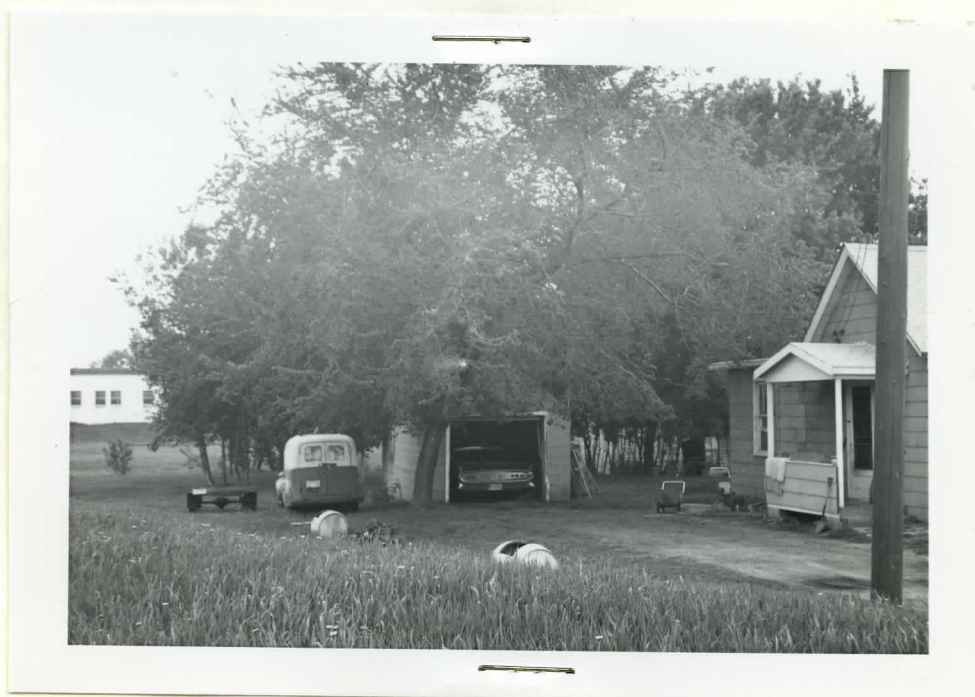
"SEVEN THOUSAND DOLLARS"

PROJECT AREA I-A
PARCEL NO. 179

433 Texas



ANGLE VIEW OF THE SIDE AND REAR



VIEW OF THE GARAGE

PROJECT AREA I-A
PARCEL NO. 179

433 Texas



VIEW OF THE STREET LOOKING
NORTH FROM NAGASAKI ROAD



ANGLE VIEW OF THE FRONT

COMPARABLE SALES I

ONE STORY SINGLE FAMILY DWELLING

322 Daly - This is a rectangular one story single family dwelling with asphalt imitation brick siding and composition roof. The condition of the exterior is very good. The lot is level with street grade. There is a tool shed at the rear of the dwelling. This building has a living room, kitchen, one bedroom, and half bath. The interior is in very good condition. It sold for \$4,000.00 cash in 1960.

462 Superior - This is a rectangular frame one story single family dwelling with an asbestos siding exterior, and composition roof. The exterior is in good condition. This property is located on Superior between Richmond and Colbourne. The lot is level with street grade. There is a 15 by 8 foot shed at the rear of the lot. There is a three-quarter basement which contains a twenty gallon automatic gas hot water heater. The age, according to the Court House, is marked as "old". This house contains three bedrooms, living room, dining room, kitchen and full bath. This dwelling is heated by two space heaters and sold for \$5800.00 cash in 1961.

392 Arbor - This is a rectangular frame one story single family dwelling with asbestos exterior siding and composition roof. The exterior is in good condition. The lot is level with street grade. There is a three-quarter basement which contains a gas forced air furnace and a thirty gallon automatic gas hot water heater. This dwelling was built in 1885 and contains two bedrooms, living room, kitchen, bath with no sink, hardwood floors, and enamel trim. The building sold for \$5,300.00 cash in 1961.