



Collection Information:

Folder: Parcel No. 182. 450 Texas Street.

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

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PROJECT AREA 1-A

PARCEL NO. 182

Address: 450 Texas Street
Owner: John A. Lothenbach et al
Legal: Lot 10, Block 26, Dunwell & Spencer's Addition
to Brooklynd
Lot Size: 50 x 144
Zoning: Heavy Industry
Built: 1924
Assessed Value: \$300 - Land, \$1650 - Building

This property is located on the Northeast corner of Nagasaki Road and Texas Street and is located approximately 150 feet North of Nagasaki Road. The lot is level with street grade in front and is well landscaped. The improvement sets back approximately 12 feet from the street. The improvement consists of a rectangular frame one story dwelling with wood lap siding and composition roof. The exterior is in very good condition. There is a one story porch across the front of the house and an enclosed porch across the rear. There are permanent type awnings on the South side of the house. There is a two car garage with overhead doors to the rear of the lot which is in very good condition. Next to the garage to the North side of the lot is a tool shed. The basement is entered by an inside stairway from the kitchen. There is a full basement with concrete block foundation and poured concrete floors. The heat is provided by an oil fired hot air furnace and there is an automatic gas hot water heater. There is a built-in bar for the recreational area in the basement. In the Northwest corner of the basement is a room which is completely pine paneled and is used for a bedroom. The basement is in very good condition. This property is serviced by well and cesspool. The first floor consists of two bedrooms, living room, dining room, kitchen and full bath. The walls and ceilings are lath and plaster, and the floors are hardwood. The condition of the first floor is very good. The kitchen has been modernized with natural wood cabinets, built-in cabinet sink and plastic tile walls. There is fairly new linoleum on the floor. There is a pantry off the kitchen. The walls of the bathroom have a linoleum or marlite imitation type tile. There is an inset tub, modern lavatory and toilet. This home is well maintained. The decorating and general condition of the house is very good. There is a stairway to the attic off the bathroom. The attic runs the full length of the house and has rough boards for flooring and makes an ideal storage area. This home shows great pride of ownership.

Cost Approach:	875 square feet at \$14.00	\$12,250.00
Less	Physical Depreciation at 20%	2,450.00
	Functional Depreciation at 5%	612.00
	Economic Depreciation at 5%	<u>612.00</u>
	Depreciated Value of the Improvement	\$ 8,576.00
	Depreciated Value of Garage	1,100.00
	Depreciated Value of Sheds	<u>300.00</u>
	Depreciated Value of All Improvements	\$ 9,976.00
Add	Land	<u>800.00</u>
	Indicated Value by Cost Approach	\$10,776.00

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 \$10,500.00

"TEN THOUSAND FIVE HUNDRED DOLLARS"

PROJECT AREA 1-A
PARCEL NO. 182

450 Texas



STREET VIEW LOOKING
NORTH FROM NAGASAKI ROAD

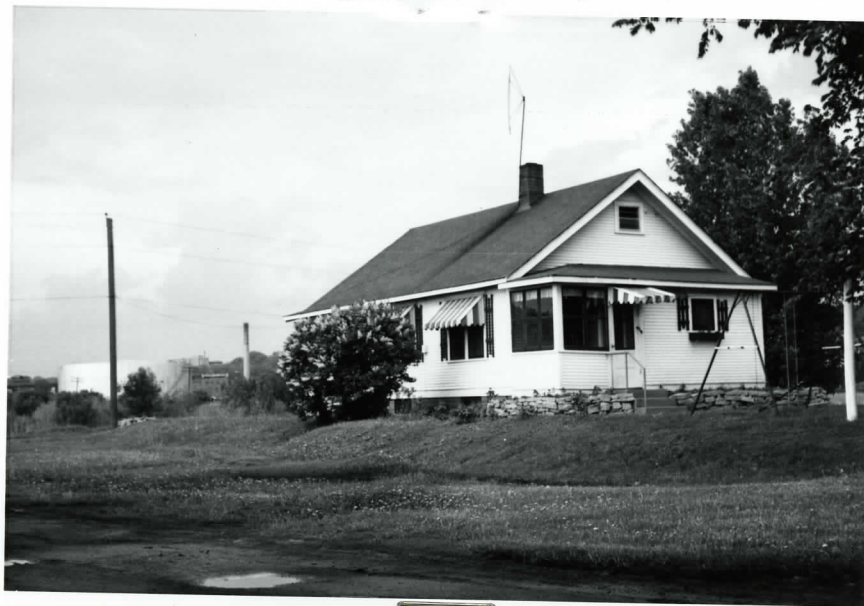


ANGLE VIEW OF THE FRONT

PROJECT AREA I-A
PARCEL NO. 182
450 Texas



VIEW OF THE REAR



ANGLE VIEW OF THE REAR

PROJECT AREA I-A
PARCEL NO. 182
450 Texas



VIEW OF THE FRONT



ANGLE VIEW OF NORTH SIDE

PROJECT AREA 1-A
PARCEL NO. 182

450 Texas



VIEW OF THE REAR GARAGE AND SHEDS



VIEW OF THE FRONT OF GARAGE AND SHEDS

COMPARABLE SALES

ONE STORY SINGLE FAMILY DWELLINGS

880 Woodbridge - This is a rectangular one story frame single family dwelling with a stucco exterior and composition roof. The exterior of this dwelling is in very good condition. The lot is level with street grade and is entirely fenced with a Cyclone fence. The lot size is 50' x 135'. There is a one car garage. The interior of the dwelling consists of a living room with fireplace, dining room, kitchen, two bedrooms and full bath on the first floor. There is a full expansion attic. There is a full basement with gas forced air heat, 30 gallon automatic hot water heater, 220 wiring. This building was built in 1937. This property sold in 1960 for \$13,000 cash.

698 Fuller - This is a rectangular frame one story single family dwelling with a stucco exterior and composition roof. The exterior is in good condition. The lot is approximately five feet above street grade. There is a one car garage. There is a full basement with oil hot air furnace and 30 gallon hot water heater. The first floor consists of a living room, dining room, kitchen, two bedrooms, full bath and 8' x 14' porch. There are hardwood floors and natural oak trim throughout the first floor. There is a full attic with stairway leading to the attic from the first floor. This property was built in 1925 and sold for \$11,500 FHA in 1961.

881 West Central - This is a rectangular frame one story single family dwelling with stucco exterior and composition roof. The exterior is in very good condition. The lot is approximately three feet above street grade. There is a one car garage. This improvement consists of full basement with oil hot air heat, 30 gallon automatic hot water heater. The first floor consists of a living room, kitchen, two bedrooms and full bath. There is an 8' x 15' screened and glazed porch in front. The lot size is 40' x 121'. It was built in 1927. This property sold for \$10,700 FHA in 1961.

287 Forbes - This is a rectangular frame one story single family dwelling with stucco exterior and composition roof. The exterior is in good condition. The lot is level with street grade and there is a two car garage. This building has a full basement with gas hot water heat, 45 gallon gas automatic hot water heater, gas incinerator, laundry tubs and a toilet. The first floor consists of a living room, kitchen, two bedrooms, den, full bath and a 12' x 12' screened porch. The expansion is finished into another bedroom. The trim is oak and the floors are hardwood. This building was built in 1925. The lot size is 40' x 123'. This property sold for \$10,000 cash in 1962.

168 Maryland Avenue - at the corner of Albemarle - This is a rectangular frame, one story single family dwelling with a wood lap siding and a composition roof. The exterior is in good condition. The lot is level with street grade. There is no garage. There is a full basement with gas hot water heat, 30 gallon automatic hot water heater. The first floor consists of a living room, kitchen, two bedrooms and a full bath, and has an expansion space up. The lot is 31' x 120'. The building was built in 1924. This property sold for \$12,900 cash in 1962.

COMPARABLE SALES

ONE STORY SINGLE FAMILY DWELLINGS (Cont'd)

432 Fulton Street - This is a rectangular frame one story single family dwelling with a wood lap siding and composition roof. The lot is level with street grade and there is a one car garage. There is a full basement with gas hot air heat, 30 gallon gas automatic hot water heater. The first floor consists of a living room-dining room combination, a large kitchen, two bedrooms and full bath. The trim is softwood. There is a screened and glazed porch. The floors are hardwood. This property was built in 1924 and the lot size is 40' x 116'. This property sold for \$12,500 with \$3,000 down in 1961.