



Collection Information:

Folder: Parcel No. 2. 197 Eva Street

Series: Area 1-B, Parcels 1-240A, 1961-1962.

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Project Area 1-B
Parcel No. 2
197 Eva

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Project Area 1-B
Parcel No. 2
Antonie Castro
197 Eva St.

Owner: Lillian and Marie Anderson
Legal: Lot 9, Block 17, Marshalls Addition
Zoning: "B" Residential
Built: 1889
Assessors Value: Land \$400, Building \$750, Total \$1,150.00.

This is a 1½ story bungalow with asphalt siding, asphalt roof, fenced yard, 2 large trees.

Consists of 5 rooms and bath all on 1st floor, kitchen with good cabinets, bath is off kitchen, has inset tub, low flush, linoleum over softwood floors.

Trap door outside to basement. Full basement, forced air gas heat, 30-gallon gas water heater, part limestone, part concrete walls, new concrete floor, laundry tubs, drain. No garage. Rental value \$50.00.

Cost Approach:

14,112 cubic feet @ 65¢	\$9,172.00
Physical depreciation 45%	
Economic depreciation 10%	<u>5,044.00</u>
Depreciated value of dwelling	4,128.00
Land:	
50x100 feet <i>over 9 ft</i>	<u>600.00</u>
Indicated Value by Cost Approach	\$4,728.00

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	\$ 600.00
Improvements	<u>4,150.00</u>
Total	\$4,750.00

"FOUR THOUSAND SEVEN HUNDRED FIFTY DOLLARS"

Project Area 1-B
Parcel No. 2
197 Eva St.

MARKET APPROACH

Comparable Sales:

1. 671 No. Western. Sold Jan. 23, 1961, \$4,000 cash. Comparable appearance and lot size. Subject is larger but does not have garage. Superior location.
2. 9 Douglas St. Sold June 13, 1961, \$3,000 cash. Smaller lot and space heater, but comparable size, appearance and location.
3. 886 Armstrong. Sold Aug. 26, 1959, \$5,500, terms. Same size but poorer condition, part basement and stove heat. Considerably better location and had garage.

Mention should also be made of 51 E. Indiana, listed for \$5,500 in 1960 but not sold. Larger house, smaller lot.

64 W. Indiana, 5 room semi-bungalow just listed for \$4,000. Half bath and stove heat, smaller lot. Not likely to be sold for listed price.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of subject property is \$4,750.00.