



Collection Information:

Folder: Parcel No. 5. 192 Eton Avenue.

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

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Project Area 1-B
Parcel No. 5
192 Eaton Avenue

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Owner: Carl O. Johnson
Legal: Northwesterly 30 feet of southwesterly 100 feet of Lot 15, and Southeasterly 10 feet of southwesterly 100 feet of Lot 16, Block 17, Marshall's Addition
Lot Size: 40 x 100 feet *4000 sq ft*
Zoning: "B" Residential
Built: 1884
Assessors Value: Land \$275, Building \$400, Total \$675.00.

This is a one story frame dwelling with wood siding in need of paint and strip asphalt roof, glazed front perch and open side porch.

Contains 5 rooms, no toilet or bath, no hot water, circulating heat. Plastered walls, hardwood floor in kitchen, congeleum on floors of other rooms. 2/3 basement through trap door, limestone walls, dirt floor.

Rental value \$25.00.

Cost Approach:

11,712 cubic feet @ .50	\$5,656.00
Physical depreciation 45%	
Economic depreciation 10%	<u>3,110.00</u>
Depreciated value of dwelling	2,546.00
Depreciated value of outbuildings	<u>100.00</u>
Depreciated value of improvements	2,646.00
Land:	
40 x 100 feet	<u>500.00</u>
Indicated value by Cost Approach	\$3,146.00

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>2,650.00</u>
Total	\$3,150.00

"THREE THOUSAND ONE HUNDRED FIFTY DOLLARS"

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MARKET APPROACH

Comparable Sales:

1. 9 Douglas Street. Sold \$3,000 cash, June 13, 1961. Same size, smaller lot, but had full bath and better location.
2. 671 No. Western. Sold \$4,000 cash, Jan. 23, 1961. Same size, but better condition and location. Also had bath.
3. 400 Aurora Ave. Sold June, 1961, \$3,900, very easy terms. Larger, better location, larger lot, full bath.
4. 800 Stewart Ave. Sold \$3,500 cash, Sept. 4, 1951. Better size, condition and location. Larger lot and 1/2 bath.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of subject property is \$3,150.00.