



Collection Information:

Folder: Parcel No. 15. 207 Robertson.

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

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Project Area 1-B
Parcel No. 15
207 Robertson

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Owner: Marie M. Rivet
Legal: Lot 5, Block 21, Marshall's Addition
Lot Size: 50 x 100 feet *5000 sq ft*
Zoning: "B" Residential
Built: 1881

Assessors Value: Land \$400, Buildings \$400, Total \$800.00.

This is a 1½ story frame bungalow with asphalt siding and strip asphalt roof, screened front porch.

Consists of 5 rooms and bath, 3 rooms and bath on 1st floor, 2 rooms up. Plastered walls, hardwood floors, softwood trim, painted kitchen has cabinets and wall sink. Circulating heat. 30 gallon gas water heater. Trap door to damp cellar with dirt floor.

Exterior shed no value. Rental \$25.00.

Cost Approach:

9,984 cubic feet @ 60¢	\$5,980.00
Physical depreciation 45%	
Economic depreciation 10%	<u>3,289.00</u>
Depreciated value of dwelling	2,691.00
Land:	
50x100 feet	<u>600.00</u>
Indicated Value by Cost Approach	\$3,291.00

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>2,700.00</u>
Total	\$3,300.00

"THREE THOUSAND THREE HUNDRED DOLLARS"

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MARKET APPROACH

Comparable Sales:

1. 173 W. Robie. Sold April 16, 1959, \$3,700 cash. Comparable size and condition, far superior lot and location.
2. 400 Aurora. Sold July, 1961, \$3,900, very easy terms. Larger, otherwise quite comparable in condition, lot size and location.
3. 64 W. Indiana. Just listed in June, 1961, \$4,000. Not sold but sets upper value limit. Comparable condition and location but narrower lot.
4. 728 Stewart. Sold Oct. 31, 1960, \$5,000 cash. Same size, better condition on exterior and better location. Better garage, gas space heater.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of subject property is \$3,300.00.