



## **Collection Information:**

**Folder:** Parcel No. 20. 238 East Fairfield.

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

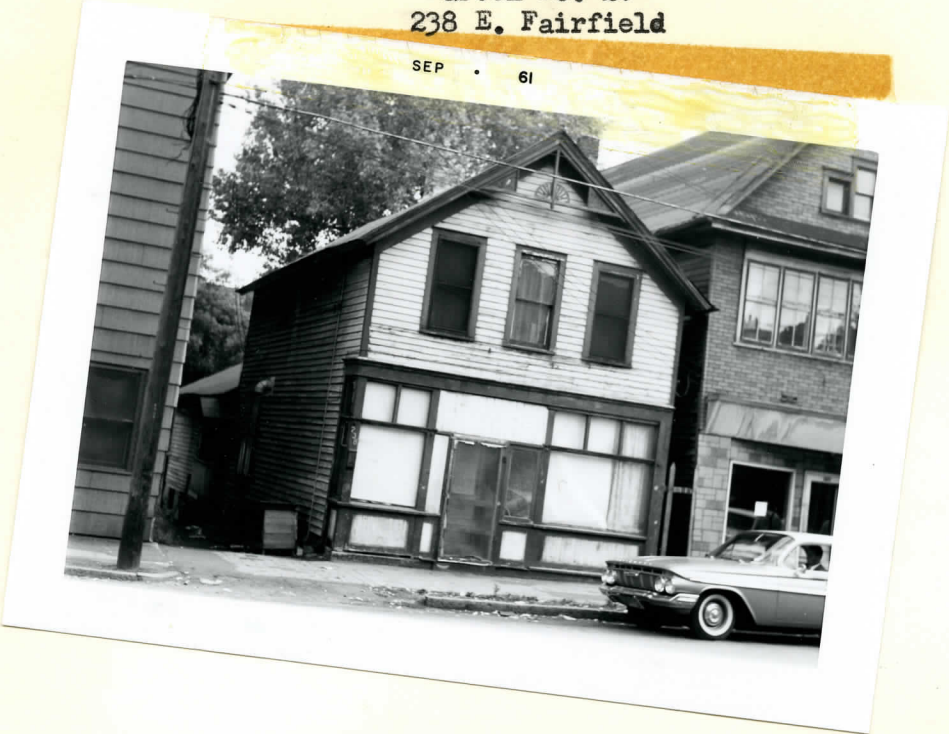
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Project Area 1-B  
Parcel No. 20  
238 E. Fairfield

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Project Area 1-B  
Parcel No. 20  
238 E. Fairfield

Owner: Charles P. and Mirl Dillen - Eva Anaya, occupant  
164 Robertson Street

Legal: Northeasterly 1/2 of Lot 3, Block 12, Marshall's Add.

Lot Size: 25 x 100 feet

Zoning: Light industry

Built: Old

Assessors Value: Land \$350, Buildings \$1,700, Total \$2,050.00.

This is a frame dwelling with a store front with regular frame siding and asphalt roof. The exterior is in need of exterior covering and trim needs paint.

East Fairfield is a paved street. There is sidewalk (badly cracked), and curb. All improvements are in the street and connected to the property.

The large room originally used as a store has a partition forming a temporary kitchen, but at present the entire room is used as a bedroom for present occupant.

The remainder of the building contains 2 large rooms and toilet on the first floor. This toilet room is also available to store room. The one room used as a kitchen has cabinets and wall sink, fair linoleum, plaster walls, hardwood floors.

There is an open stairs to second floor which has 3 bedrooms and old type bath and utility room. The floors and trim are softwood. Walls and ceilings plaster. Use space heater.

Narrow stairs from kitchen to full basement, also outside entrance. Section under store is limestone with dirt floor, height of 6 feet. Section under residence has concrete floor. Pipeless hot air oil heat, heats 2 large rooms only. Sidearm gas water heater, laundry tubs and drain, height of 7 feet.

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Cost Approach:

33,600 cubic feet @ 50¢	\$16,800.00
Physical depreciation 70%	
Economic depreciation 10%	<u>13,440.00</u>
Depreciated value of building	\$ 3,360.00
Land:	
25 x 100 feet	<u>500.00</u>
Indicated value by Cost Approach	\$ 3,860.00

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>3,350.00</u>
Total	\$3,850.00

"THREE THOUSAND EIGHT HUNDRED FIFTY DOLLARS"

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MARKET APPROACH

Comparable Sales:

1. 659 No. Western. Sold \$10,000, \$1,000 down contract for deed, July 17, 1957. Much larger with central heating plant for entire building. Had a beautiful 6-room apartment upstairs that had been completely modernized. Larger corner lot, superior location.
2. 1079 Forest. Sold April, 1957, \$10,500, \$950 down. Store and apartment down, very good apartment up; 2-car garage, tremendous lot and excellent location.
3. 807 Buffalo. Sold Aug., 1955, \$4,700, \$500 down. Store building in poor condition but had good 3-room apartment in the rear and a poor 5-room apartment up. Was sold to occupant of store only after his grocery business proved successful.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of the subject property is \$3,850.00.