



Collection Information:

Folder: Parcel No. 25. 166 Robertson Street

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

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Project Area 1-B
Parcel No. 25
166 Robertson Street

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Owner: Morris and Ethel Fishman, fee
Maureen Stewart

Legal: With and subject to easement, Northwesterly 1/2 of Lot
12, Block 13, Marshall's Addition

Lot Size: 25 x 100 feet

Zoning: "B" Residential

Built: "old"

Assessors Value: Land \$225, Building \$600, Total \$825.00.

This is a 1½ story frame dwelling with asphalt roof. The exterior needs covering or paint. There is a side drive blacktop, and 2 car unpainted garage. Robertson Street is blacktop, has sidewalk and curb. All improvements are in the street and connected to the property.

Consists of 3 rooms and old type bath on first floor, 2 rooms up, one a walk through. All floors up and down are maple, the walls and ceilings plastered. The stairs to upstairs is located between the kitchen and the bath room. Kitchen has small cabinets, wall sink, congoelum floor.

Full basement, limestone walls, concrete floor, 7-foot height. Hand-fired hot water heat, sidearm gas water heater, tubs, no drain. 2-car unpainted frame garage, concrete floor, swinging doors, rolled roof. Rent \$35.00.

Cost Approach:

11,904 cubic feet @ 65¢	\$7,737.00
Physical depreciation 45%	
Economic depreciation 10%	<u>4,255.00</u>
Depreciated value of dwelling	\$3,482.00
Depreciated value of garage	<u>300.00</u>
Depreciated value of improvements	3,782.00
Land: 25 x 100 feet	<u>500.00</u>
Indicated value by Cost Approach	4,282.00

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>3,800.00</u>
Total	\$4,300.00

"FOUR THOUSAND THREE HUNDRED DOLLARS"

\$ 5000.00

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MARKET APPROACH

Comparable Sales:

1. 156 Forbes. Sold \$4,750, \$500 down, Jan. 21, 1959. Easy terms indicate lower cash price. Same size, arrangement. Only had part basement, stove heat and soft floors, but larger lot and better location.
2. 706 Virginia. Sold \$5,800, \$300 down contract for deed, June 22, 1959. Easy terms indicate lower cash price. Larger, 3 bedrooms, larger lot, much better location but only stove heat.
3. 173 Granite. Sold \$4,000 cash, May 23, 1961. Same size, condition and appearance, but only part basement, stove heat and 1-car garage. Slightly larger lot.
4. 2292 Hampden. Sold \$4,200 cash, April 6, 1961. Larger, 3 bedrooms, larger lot, better location, but only part basement and stove heat.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of the subject property is \$4,300.00.