



Collection Information:

Folder: Parcel No. 32. 222 E. Fillmore Avenue.

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

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Project Area 1-B
Parcel No. 32
222 E. Fillmore Ave.

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Project Area 1-B
Parcel No. 32
222 E. Fillmore Avenue

Owner: Kenneth Garcia (now occupied by tenant)
Legal: Northwesterly 1/2 of Lot 2, and all of Lot 1, Block 7,
Marshall's Addition
Lot Size: 100 x 75 feet (corner)
Zoning: Light industry
Built: 1912
Assessors Value: Land \$1,200, Building \$1,500, Total \$2,700.

This is a 1½ story frame dwelling with very good asphalt shake exterior and asphalt roof, with 2-car frame garage. Frontage on Fillmore Avenue of 100 feet running along Robertson Street 75 feet deep. Fillmore Avenue is paved. Robertson is blacktop. Sidewalk and curb on Fillmore frontage. All improvements are in the street and connected to the property.

Contains 5 rooms, heated sunporch and old type bath off hall between kitchen and dining room. Very clean home, large kitchen with cabinets, wall sink, good linoleum, maple floors, painted trim, well decorated, plaster walls and ceilings, trap to large attic.

Full basement has trap door from kitchen also walk-out in rear, limestone walls, 8 foot height, octopus type hot air gas heat, 30 gallon gas water heat er, concrete floor, drain and tubs. Rents now at \$50.00.

2-car frame unpainted garage, plank floor, swinging doors, rolled roof. 3 apple trees, 6 or 7 good elm trees, and small garden plot.

Cost Approach:

18,000 cubic feet @ 60¢	\$10,800
Physical depreciation 50%	<u>6,480</u>
Economic depreciation 10%	
Depreciated value of dwelling	\$ 4,320
Depreciated value of garage and trees	<u>200</u>
Depreciated value of improvements	4,520
Land: 100 x 75 feet	<u>1,000</u>
Indicated value by Cost Approach	\$5,520

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	\$ 1,000
Improvements	<u>4,600</u>
Total	\$ 5,600

"FIVE THOUSAND SIX HUNDRED DOLLARS"

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MARKET APPROACH

Comparable Sales:

1. 46 W. Sycamore. Sold \$6,500, \$300 down, June 3, 1961. Low down payment indicates lower cash price. Same size, had 2 glazed porches instead of heated sunporch. Smaller lot and no garage. Better location reflected by \$65.00 instead of \$50.00 rental.
2. 647 Carroll. Sold \$6,900 cash, March 16, 1960. Neat 2 bedroom bungalow with full basement, narrower but deeper lot and only 1-car garage. Better location. Better rental \$65.00.
3. 391 E. Prescott. Sold \$7,900, \$1,000 down, May 23, 1960. Easy terms indicate lower cash price. 5-room bungalow in good condition but only 3/4 basement and no garage, but better location.
4. 523 Western Ave. Sold \$6,900, \$1,000 down contract for deed, Oct. 11, 1960. Only part basement and stove heat but in excellent condition and much better location.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of the subject property is \$5,600.00.

Project Area 1-B
Parcel No. 33
194 E. Fairfield Ave. Vacant

Owner: Abe Liefshultz
Contact Mrs. Tuttleman, 100 So. Robert, Apt. No. 3

Legal: Westerly 25 feet of Easterly 1/2 of Lots 1 and 2,
Block 11, Marshall's Addition

Lot Size: 25 x 100 feet

Zoning: Light industry

Built: 1906

Assessors Value: Land \$350, Building \$1,900, Total \$2,250.

This is a vacant boarded up 2 story duplex with very poor natural wood siding and asphalt roof. Fairfield Avenue is paved. There is sidewalk and curb. All improvements are in the street and have been run into the property.

Before the owners decided to abandon this property, it contained the following:

The first floor had 5 rooms and old type bath off rear bedroom. Kitchen with good cabinets, hardwood floor, wall sink, plastered walls and ceilings. General condition very poor, vandals, broken windows, broken cabinets and much plumbing removed, no taps in kitchen wall sink, considerable floor sag.

The second floor is the same as the first, only worse now. The floors, plaster, ceilings, woodwork are in deplorable condition and apparently beyond hope.

The full basement did have a hot water boiler with oil but apparently has not been used in 10 years or since the flood. The walls are limestone. At one time this basement housed a tenant but has been neglected to a point where it is uninhabitable.

The cost approach would not make any sense and the Comparable Sales are of no value. We have placed an arbitrary value of \$1,000 on the building as is.

This is a total taking. Based on the investigations completed and our knowledge of the district, it is your appraisers' opinion that the total damages are:

Land 25 x 100 feet	\$ 500
Improvements	<u>1,000</u>
Total	\$1,500

"ONE THOUSAND FIVE HUNDRED DOLLARS"