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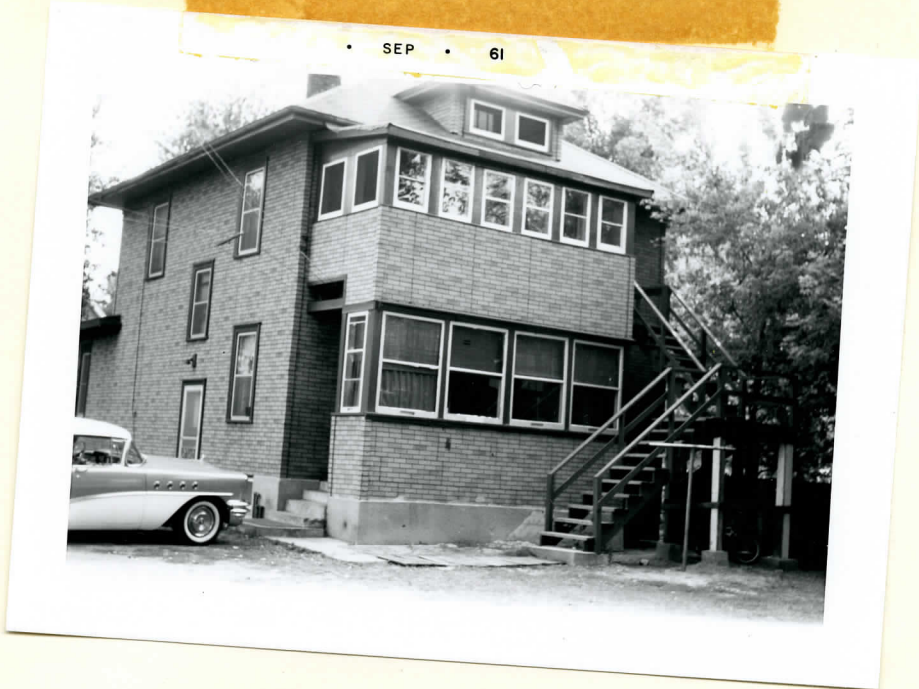
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Project Area 1-B  
Parcel No. 35  
223-225 E. Fillmore Avenue

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Project Area 1-B  
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Owner: Albert M. and Beatrice Stiles  
Legal: Lots 17 and 18, Block 6, Marshall's Addition  
Lot Size: 100 x 100 feet  
Zoning: Heavy industry  
Built: 1919  
Assessors Value: Land \$1,600, Building \$3,300, Total \$4,900.00.

This is a 2½ story frame building with imitation brick asphalt siding, asphalt shingle roof, glazed front porch and glazed 2nd floor rear porch. All windows except porches and basement are aluminum storms and screens. This is a corner lot. Fillmore Avenue is paved. Robertson Street is blacktop. Fillmore has sidewalk and curb. All improvements are in the street and connected to the property. Approximately 350 feet of fair picket fence.

First floor contains 3 rooms, all hardwood floors and trim. Kitchen has no cabinets, pantry, wall sink, good linoleum, plaster walls and ceilings. Decorating very good.

Second floor reached through stairway in living room of first floor. Contains 4 rooms and old type bath off general hall. Kitchen has one double cabinets, cabinet wall sink. Stairs to large attic. This floor rents \$45.00. There is also a rear stairway.

Full basement contains full shower, toilet and basin for use of first floor. Concrete walls and floor; 8 foot height. Hot water oil heat (500 gallon tank), 30 gallon gas water heater, floor drain, laundry tubs. Would rent \$50.00. 3-car garage with imitation asphalt siding, concrete floor, swinging doors.

Cost Approach:

20,384 cubic feet @ 65¢	\$13,250.00
Physical depreciation 55%	
Economic depreciation 10%	<u>8,612.00</u>
Depreciated value of dwelling	4,638.00
Depreciated value of garages	600.00
Depreciated value of fences	<u>200.00</u>
Depreciated value of improvements	5,438.00
Land:	
100 x 100 feet	<u>2,000.00</u>
Indicated value by Cost Approach	\$7,438.00

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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	\$2,000.00
Improvements	<u>5,500.00</u>
Total	\$7,500.00

"SEVEN THOUSAND FIVE HUNDRED DOLLARS"

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MARKET APPROACH

Comparable Sales:

1. 267 Goodhue. Sold \$6,500 cash, May 23, 1961. Larger, 4 rooms on each floor and bath on each floor. Also 2 lots but slightly smaller 80x107. Only part basement and stove heat and only one-car garage.
2. 57 W. Jessamine. Sold \$7,000 cash, Oct. 20, 1960. Had full 4 rooms and bath on each floor but only one lot and a shed. Also had aluminum combination windows and new roof.
3. 1015 Marlen. Sold \$7,950, \$500 down, June 29, 1961. Easy terms indicate lower cash price. 4 full rooms and bath on each floor. Better arrangement. Comparable condition. Only small lot and no garage, but far superior location.
4. 590 Bush. Sold \$7,950, \$150.00 down, July 22, 1960. Easy terms indicate lower cash price. Larger 5 rooms and bath on each floor but only one lot and a 2-car garage.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of subject property is \$7,500.00.