



Collection Information:

Folder: Parcel No. 39-A. 99 State Street.

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

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PROJECT AREA I-B

PARCEL NO. 39-A

99 State Street



FRONT VIEW



SIDE AND REAR VIEW

PROJECT AREA 1-B

PARCEL NO. 39-A

Address: 99 State Street
Owner: Francisca Estrada
Legal: Lot 7, Block 7, Marshall's Addition
Lot Size: 50 x 111 (estimated - two parcels on one lot)
Zoning: Light Industry
Built: 1905
Assessed Value: \$350 - Land; \$2250 - Building

This property is located on the West side of State Street and is East facing. It is bounded on the South by East Fairfield, on the West by Robertson, on the North by East Fillmore. This property consists of a rectangular frame two story dwelling with imitation asphalt brick siding. The exterior is in fair condition. There is a two story open pillar porch across the front. There is no setback from the sidewalk line. The lot is level at the sidewalk line and slopes sharply to about six feet below grade at the rear. There is a full basement with stone wall foundation and dirt floors. The primary use for the basement is storage only. The basement is entered by an outside stairway at the rear of the building. The first floor, which is occupied by the owner, is entered by a private entrance at the front. The first floor consists of a living room, dining room, three bedrooms, kitchen and full bath. This unit is heated by a coal stove in the kitchen and an oil circulating stove in the dining room. There is a gas hand fired hot water heater in the kitchen. The walls and ceiling are lath and plaster and the floors are covered with linoleum and tile. The condition of the first floor is fair. The second floor is reached by a private entrance at the front of the building. The walls and ceiling of the stairwell to the second floor are lath and plaster and in fair condition. The second floor consists of a living room, dining room, kitchen, four bedrooms and full bath. There is a gas hand fired hot water heater located in the kitchen. This unit is heated by an oil circulating stove located in the dining room. The walls and ceiling are lath and plaster and are in fair condition. The floors are hardwood and are partially covered with linoleum and tile. This unit is now vacant but according to the owner it rented for \$55 a month two years ago and the tenants paid their own heat and utilities.

Cost Approach:	3150 Square Feet at \$13.00	\$40,950.00
Less	Physical Depreciation at 70%	28,665.00
	Functional Depreciation at 5%	2,047.00
	Economic Depreciation at 5%	<u>2,047.00</u>
	Depreciated Value of the Improvement	\$ 8,201.00
Add	Land	<u>500.00</u>
	Indicated Value by Cost Approach	\$ 8,701.00
Income Approach:	\$110.00 Monthly Income times Rent Multiplier of 55 = \$6,060.00	
	Indicated Value by Income Approach	\$ 6,050.00

This is a total taking. Based on Cost, Income, and Market Approaches to value, it is our opinion that the Market Value is:

Per Income Approach \$ 6,050.00

"SIX THOUSAND FIFTY DOLLARS"

GROSS MONTHLY MULTIPLIER COMPARABLES

DUPLEXES

<u>No.</u>	<u>Address</u>	<u>Date Sold</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Gross Monthly Rent</u>	<u>Gross Monthly Multiplier</u>
1	302 Sherburne	1959	\$ 5,900	\$300 dn.	\$ 99.00	57
2	842 Edmund	1961	6,500	Cash	80.00	80
3	267 Goodhue	1960	6,500	Cash	80.00	80
4	210 Carroll	1958	5,500	Cash	105.00	50
5	391-393 Iglehart	1958	8,000	Cash	140.00	60
6	791 Ottawa	1961	13,500	\$1500 dn.	190.00	70
7	518 Ohio	1961	10,200	Cash	142.50	75
8	480 Goodhue	1961	8,950	Cash	130.00	68
9	844-846 Watson	1960	11,900	\$500 dn.	150.00	79
10	632-34 Bates	1961	10,750	\$350 dn.	150.00	70
11	655 DeSoto	1960	6,750	\$350 dn.	170.00	40
12	159 No. Grotto	1961	9,500	\$500 dn.	150.00	65
13	359 Fuller	1960	6,900	\$300 dn.	104.00	65
14	402 Charles	1961	9,300	Cash	130.00	72
15	488 Blair	1961	7,900	\$400 dn.	120.00	75
16	976 DeSoto	1961	10,900	\$800 dn.	145.00	75
17	740 Wells	1961	9,200	\$500 dn.	155.00	60
18	949 York	1959	6,000	Cash	100.00	60
19	82 Leech	1961	4,500	Cash	75.00	60
20	170 McBoal	1961	4,500	Cash	62.50	74