



Collection Information:

Folder: Parcel No. 41. Vacant Lot on State Street.

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

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Records.

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Project area 1B
Parcel no. 41
Vacant lot on State Street



View from street



View from rear of lot

Project AREA 1B
Parcel No. 41
VACANT LOT ON STATE STREET



View from Street

PROJECT AREA 1-B
PARCEL NO. 41

Address: Vacant Lot on State Street
Owner: Howard J. MacNamara
Legal: Lot 9, Block 7, Marshalls Addition
Lot Size: 50' x 161'
Zoning: Light industry and Commercial
Built:
Assessed Value: \$775 (Vacant)

This lot is on the West side of State Street and is East facing. It is approximately 75 feet North of the corner of State Street and East Fairfield. It is bounded on the South by East Fairfield, on the West by Robertson and on the North by East Fillmore. The lot is level with street grade and is serviced by paved street, curb and sidewalk. There is a driveway leading off of State Street, entering the lot. It appears that this lot is used for parking area for the tavern at the corner of State Street and East Fairfield.

This is a total taking. Based on the Market Approach to Value, it is our opinion that the Market Value is:

Per Market Approach \$ 1,100.00

"ELEVEN HUNDRED DOLLARS"



Comparison Land Sales (continued)

4. South side of Kentucky St., being Lots 1 to 5, inc., and North side of Texas St., being Lots 18 to 22, inc., between Missouri St. and Taft St.
Warranty Deed dated 8-17-56, Document #1410370 recorded in Book 1531 of Deeds, Page 391.
Grantor: Brooklynd Company
Grantee: Northern Valley Co.
Legal: Lots 1 to 5 and 18 to 22, Block 3, Second Addition to Brooklynd.
Revenue stamps \$4.40 indicate a sale price of \$4,000.00 for a total of 50,000 sq. ft., or sold on a basis of 8¢ per square foot.
5. South side of Kentucky Street between Taft and Missouri St.
Warranty Deed dated 3-20-58, Document #1452432, recorded Book 1576 of Deeds, Page 205.
Grantor: Stuart F. Markoe and wife
Grantee: Northern Valley Co.
Legal: Lots 6 to 10, inc., Block 3, Second Addition to Brooklynd.
Revenue stamps \$2.20 indicate a sale price of \$2,000.00, for 240.32 ft. frontage on Kentucky St. by 125 feet in depth, or 30,400 sq. feet, sold on a basis of \$8.33 per front foot or 7¢ per sq. ft.
6. North side of Texas St. - Lots 12 to 17, inc., Block 3
South side of Texas St. - Lots 2 to 11, inc., Block 4
Warranty Deed dated 9-25-56, Document #1413711, recorded Book 1535 of Deeds, Page 221.
Grantor: Brooklynd Company
Grantee: Northern Valley Co.
Legal: Lots 12 to 17 inclusive, Block 3, and Lots 2 to 11 inclusive, Block 4, Second Addition to Brooklynd. Revenue stamps \$6.60 indicate a sale price of \$6,000.00 for a total of 80,626 sq. feet on an ungraded street. Sold on a basis of 7-1/2¢ per square foot.

LAND VALUE ESTIMATE

Listed on this and the following page are some of the land sales from this area. The most important factors for the sales of property in this area, are the reasonable prices and the easy terms such as low down payments and small monthly payments. The average buyer in this area is not concerned with land value in itself, but is more concerned with buying minimum housing as a package.

Comparable Land Sales:

1. North side of St. Lawrence St. at Northeast corner of Taft St.
Warranty deed dated 11-15-55, Document #413811, Recorded Book 1535 of Deeds, Page 509.
Grantor: Brooklyn Company
Grantee: John J. Remsckel and wife
Legal: Lots 12 to 17, inclusive, Block 4, Second Addition to Brooklynd.
Revenue stamps indicate a sale price of \$1,500.00 for 242.72 feet frontage on St. Lawrence St. by a depth of 125 feet, or a total of 30,340 sq. ft., sold on a basis of \$6.20 per front foot or 5¢ per square foot.
2. Warranty Deed dated May 17, 1956, given in performance of a Contract for Deed dated 7-7-55 (see Document #1440869).
Grantor: Stuart F. Markoe and wife
Grantee: Frank M. Remsckel and wife
Legal: Lots 1 and 20, Block 4, Second Addition to Brooklynd.
Revenue stamps \$1.10 indicate a sale price of \$1,000.00 or less for 10,000 square feet, or sold on basis of 10¢ per square foot.
3. North side of St. Lawrence St., approximately 120 feet West of Missouri St.
Warranty Deed dated 6-7-57 (given in performance of a Contract for Deed dated 8-24-55, see Document #1440871) Document #1440872, recorded in Book 1564 of Deeds, Page 573.
Grantor: Stuart F. Markoe and wife
Grantee: Frank M. Remsckel and wife
Legal: Lots 18 and 19, Block 4, Second Addition to Brooklynd.
Revenue stamps \$1.10 indicate a sale price of \$1,000 or less.
80 foot frontage by 125 feet in depth, or sold on a basis of \$12.50 per front foot or 10¢ per square foot.