



Collection Information:

Folder: Parcel No. 71. 141 Eva Street.

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

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PROJECT AREA 1-B
PARCEL NO. 71
141 Eva Street



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B
PARCEL NO. 71

Address: 141 Eva Street
Owner: Jessie Estrada
Legal: Southeasterly 25 feet of Northeasterly 60 feet of Lot 9,
Block 10, Marshall's Addition
Lot Size: 25 x 60
Zoning: Light Industry
Built: Old
Assessed Value: Land - \$250, Building - \$750.

This property is on the West side of Eva Street. It is bounded on the North by East Fairfield, on the East by Eva Street, on the West by Eaton Avenue and on the South by East Indiana. The lot is level with street grade and remains level to the rear. There is no building setback from sidewalk. The improvement consists of a rectangular frame two story stucco single family dwelling. The exterior is in good condition. There is a picket fence around the yard. There is a one story enclosed porch across the front of the building. There is a full basement with stone wall foundation and poured concrete floor in part and the balance of the floor is dirt. There is a gas fired gravity hot air furnace. The basement is reached by an inside stairway off the kitchen, as well as an outside stairway to the rear of the building. The basement is in poor condition. The first floor consists of a living room, dining room and kitchen. The walls and ceilings are lath and plaster, the floors are hardwood. The condition of the first floor is fair. There is a gas hand fired hot water heater in the kitchen. The second floor is reached by a stairway to the rear of the building off the kitchen. The second floor consists of three bedrooms and a full bath. Two of these bedrooms have to be reached by walking through the other bedroom. The walls and ceilings are lath and plaster and the floors are softwood. The condition of the second floor is fair. According to the owner he purchased this property in 1947 and at that time he paid \$2700.00 for it.

Estimate of Value by Cost Approach		
	1350 Square Feet at \$12.00	\$16,200.00
Less	Depreciation 75%	<u>12,150.00</u>
		\$ 4,050.00
Add	Present value of Fence	100.00
Add	Land - 25 x 60	<u>500.00</u>
		\$ 4,650.00
Estimate based on Rental Income		
	\$45.00 (estimated) monthly	
	Income times Rent Multiplier	
	of 90	
	\$45.00 x 90 = \$4050.00	\$ 4,050.00
Estimate of Value by Comparison		\$ 4,500.00
Final Estimate by Correlation		\$ 4,500.00

FORTY-FIVE HUNDRED DOLLARS

This is a Total Taking.

COMPARABLE SALES III

TWO STORY SINGLE FAMILY DWELLINGS

115 Edward - This is a rectangular frame two story single family dwelling with asbestos shake siding exterior and a composition roof. This property is located on Edward Street between Pierce and East Fairfield. There is a fenced-in lot which is level with street grade and a 14 by 18 foot garage at the rear. There is no basement. The first floor consists of living room, dining room, kitchen, one bedroom, and half bath. It has hardwood floors and enamel trim. This floor is in good condition. The second floor consists of three bedrooms, full bath, hardwood floors, and enamel trim. This floor is in good condition. There is a thirty gallon automatic gas hot water heater on first floor. This building is heated by a gas space heater. This property was sold for \$4,200.00 with \$1,000.00 down in 1959.

630 Joy St. - This is a rectangular two story frame single family dwelling. It consists of a living room, dining room, kitchen down and two bedrooms up. There is no bath. There are softwood floors and trim throughout. It is in very poor condition. It is heated by space heaters. This property sold for \$2,950.00 with \$100.00 down in 1959.

347 W. Baker - This is a rectangular frame two story single family dwelling with wood lap siding exterior and composition roof. The exterior is in fair condition. The age of this building, according to the Court House, is recorded as "old". The lot is two feet above street grade. There is a part basement with a thirty gallon automatic gas hot water heater. The first floor consists of a living room, dining room, kitchen, pantry and one bedroom. The upstairs consists of two bedrooms. There are softwood floors and enamel trim throughout. This dwelling is heated by gas space heaters. This property sold for \$6,100.00 cash in 1959.