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Folder: Parcel No. 83. 208 East Fairfield Avenue.

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PROJECT AREA 1-B
PARCEL NO. 83
208 East Fairfield Avenue



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B
PARCEL NO. 83

Address: 208 East Fairfield Avenue
Owner: Florentino Ruiz
Legal: Northwesterly 75 feet of Northeast one-half (1/2) of Lot 4,
Block 11, Marshall's Addition
Lot Size: 25 x 75
Zoning: Light Industry
Built: Old - moved on late in 1909
Assessed Value: Land - \$300, Building - \$400.

This property is on the South side of East Fairfield Avenue. It is bounded on the East by Robertson, on the South by East Indiana and on the West by Eva Street. The lot is about eight feet below the street grade and remains below street grade all the way to the rear. The improvement consists of a rectangular one story duplex with asphalt imitation brick siding. The exterior is in fair condition. The improvement is not set back from the front lot line. There is a full basement with stone foundation and wooden floors. There is a three room apartment in the basement which the owner rents out from time to time. The basement is heated by an oil space heater, has a toilet for the bath. According to the owner, this unit rents for \$30.00 a month, and the tenants pay their own heat and utilities. This apartment is vacant at the present time. The first floor has a living room, dining room, two room kitchen, bedroom and a bath which consists of toilet and a tub. There is no sink in the bath. The walls and ceilings on the first floor are lath and plaster and the floors are hardwood. This unit is heated by an oil space heater located in the kitchen. The tenant indicated she pays \$30.00 a month rent and pays her own heat and utilities. The condition of the first floor runs from fair to poor. The plaster is badly cracked and chipped.

Cost Approach:	780 Square Feet at \$13.00	\$10,140.00
Less	Physical Depreciation at 55%	5,577.00
	Functional Depreciation at 5%	507.00
	Economic Depreciation at 5%	<u>507.00</u>
	Depreciated Value of the Improvement	\$ 3,549.00
Add	Land	<u>400.00</u>
	Indicated Value by Cost Approach	\$ 3,949.00

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 N. 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	\$500 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

COMPARABLE SALES III

ONE STORY SINGLE FAMILY DWELLINGS

485 Banfil - This is a rectangular one story single family dwelling with wood lap siding exterior and a composition roof. The siding is in good condition. The lot is two feet above street grade. There is a garage at the rear of the lot, plus a work shop. The building contains a three-quarter basement with a gas forced air furnace, thirty gallon automatic gas hot water heater and incinerator. The first floor has two bedrooms, living room, kitchen and full bath. There is a 5 by 14 foot screen porch across the front. This building was built in 1890. There are hardwood floors and enamel trim. It sold for \$5,800.00 with \$500.00 down in 1959.

9 Douglas St. - This is a rectangular frame one story single family dwelling with a shake exterior and composition roof. It was built in 1890. The outside condition is fair. The lot is level with street grade. There is a part basement, which contains a thirty gallon automatic gas hot water heater. This building is heated by space heat. It has two bedrooms, living room, dining room, kitchen and full bath. The inside is in fair condition. It sold for \$3,000.00 cash in 1961.

46 W. Sycamore - This is a rectangular one story dwelling with asbestos shakes exterior siding and composition roof. There is attic storage across the top. It is located on Sycamore between Sylvan and Park. The lot is level with street grade. There is a full basement which contains an oil forced air furnace and a thirty gallon automatic gas hot water heater. The age of this building, according to the Court House, is marked as "old". This building contains two bedrooms, living room, dining room, kitchen, and full bath. It sold for \$6,500.00 with \$300.00 down in 1961.