



Collection Information:

Folder: Parcel No. 85. 131 Robertson.

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

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PROJECT AREA 1-B
PARCEL 85
131 Robertson



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B
PARCEL 85
131 Robertson



GARAGE



REAR SHED

PROJECT AREA 1-B
PARCEL 85
131 Robertson

OWNER: Albert Rodriguez

LEGAL: NEly 50 ft. of Lot 16 and all of Lot 7, Block 11, Marshalls
Addition.

LOT SIZE: 50x200 ft. (10,000 sq.ft.)

ZONING: Light industry

ASSESSOR'S VALUE: Land \$800.00, Building \$3550.00

BUILT: 1921

UTILITIES: Gas, water, sewer, electricity, sidewalk, curb and
blacktopped street

DESCRIPTION OF PROPERTY

This home approximately 40 years old has stucco exterior with concrete block foundation and asphalt roof. There is a front glazed porch, entryway with guest closet, fair sized living room, full dining room with bookcases between the living room and dining room, built-in buffet, and there is oak trim in the living room and dining room. There is a central hall with 1 good sized and 1 fair sized bedroom and bath between. The bath has round rim tub and low flush box. The 2nd floor has 1 room finished at the front portion of the house. The balance of the 2nd floor is attic space. There is heat in the finished room. The kitchen is good sized and has fair cabinet space and round rim sink with drainboard. The basement is full, has wood beam and posts, automatic 30 gallon hot water heater, hot water oil heat and 265 gallon storage tank. There is a stall shower in the basement and laundry tubs and floor drain. There are two aluminum combination storms and screens. In addition to the garage which has 2 car capacity there is a large storage shed and room for a 3rd car at the rear of the lot.

COST APPROACH

| | |
|--|------------|
| 1092 sq.ft. at \$12.50 sq.ft. | \$13650.00 |
| Room finished on 2nd floor | 700.00 |
| Do | \$14350.00 |
| Depreciation: 35% physical, 15% economic, total 50% | 7150.00 |
| Net | \$ 7200.00 |
| Porches | 300.00 |
| Garage and shed | 500.00 |
| Land Value 50 front ft. @ \$15.00 a front ft. | 750.00 |
| Indicated Value by Cost Approach | \$ 8750.00 |

PROJECT AREA 1-B
PARCEL 85
131 Robertson

MARKET (COMPARISON) APPROACH

1. 947 Juno - This is a similar type of bungalow without a finished room on the 2nd floor. It has living room, dining room and kitchen, 2 bedrooms with full basement, oil hot air heat, small garage, located on a 40x120 ft. lot, asbestos shingle exterior. This sold in January 1961 for \$7500.00 cash.

2. 647 Carroll - This house sold as a 2 bedroom bungalow with living room, kitchen, 2 bedrooms and bath all on 1 floor. The attic was unfinished. It was located on a 40x148 ft. lot, has a small garage, was built in 1923 and sold in March 1960 for \$6900.00.

Indicated value by Market Approach.....\$8500.00.

CORRELATION AND FINAL OPINION

After analyzing the Cost and Market Approach it is the opinion of your appraiser that a fair market value of this property as of the date of this appraisal is,

Eight Thousand Five Hundred Dollars(\$8500.00)

PROJECT AREA 1-B
PARCEL NO. 85
131 Robertson



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B
PARCEL NO. 85
131 Robertson



VIEW OF SECOND GARAGE

PROJECT AREA 1-B
PARCEL NO. 85

Address: 131 Robertson
Owner Albert Rodriguez
Legal: Northeasterly 50 feet of Lot 16 and all of Lot 7,
Block 11, Marshall's Addition
Lot Size: 50 x ²⁰⁰150
Zoning: Light Industry
Built: 1921
Assessed Value: Land - \$800, Building - \$1400

This property is on the West side of Robertson Street and is East facing. It is bounded on the North by East Fairfield, on the East by Robertson, on the South by East Indiana and on the West by Eva Street. The lot is level with street grade and remains level all the way to the rear. There is a wrought iron fence along the front lot line at the sidewalk. The property is set back about four feet from the sidewalk line. The improvement consists of a rectangular story and a half frame-stucco building. To the rear of the building there is a garage. The exterior of the main building and garage is in fair condition. On the front of the building there is a one story unheated enclosed porch. On the rear of the building there is another enclosed unheated porch. This building contains a full basement with concrete block walls, poured concrete floor. There is an oil fired hot water heating plant and a gas automatic hot water heater. There are laundry tubs, a built-in stall shower and floor drain. In the Northwest corner of the basement there is a storage room. The first floor consists of a large kitchen, two bedrooms with ample closet space, living room, dining room and full bath. The walls and ceilings are lath and plaster and the floors are hardwood. The condition of the first floor is very good. There is natural oak trim in the living room and dining room and natural birch in the kitchen and bedrooms. There is a built-in buffet in the dining room. The second floor or attic is reached off the hallway leading to the bedroom on the first floor. The attic is finished with sheetrock. Immediately to the front on the second floor is a bedroom which has lath and plaster walls and softwood floors. The condition of the bedroom is very good. The bedroom is reached by going through the attic. The upstairs or attic is in very good condition. According to the owner, he purchased this property approximately eight years ago and at that time paid \$8,000.00.

| | | |
|--|---|-----------------|
| Estimate of Value by Cost Approach: | | |
| | 1161 Square Feet at \$14.00 | \$16,254.00 |
| Less | Depreciation 60% | <u>9,752.00</u> |
| | | \$ 6,502.00 |
| Add: | Present Value of Porches | 1,600.00 |
| | Present Value of Fence | 150.00 |
| | Present Value of Shed | 200.00 |
| | Present Value of Garage | <u>600.00</u> |
| | | \$ 9,052.00 |
| Add: | Land - 50 x 150 | <u>700.00</u> |
| | | \$ 9,752.00 |
| Estimate of Value Based on Rental Income | | |
| | \$75.00 (estimated) Monthly Income times Monthly Multiplier of 100 \$75.00 x 100 = \$7500.00 | \$ 7,500.00 |
| Estimate of Value by Comparison | | \$ 9,500.00 |
| Final Estimate by Correlation | | \$ 9,500.00 |

NINETY-FIVE HUNDRED DOLLARS

This is a Total Taking.

COMPARABLE SALES II

TWO STORY SINGLE FAMILY DWELLINGS

27 E. Magnolia - This building is a rectangular frame two story single family dwelling with a stucco exterior and composition roof. The age of this property, according to the Court House, is recorded as "old". This property is located on Magnolia, between Sylvan and Jackson Streets. It contains a part basement with a gas gravity hot air furnace and a forty gallon automatic gas hot water heater. The first floor consists of a living room, dining room, kitchen with pantry, and one bedroom. The second floor consists of three bedrooms and a full bath. There are softwood floors and enamel trim throughout. This property sold for \$9,500.00 cash in 1961.

406 W. Minnehaha - This is a rectangular frame two story single family dwelling with asbestos siding exterior and composition roof. The exterior is in good condition. The age of this property, according to the Court House, is recorded as "old". The lot is level with street grade. There is a 16 by 22 foot three year old garage at the rear of the lot. There is a full basement with a gas gravity hot air furnace and a thirty gallon hot water heater. The first floor consists of a living room, dining room, kitchen and one bedroom. The second floor consists of two bedrooms and a full bath. The condition of this house is good. It sold for \$9,500.00 with \$500.00 down in 1961.

589 Aurora - This building is a rectangular frame two story single family dwelling with wood lap siding exterior and a composition roof. The exterior condition runs from fair to good. The lot is level with street grade. There is a one story pillar porch across the front. There is a full basement with a stoker gravity hot air furnace and an automatic gas hot water heater. The first floor consists of a living room, fireplace, dining room, kitchen, pantry, and two bedrooms. The second floor consists of five bedrooms, full bath, hardwood floors and hardwood trim. The condition of the interior of this house is good. This property sold for \$8,250.00 with \$350.00 down in 1960.