



Collection Information:

Folder: Parcel No. 94. 130 Eva Street.

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

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PROJECT AREA 1-B
PARCEL NO. 94
130 Eva Street



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B
PARCEL NO. 94
130 Eva Street



GARAGE

PROJECT AREA 1-B
PARCEL NO. 94

Address: 130 Eva Street
 Owner: Frank Cruz
 Legal: Southeasterly 40 feet of Southwesterly 100 feet of Lot 16,
 Block 11, Marshall's Addition
 Lot Size: 40 x 100
 Zoning: Light Industry
 Built: 1889
 Assessed Value: Land - \$475, Building - \$2,150

This property is on the east side of Eva Street and 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. The lot is level with street grade at the front and slopes to approximately four feet below street grade at the rear. There is no building setback from the sidewalk line. To the rear of the lot there is a large garage. The main improvement consists of a two story frame rectangular single family dwelling with asphalt imitation brick siding. There is a one story porch across the front. The exterior is in good condition. The basement is entered by a doorway to the rear of the building. There is a full basement with stone wall foundation and poured concrete floor. There is a gas fired gravity hot air furnace and a gas automatic hot water heater. The first floor consists of a living room, dining room, kitchen, one bedroom and full bath. The walls and ceilings are lath and plaster and the floors are hardwood and covered with congoleum. The ceiling in the dining room has been covered with acoustic tile, as is the front hall ceiling. The second floor is reached by a stairway off the entry way at the front of the building. The second floor consists of three bedrooms. The walls and ceilings are lath and plaster, the floors softwood. One of the bedrooms is entered by going through another bedroom. The floors are covered with linoleum and vinyl tile floor covering. The second floor is in fair condition but it needs decorating.

| | | |
|----------------|---------------------------------------|-----------------|
| Cost Approach: | 1558 Square Feet at \$13.00 | \$20,254.00 |
| Less | Physical Depreciation at 55% | 11,139.00 |
| | Functional Depreciation at 5% | 1,012.00 |
| | Economic Depreciation at 5% | <u>1,012.00</u> |
| | Depreciated Value of the Improvement | \$ 7,091.00 |
| | Depreciated Value of Garage | <u>1,500.00</u> |
| | Depreciated Value of All Improvements | \$ 8,591.00 |

| | | |
|-----|------------------------------------------|---------------|
| | Depreciated Value of All Improvements | \$ 8,591.00 |
| Add | Land | <u>500.00</u> |
| | Indicated Value by Cost Approach | \$ 9,091.00 |

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

Per Market Approach \$ 7,500.00

"SEVENTY-FIVE HUNDRED DOLLARS"

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 a \$ 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.