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

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PROJECT AREA 1-B
PARCEL NO. 95A
130 Robertson



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B
PARCEL NO. 95A

Address: 130 Robertson
Owner: Isadore Levinson *Levinson*
Legal: Part of Southwesterly 1/2 of Lots 1 and 2, Block 12,
Lot 15, Block 12, Marshall's Addition
Lot Size: 50 x 150
Zoning: Light Industry
Built: Old
Assessed Value: Land - \$700, Building - \$900

This property is on the East side of Robertson. It is bounded on the North by East Fairfield, on the East by State Street and on the South by East Indiana. The lot is level with street grade. The improvement is set back approximately eight feet from the street and the yard is completely fenced in. The improvement consists of a rectangular frame two story single family dwelling with asphalt imitation brick siding. There is a one story open porch across the front. The condition of the exterior is fair. There is a full basement with a stone foundation and dirt floor. There is an oil fired hot water furnace and a hand fired gas hot water heater. This basement is in very poor condition. The first floor consists of two bedrooms, living room, kitchen and full bath. The walls and ceilings are lath and plaster. The floors are hardwood. The condition of the first floor is very poor. The plaster is chipped and cracked and needs decorating. The stairway leading to the second floor is off the kitchen. The stairwell to the second floor is covered with lath and plaster. The second floor consists of three bedrooms. The walls and ceilings are lath and plaster. The floors are partially hardwood and partially softwood. The condition of the second floor is very poor. The plaster is badly cracked and chipped in some spots and has fallen off. According to the tenant they pay \$50.00 a month rent for the entire building. They furnish their own heat and utilities.

Cost Approach:	2436 Square Feet at \$12.00	\$29,232.00
Less	Physical Depreciation at 65%	19,000.00
	Functional Depreciation at 5%	1,461.00
	Economic Depreciation at 5%	<u>1,461.00</u>
	Depreciated Value of the Improvement	\$ 7,310.00
Add	Land	<u>500.00</u>
	Indicated Value by Cost Approach	\$ 7,810.00

COMPARABLE SALES IV

TWO STORY SINGLE FAMILY DWELLINGS

173 Granite - This is a rectangular frame two story single family dwelling with wood lap siding exterior and composition roof. The exterior is in good condition. This property is located on Granite between Jackson Street and Mississippi Street. The age of this property, according to the Court House, is recorded as "old". The lot is level with street grade. There is a part basement. The first floor consists of a living room, dining room, kitchen. The second floor consists of two bedrooms and a full bath. There are hardwood floors and enamel trim throughout. The house is heated by gas space heaters. There is a twenty gallon side arm hot water heater. At the rear of the lot there is a 12 by 18 foot garage. This property sold for \$4,000.00 cash in 1961.

40 W. Chicago - This is a rectangular frame two story single family dwelling with imitation asphalt brick siding exterior and composition roof. The exterior condition is fair. There is a full basement with a thirty gallon side arm hot water heater. The lot is level with street grade. This dwelling is heated by oil stove heat. The first floor consists of a living room, dining room, kitchen, pantry. It has hardwood floors and enamel trim. The second floor consists of two bedrooms, and a room 6 by 10 feet for the bath. The second floor has hardwood floors. This building is approximately 65 to 70 years old. It sold for \$2,800.00 with 10% down in 1957.

461 Blair - This is a rectangular frame two story single family dwelling with asbestos shingle siding exterior and a composition roof. The outside condition is good. The lot is level with street grade. There is a full basement with a gas forced air furnace and a thirty gallon gas automatic hot water heater. The first floor consists of a living room, dining room, kitchen and full bath. The second floor consists of three large bedrooms. There are hardwood floors throughout. At the rear of the lot there is a double garage. This property sold for \$8,000.00 cash in 1961.