



Collection Information:

Folder: Parcel No. 107. 241 East Indiana Avenue.

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

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PROJECT AREA 1-B
PARCEL NO. 107
241 East Indiana



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B
PARCEL NO. 107

Address: 241 East Indiana
 Owner: Joseph Moreno
 Legal: Part of Southwesterly 50 feet of Lots 9 and 10, Block 12, Marshalls Addition
 Lot Size: 25 x 100 (estimated)
 Zoning: Light Industry and Commercial
 Built: " Old
 Assessed Value: Land - \$600.00, Building - \$1,300.00 (Part applies to Parcel 107A)

This property is located on the north side of East Indiana. It is bounded on the north by East Fairfield, on the west by Robertson and on the east by State Street. The front of the building is on the sidewalk line. The lot is level with street grade at the front and slopes to about four feet below grade at the rear. The improvement consists of a frame two story single family home with asphalt imitation brick siding. The exterior condition runs from fair to poor. There is a full basement in this building, with a stone foundation and poured concrete floor. The basement contains a wood stove and an automatic gas hot water heater which appears to be fairly new. Outside of this there is no heating plant in the basement. Towards the rear of the basement there is a storage room. The condition of the basement is fair. The first floor of this building contains a living room, dining room, kitchen, bedroom, pantry and a storage room towards the rear. The walls and ceilings are lath and plaster. The floors are hardwood. The condition of this part of the building is fair. The heat is provided by two gas space heaters, one in the kitchen and one in the dining room. The upstairs is reached by an inside stairway at the front of the building. The upstairs contains two bedrooms and a full bath. The walls and ceilings are lath and plaster. The floors are hardwood. The condition of the upstairs is very poor. The tenant indicated that he pays \$65 a month rent and furnishes his own heat and utilities.

Cost Approach:	2120 Square Feet at \$13.00	\$27,560.00
Less	Physical Depreciation at 65%	17,914.00
	Functional Depreciation at 5%	1,378.00
	Economic Depreciation at 5%	<u>1,378.00</u>
	Depreciated Value of the Improvement	\$ 6,890.00
Add	Land	<u>500.00</u>
	Indicated Value by Cost Approach	\$ 7,390.00

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 a \$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.