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Folder: Parcel No. 122. North West Corner of Robertson and East Chicago.

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

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Parcel # 122

Northwest Corner of Robertson and East Chicago



PORT AUTHORITY

Project Area 1 - B

Parcel #: 122
Owner: Samuel A. Gordon et al
Address: Northwest Corner of Robertson and East Chicago
Legal Description: Lots 9 and 10, Block 14, Marshall's Addition
Lot Size: Lot 9 - 50' x 100'
Lot 10 - 50' x 100'
Zoning: "B" Residential
Assessor's Value: Lot 9 - \$450.00
Lot 10 - \$550.00
Total - \$1,000.00

Description of Property:

Subject properties are two vacant lots fronting on Robertson, each with 50' of frontage. Lot 9 is an inside lot and Lot 10 is a corner lot with 50' of frontage on Robertson and 100' of depth along E. Chicago. The majority of both lots lie between 5 and 6 feet below grade. There are several trees on the lot. The lots are served by improved streets with city facilities available.

VALUATION

Using the comparable sales and offering data for vacant land found elsewhere in this report, it is the opinion of your appraisers that a package value exists in the combination of the 2 lots in question. The land then becomes one package of 100' x 100'. The factors of scrub trees and that the lots are below grade were taken into consideration in the final value estimate.

100' frontage @ \$10.00 per ft. - \$1,000.00

ONE THOUSAND DOLLARS

GROSS ANNUAL MULTIPLIER COMPARABLES

APARTMENT BUILDINGS

Three thru Twelve Units

<u>No.</u>	<u>Address</u>	<u>Units</u>	<u>Date Sold</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Gross Annual Rent</u>	<u>Gross Annual Multiplier</u>
1	1667 Ames	4	1960	\$14,900	C/D	\$3,420	4.35
2	54-56 W. Fairfield	4	1961	11,900	\$500 dn.	2,640	4.57
3	406-408 N. Exchange	7	1959	21,200	\$1500 dn.	4,110	5.15
4	768 Cedar	12	1960	34,000	\$5000 dn.	7,260	4.68
5	67 W. Jessamine	3	1959	7,935	\$350 dn.	1,476	5.37
6	491 Stryker	3	1961	10,500	Cash	2,000	5.2
7	333 Banfil	3	1960	14,000	\$1500 dn.	2,200	6.3
8	372-3 E. Winifred	4	1959	11,500	\$500 dn.	2,160	5.2
9	376 E. Winifred	4	1959	10,500	\$500 dn.	1,920	5.5
10	537 Iglehart	6	1957	15,500	Cash	5,400	2.8
11	357-59 Oneida	4	1959	11,500	\$500 dn.	2,640	4.4
12	961-63 Wilson	4	1959	12,500	\$1000 dn.	2,400	5.2
13	510 Iglehart	4	1961	10,000	\$1000 dn.	2,352	4.25
14	960 Selby	5	1961	12,500	Cash	2,712	4.6