



## **Collection Information:**

**Folder:** Parcel No. 130. 154 Eva Street.

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

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Records.

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Parcel # 130

154 Eva Street

• DEC • 61



Front

• DEC • 61



Rear

PORT AUTHORITY  
Project Area 1 - B

Parcel #: 130  
Owner: Arthur E. Thom, Jr./Fee  
Address: 154 Eva Street  
Legal Description: Southeasterly 30 feet of Lot 1 and Southeasterly 30 feet of Southwesterly 20 feet of Lot 2, Block 14, Solomon's Rearrangement.  
Lot Size: 30' x 70'  
Zoning: Light Industrial  
Assessor's Value Land \$225.00, Building \$900.00, Total \$1,125.00

Description of Improvement:

Subject property is a 1½-story bungalow type of construction with asphalt shingle exterior. There is a full basement with cement floor and limestone foundation. There is stove heat and a 30-gallon automatic water heater. The house proper is in fair condition with living room, dining room, kitchen, 1 bedroom down and 2 bedrooms and leg tub bath up. There are hardwood floors up and down with painted soft wood trim. Subject property was built about 1887.

COST APPROACH:

|  |                           |
|--|---------------------------|
| Approximately 1122 sq. ft. @ \$11.00 per sq. ft. | \$12,342.00               |
| Physical Depreciation 55%                        |                           |
| Economic Depreciation 10%                        | 8,022.00                  |
|  | <u>4,320.00</u>           |
| Depreciated value of porch                       | 200.00                    |
| Value of land 30' x 70'                          | 500.00                    |
| Total Value by Cost Approach                     | <u>\$5,020.00</u>         |
|  | Rounded off to \$5,000.00 |

MARKET APPROACH - COMPARABLE SALES

1. 163 Acker - Sold September 1960 - \$5,300.00 cash. This comparable is a like property with like facilities. It is slightly better because of a slightly larger lot.
2. 462 Superior Street - Sold March 1961 - \$5,800.00 cash. Superior to subject property because of a better location, larger lot and glazed front porch. Otherwise all facilities are of the same type.

Parcel # 130

3. 353 Ramsey - Sold May 1959 - \$5,500.00 with \$500.00 down. Comparable was badly in need of redecorating. However this was more than offset by the fact that it had furnace heat, larger lot, better location and glazed front porch.

SUMMARY

In each instance the comparable used was of like utility. However lot sizes were larger and comparables hence a slightly higher price was obtained. After adjusting comparable sales and taking into consideration others investigated, it is your appraiser's opinion the indicated Market Value of subject property is as follows:

154 Eva Street - \$5,000.00

CORRELATION

After giving due consideration to the Cost Approach and Market Approach, and as this is a total taking, it is your appraiser's opinion that the total damages are as follows:

|              |                   |
|--------------|-------------------|
| Land         | \$ 500.00         |
| Improvements | <u>4,500.00</u>   |
| Total        | <u>\$5,000.00</u> |

FIVE THOUSAND DOLLARS