



Collection Information:

Folder: Parcel No. 137. 165 Eva Street.

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

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PROJECT 1-B
Parcel 137
165 Eva



FRONT VIEW

PROJECT AREA 1-B
PARCEL 137
165 Eva Street

OWNER: Meyer Vad et al

LEGAL: NE'y 100 ft. of Lot 8, Block 15, Marshall's Addition

LOT SIZE: 50 X 100 (5000 sq. ft.)

ZONING: "B" Residential

ASSESSOR'S VALUE: Land \$450.00, Building \$1,150.00

BUILT: 1886

UTILITIES: All public utilities

PROPERTY DESCRIPTION

This is a duplex type property. The owner lives on the first floor and has a living room, 2 bedrooms, kitchen, bath, and small den off the kitchen. The second floor has a kitchen, toilet room off the kitchen, dining room, and living room. The rental of this until is \$25.00 per month. There is a full basement with dirt floor, stone foundation, and hot water heater for downstairs apartment. Each unit has stove heat and its own gas and electric meters.

COST APPROACH

24,123 Cu. Ft. @ 60¢	\$14,473.00
Less: 70% Depreciation	\$10,131.00
Depreciated value of home	\$ 4,342.00
Depreciated value of shed	\$ 50.00
Depreciated value of buildings	\$ 4,392.00
Plus: 50 X 100 ft. lot	\$ 600.00
	\$ 4,992.00

Indicated value by Cost Approach rounded to \$5,000.00

PROJECT AREA 1-B

PARCEL 137
165 Eva St.

MARKET (COMPARISON) APPROACH

1. 1015 Marion - This home also was a duplex consisting of four rooms and bath on each floor. The basement under approximately one-half of the house, had hot water gas furnace. This was located on a lot 41x79 ft. and each apartment rented for \$65.00. This sold in November of 1961 for \$7950.00 with \$500.00 down and the balance on Contract for Deed.
2. 474 James - Although this was a single family house it had about the same space as the subject property with four rooms down and three rooms up. This was located on a lot 50 ft. frontage and in a superior location to the subject property. This sold in July of 1961 for \$3500.00 cash.
3. 185 Goodrich - This also was a single family house although it had three rooms on the first floor and four rooms and a den plus full bath on the second floor. This is located on a lot 51x56 ft. and sold in May of 1961 for \$6500.00 cash to mortgage.

Indicated value by Market Approach is \$5000.00.

CORRELATION AND FINAL OPINION

After analyzing both the Cost and Market Approach it is the opinion of your appraisers that a fair Market Value of this property as of the date of this appraisal is,

Five Thousand Dollars(\$5,000.00)