



Collection Information:

Folder: Parcel No. 168. 190 Robertson Street.

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

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Project Area 1-B
Parcel No. 168
190 Robertson Street

SUBJECT PROPERTY

• JAN • 62



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Project Area 1-B
Parcel No. 168
190 Robertson Street

Owner: ^{*A. Salas*} Augustine Rodriguez

Legal: NW¹/₂ly 5 Feet of SE¹/₂ly ¹/₂ of SW¹/₂ly ¹/₂ and
NW¹/₂ly ¹/₂ of Lot 9 and all of Lot 8 and all
of Lot 5, Block 19, Marshall's Adm.

Lot Size: Lot 9 - 30 x 50 Feet Plus 25 x 50 Feet
Lot 8 - 50 x 100 Feet
Lot 5 - 50 x 100 Feet
Total Frontage on Robertson 130 Feet, Rear
125 Feet - Area 12,750 Square Feet.

Zoning: "B" Residence

Built: Old

Assessor's Value: Land 1050 - Building 850 - Total 1900.

This is a 1¹/₂ story frame dwelling with imitation brick asphalt exterior and asphalt roof. Robertson Street is dirt oiled, no sidewalk or curb. All improvements are in the street and connected to the property.

First floor contains 4 rooms, hardwood floors, with linoleum covering, plaster walls and Firtex ceilings. Linoleum in kitchen, no cabinets, pantry, wall sink, small front porch, 30 gallon gas water heater in the kitchen. Gas space heater. Poor decorating.

Second floor has 2 bedrooms and old type bath off the hall between the bedrooms, hardwood floors, sloping ceilings plastered, space heater, small closets.

Trap door entrance in back hall shed to full basement. Limestone walls, concrete floor, wood posts on concrete base. No laundry tubs or floor drain, no heat.

Shed type garage with swinging doors, concrete floor, Mobile trailer not included in this appraisal.

Cost Approach:

14,820 Cubic Feet @ 50¢	7,410.00
Physical Depreciation 45%	
Economic Depreciation 10%	4,075.00
Depreciated Value of Dwelling	<u>3,335.00</u>
Depreciated Value of Garage	150.00
Depreciated Value of Improvements	<u>3,485.00</u>
Land - 130 x 100 Feet	1,600.00
Indicated Value By Cost Approach	<u>5,085.00</u>

This is a total taking. Based on the Cost Approach and the Comparable Sales Approach it is your appraiser's opinion that the total damages are:

Land	1,600.00
Improvements	<u>3,500.00</u>
Total	5,100.00

"FIVE THOUSAND ONE HUNDRED DOLLARS"

(\$5,100.00)

Project Area 1-B
Parcel No. 168

190 Robertson Street

MARKET APPROACH

Comparable Sales:

1. 585 Harrison St. Sold \$4,700 cash, Dec. 19, 1961. Only 3 rooms down but can use dining room and third bedroom and it had a utility room off kitchen as well as a screened porch; forced air gas central heating and 2-car garage. Small lot but better location.
2. 462 Superior Ave. Sold \$5,800 cash, March 16, 1961. 3 bedrooms but all on one floors, 2 porches front and back, only 3/4 basement with gas space heater, single lot. Shed instead of garage but better location.
3. 861 Albemarle. Sold \$3,500 cash, Nov. 28, 1961. Part basement, smaller lot, oil space heater, but had 4 bedrooms, better location and much lower price. Very recent sale.

After adjustments on these comparables and others investigated, it is felt that the indicated market value of the subject property is \$5,100.00.