



Collection Information:

Folder: Parcel No. 178. 205 Florida Street.

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

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Project Area 1-B
Parcel No. 178
205 Florida Street

SUBJECT PROPERTY

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Project Area 1-B
Parcel No. 178
205 Florida Street

Owner: ^{Carmin} Mrs Longino Montes

Lot Size: 50 x 100 Feet

Zoning: "B" Residence

Legal: Lot 11, Block 21, Marshall's Addition

Built: 1889

Assessor's Value: Land 200 - Building 350 - Total 550.

This is a 1 story and completely exposed basement. Dwelling is frame with imitation brick asphalt siding and asphalt roof. Florida Street is dirt oiled, there is no sidewalk or curb. There is no sewer at this point. All other improvements are in the street and connected to the property.

Dwelling contains 4 rooms and toilet and basin off the kitchen. This has been installed recently. There is a good glazed front porch. The rear section consisting of the kitchen, a bedroom and toilet have been remodelled recently and have good floors, trim and decorating with sheetrock walls and ceilings. Front portion has plaster walls and floors have linoleum covering. There are no cabinets, stainless steel cabinet sink, no closets, oil space heater, no hot water heater.

Full field stone basement with exterior entrance, concrete floor, some frame walls indicating living quarters at one time. No laundry tubs or floor drain, wall sink only. There is a stairs from ground level to a board walk along first floor entrance.

Cost Approach:

12,800 Cubic Feet @ 55¢ per Cu. Ft.	\$7,040.00
Physical Depreciation 50%	
Economic Depreciation 10%	4,224.00
Depreciated Value of Dwelling	<u>2,716.00</u>
Land - 50 x 100 Feet	500.00
Indicated Value by Cost Approach	<u>\$3,216.00</u>

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

Land	500.00
Improvements	<u>2,750.00</u>
Total	3,250.00

"THREE THOUSAND TWO HUNDRED FIFTY DOLLARS"

(\$3,250.00)

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MARKET APPROACH

Comparable Sales:

1. 9 Douglas Street. Sold \$3,000 cash, June 13, 1961. Only part basement and smaller lot, but was more attractive, had glazed front porch, hot water and gas space heater. Also better location.
2. 19 E. Magnolia. Sold \$4,120 cash, July 19, 1960. Same size and interior condition. Outside appearance and condition better. Approximately same size lot. Did not have sewer either.
3. 671 No. Western. Sold \$4,000 cash, Jan. 23, 1961. Approximately same size but better condition inside and out. Only part basement but had hot water, sewer, closets, garage and better location.

After adjustments on these comparables and others investigated, it is felt the indicated market value of the subject property is \$3,250.00.