



Collection Information:

Folder: Parcel No. 179. 222 Eva Street.

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

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Project Area 1-B
Parcel No. 179
222 Eva Street

SUBJECT PROPERTY

• JAN • 62



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Project Area 1-B
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Alice

Owner: Joseph H. Plant, Jr.

Legal: Lots 12, 13, 14 and 15, Block 21, Marshall's
Addn.

Lot Size: 150 x 150 Feet

Zoning: "B" Residential

Built: 1909

Assessor's Value: Land 1225 - Building 1250 - Total 2475.

This is a $1\frac{1}{2}$ story frame dwelling with rubberoid exterior siding and asphalt roof. Some regular storms, some aluminum, all in good condition. Open front porch. Picket fence along entire 150 feet of frontage. Eva Street is dirt oiled, no sidewalk or curb. All improvements are in the street and connected to the property.

The dwelling contains 6 rooms and old type bath off the kitchen. Extra good fir cabinets along two sides of the kitchen, double sink in counter, linoleum floor, plaster walls. Hardwood floors, hardwood trim painted. No stairway to unfinished attic.

Full basement, concrete blocks and limestone walls, concrete floor, 8 foot height. Part steel beam, part wood beam construction. Floor drain, shower and laundry tubs. Octopus type hot air gas heat, 30 gallon gas water heater. Inside and outside entrance to basement.

Cost Approach:

15,480 Cubic Feet @ 70¢	10,836.00
Physical Depreciation 45%	
Economic Depreciation 10%	<u>5,960.00</u>
Depreciated Value of Dwelling	<u>4,876.00</u>
Land - 150 x 150 Feet	
Plus 150 Feet of Fence	<u>2,800.00</u>
Indicated Value by Cost Approach	<u>7,676.00</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	2,800.00
Improvements	<u>4,900.00</u>
Total	7,700.00

"SEVEN THOUSAND SEVEN HUNDRED DOLLARS"

(\$7,700.00)

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MARKET APPROACH

Comparable Sales:

1. 266 Goodrich Avenue. Sold \$8,000 cash, July 6, 1959. Larger 4 bedroom, generous sized rooms on one floor. Only 1/2 basement but had central heating, laundry, stucco exterior and storage shed. Smaller lot but superior location.
2. 462 Superior Street. Sold \$5,800 cash, March 16, 1961. 3 bedrooms on one floor, plus 2 porches and shed. Slightly smaller lot, 3/4 basement, gas space heaters, but better location.
3. 769 Carroll Avenue. Sold \$9,300 cash, March 16, 1960. 2 bedrooms and den on one floor. Newer, had single garage, aluminum combination doors and windows, fireplace. Better location.

After adjustments on these comparables and others investigated, it is felt the market value of the subject property is \$7,700.00/