



Collection Information:

Folder: Parcel No. 180. 216 Eva Street.

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

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Project Area 1-B
Parcel No. 180
216 Eva Street

SUBJECT PROPERTY

• JAN • 62



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Project Area 1-B
Parcel No. 180
216 Eva Street

Stella M.

Owner: Michael J. Foster

Legal: Lot 16, Block 21, Marshall's Addn.

Lot Size: 50 x 150 Feet

Zoning: "B" Residence

Built: 1911

Assessor's Value: 400 Land - 1300 Building - Total 1700.

This is a 1 story frame dwelling with rubberoid exterior siding, asphalt roof, aluminum storms, screens and doors. Picket fence across the front of the lot. Eva Street is dirt oiled. There is no sidewalk or curb. All improvements are in the street and connected to the property.

The dwelling contains 6 rooms and modern bath off the kitchen, maple floors, hardwood trim painted, plaster walls and ceilings, 9 foot height. Very good kitchen with good cabinet area, cabinet sink fitted into cabinet counter, good linoleum. Small rear glazed porch. 3 bedrooms, 1 a walk-thru, good closets. Glazed front porch.

Full basement, concrete blocks, plastered, concrete floor, octopus type hot air oil heat, 30 gallon gas water heater, no tubs, wall sink, separate vegetable and tool room. No floor drain, sump pump.

Chicken-Coop-Garage, frame, rolled roof, wood floor at rear of lot.

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Cost Approach:

18,144 Cubic Feet @ 70¢	12,700.00
Physical Depreciation 50%	
Economic Depreciation 10%	<u>7,620.00</u>
Depreciated Value of Dwelling	5,080.00
Depreciated Value of Chicken- Coop-Garage and Fence	<u>350.00</u>
Depreciated Value of Improvements	5,430.00
Land - 50 x 150 Feet	<u>750.00</u>
Indicated Value by Cost Approach	<u>6,180.00</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	750.00
Improvements	<u>5,450.00</u>
Total	6,200.00

"SIX THOUSAND TWO HUNDRED DOLLARS"

(\$6,200.00)

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MARKET APPROACH

Comparable Sales:

1. 266 Goodrich. 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. 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. 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 the comparables and others investigated, it is felt the indicated market value of the subject property is \$6,200.00.