



Collection Information:

Folder: Parcel No. 183. Vacant lot SW corner of Plato and Eva.

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

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Project Area 1-B
Parcel No. 183
Vacant lot southwest corner
Plato and Eva

SUBJECT PROPERTY



Project Area 1-B
Parcel No. 183
Vacant Lot southwest corner
Plato and ~~Robertson~~ EVA

Owner: Samuel G. Rubenstein - Fee
Fred Gott
1670 Clermont
Denver, Colorado

Legal: NE'ly $\frac{1}{2}$ of Lot 5, Block 22, Marshall's Addn.

Lot Size: 50 x 50 Feet

Zoning: "B" Residence

Vacant Lot:

Assessor's Value: Land 250 - Building none - Total 250.

This is a small vacant lot east facing on Eva Street at the southwest corner of Eva and Plato Streets with a frontage of 50 feet on Eva Street running between parallel lines along Plato Street a depth of 50 feet. There is no alley.

Eva and Plato Streets are both dirt oiled. There is no sidewalk or curb. All improvements including sewer are in the street.

Your appraiser's have made an exhaustive search of all the sales over the past 5 years in this general area. From our investigation and knowledge of the district we have estimated this land value on the basis of \$8.00 per Front Foot.

50 Front Feet @ \$8.00 per Front Foot - - - - - \$400.00

This is a total taking. It is your appraiser's opinion that the damages are:

Land \$400.00

"FOUR HUNDRED DOLLARS"

(\$400.00)