



Collection Information:

Folder: Parcel No. 191. Scrap yard on Robertson and Florida.

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

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Project Area 1-B
Parcel No. 191
Scrap Yard - on Robertson at Florida

SUBJECT PROPERTY

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Project Area 1-B
Parcel No. 191
Scrap Yard - On Robertson at Florida

Owner: Rose Freeman
218 North Chatsworth

Legal: Lot 5, Block 26, Marshall's Addition

Lot Size: 50 x 100 Feet

Zoning: Light Industry

Built: 1950

Assessor's Value: Land 225 - Building 400 - Total 625.

This is a small scrap or junk yard located on a 50 x 100 foot lot at the southwest corner of Robertson and Florida Streets just one short block west of State Street. The lot has a frontage on Robertson Street east facing of 50 feet and runs between parallel lines a depth of 100 feet along Florida Street.

Robertson and Florida Streets are both dirt streets oiled. There is no sidewalk or curb, there is no sewer in either street at this location. Other improvements are in the streets.

The yard is enclosed within a part wood, part metal 8 foot wall with a swinging gate entrance on Robertson large enough to permit truck traffic.

There is one enclosed shop made of old lumber, dirt floor, no heat, 10 feet high, 20 x 30 feet with rolled roofing, and one open shed 20 x 18 used for storing used plumbing material. There is no water or plumbing in evidence.

Cost Approach is not applicable.

Estimated Value of Structures and Fence	\$ 1,500.00
Land - 50 x 100 Feet - Industrial Use	750.00
Total Value	<u>2,250.00</u>

It is your appraisers opinion that the total damages are;

Land	750.00
Improvements	1,500.00
Total	<u>2,250.00</u>

"TWO THOUSAND TWO HUNDRED FIFTY DOLLARS"

(\$2,250.00)