

568 & 569

SECTION 37 BLOCK 285 LOT 568-569 ADDRESS 133 HORTON AVE CARD NO. X ASSESSMENT SUMMARY

PROPERTY DESCRIPTION

2,000. 10,350.

20 1 AA 2202 LYN 458

KRUMENACKER PROP INC 18340-356

SEC 37 BLK 285 JN 1 3 7 4

LOTS 568-569

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2,000. 8,800.

20 1 A 202 LYN 458

A FEDERICO 8193-219

SEC 37 BLK 285 EP 11271

LOTS 568-569

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2,000. 8,800.

20 1 A 202 LYN 458

KRUMENACKER PROP INC 18340-356

SEC 37 BLK 285 EP 1 2172

LOTS 568-569

REMARKS		71	LAND	2000
LOTS 568 & 569 APPORTIONED 19 71		19	BLDGS.	
JAN 11 71 CO # A 42006 El		19	TOTAL	
SALE 1/10-11/72 = 50000		72	LAND	2000
11/27/72 Ann'd Priced Comp. TP. 83		19	BLDGS.	6742
+ 2550		19	TOTAL	8700
		70	LAND	2000
		19	BLDGS.	8302
		19	TOTAL	10350
		19	LAND	
		19	BLDGS.	
		19	TOTAL	
		19	LAND	
		19	BLDGS.	
		19	TOTAL	
		19	LAND	
		19	BLDGS.	
		19	TOTAL	
		19	LAND	
		19	BLDGS.	
		19	TOTAL	

12 LAND RECORD F 2

LAND VALUE COMPUTATIONS

NO UTILITIES	LOW	FRONTAGE FIGURED	AVERAGE DEPTH	UNIT PRICE	UNIT PERCENT	FRONT FT. PRICE	COR. INFL.	TOTAL	\$ DEPR.	VALUE	19	LAND
NO SEWER	HIGH	40	100	50				2000	-	2000	19	BLDGS.
NO WATER	ROUGH										19	TOTAL
NO GAS	ROCKY										19	LAND
NO ELECTRICITY	SWAMPY										19	BLDGS.
	HILLSIDE										19	TOTAL
NO STREET	WOODED										19	LAND
DIRT STREET	BRUSH LAND										19	BLDGS.
SEMI IMPROVED ST.	TILLABLE										19	TOTAL
NO SIDEWALK											19	LAND



TAR & SLAG		SLATE	METAL	LOCATION	GOOD	FAIR	POOR
COMPOSITION				GROSS CUBAGE		37500 @ 18¢	
				COMPUTATIONS			
WOOD JOIST	METAL JOIST	SHEATHING		WALLS (VERTICAL)			313 ✓
WOOD BEAMS	STEEL BEAMS			DOORS & WINDOWS			
WOOD TRUSSES	STEEL TRUSSES			STORE FRONTS			
SKY LIGHTS	VENTILATORS	ROOF DRAINS		FACE BRICK OR WALL TRIM			
PARTITIONS			HORIZ		MISC		485 ✓
L. & P. ON WOOD STUDS			FL 21	21004	ROOF & FLOORS ETC. (HORIZONTAL)	131 ✓	283 ✓
COM. WOOD BOARD			RF 30		BASEMENT AREA		
PLST. BD. ON STUDE			Sted 30		STAIRS & FIRE ESCAPES		
PLST. ON TILE OR C. B.			Hard 20		INTERIOR FINISH		
PLST. ON BRICK			Elec 10				
STAIRS & FIRE ESCAPES			S&P 05		OIL BURNER		
PINE STAIRS			Part 10		PLUMBING		✓ 10
HARDWOOD STAIRS					TILING		
METAL STAIRS			135				
FIRE ESCAPES							
INTERIOR FINISH							
PINE DOORS & TRIM							
HARDWOOD DOORS & TRIM							
ENAMEL DOORS & TRIM							
TOTAL REPLACEMENT VALUE							700 ✓
OCCUPANCY DETAIL & INCOME							
✓ FIRE PROOF DOORS @ 40							
BUILT IN FEATURES							
HEATING							
STEAM							
VAPOR							
HOT WATER							
HOT AIR							
PIPELESS FURNACE							
NO HEATING SYSTEM							
OIL BURNER	GAS BOILER	COAL STOKER					
PLUMBING							
✓ TOILET ROOMS 410	✓ BATH ROOMS						
WATER CLOSETS EXTRA	SINKS EXTRA 100	✓ URINALS					
G. I. PIPING	BRASS PIPING						
TILING							
TOILET ROOM FL. & WAINSCOT	TOILET ROOM FL.						
BATH ROOM FL. & WAINSCOT	BATH ROOM FL.						
ELECTRICAL WIRING							
FLEXIBLE CONDUIT	PIPE CONDUIT						
KNOS & TUBE							
				TOTAL			
				RENTAL CAPITALIZATION			
		PERCENTAGE ITEMS		FLAT EXPENSE ITEMS			
		TAXES		COST OF OWNING LAND			
		INSURANCE		VACANCY ALLOWANCE			
		MAINTENANCE		COST OF HEATING			
		DEPR. ALLOWANCE		COST OF WATER			
		CONTINGENCIES		COST OF ELECTRICITY			
		TOTAL CAP. RATE		COST OF MANAGEMENT			
		GROSS ANNUAL INCOME		COST OF JANITOR			
		LESS FLAT EXPENSES		TOTAL FLAT EXPENSES			
		BALANCE FOR PERCENTAGE CAPITALIZATION					

37 285 568 E2086569 N159187

