

SUMMARY APPRAISAL REPORT

Property Identification No. 16-13

LEGAL DESCRIPTION:

Lot 13, Block 16, CENTRAL ALBINA

ADDRESS:

4044 N. Kerby Avenue

PROPERTY DESCRIPTION:

The subject is a 50' x 100' lot, level, but slightly above the street grade, improved with concrete walks, lawn, shrubs, paved alley, public concrete walks, curbs, paved streets. All public utilities are connected. It is located on the East side of N. Kerby Street between Mason Street and Shaver Street.

The subject is a one-story and attic frame bungelow, built during 1909, containing approximately 895 sq. ft. on the main floor. There is a large wood front porch in a very deteriorated condition, shake and shingle siding in need of scraping and painting, a good composition roof.

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Continued

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The interior is finished with fir floors, lath and plaster, all in very poor condition. The entrance hall has a small settee. There is a living room finished with oak floors, a dining room finished with oak floors and built-in buffet. There is a small den to the rear of the dining room which has many built-ins, counters, shelves and cabinets. The kitchen has new linoleum floors but poor lath and plaster walls, linoleum countertops, old fir cabinets, old plumbing wired for range. There is eating space in the kitchen. There is a full cement basement containing a gravity oil fired warm air furnace, an automatic electric hot water heater in new condition, two laundry trays in the utility area, wired for washer and dryer.

The second floor has three bedrooms, oak floors, lath and plaster in poor condition. The bathroom is in poor condition; has three white fixtures. The walls are in poor condition, especially at the tub.

Zoning: A-2.5, which requires 2,500 sq. ft. of land area for each residential unit.

This property is going to be acquired for rehabilitation by the Development Commission for demonstration purposes.