

WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

(PROGRAM A-5-1)

PROPERTY IDENTIFICATION

PARCEL NO. 14-6 ADDRESS 1158 N. E. Woodlawn Street

LEGAL DESCRIPTION Lot 6, Block 14, WOODLAWN

OWNER REICHARDT, Forrest E. Sr. and Patricia S. LOT
AREA 5,000 sq.ft.

PROPERTY DESCRIPTION:

Lot is about 4' above street grade, level, 50'x100'; all public utilities connected, concrete paved streets, curbs, sidewalks, good concrete driveway, cyclone fence, 130 lineal feet, wood fence, large concrete patio at rear. No drainage problems; property has good yard improvements, lawn and shrubs.

Improved with a 1-story, no basement, frame dwelling finished with cedar shake siding, comp. roof, good galv. iron gutters and downspouts. Entry to house has a good concrete stoop and a storm door and good mahogany door. Interior consists of entrance into living room with good sheetrock walls, guest closet, good oak floors; living room; dining room open to kitchen which has birch cabinets, new formica counter tops, ceiling fan, double sink with new plumbing fixtures; wired for range and refrigerator, good linoleum floors. Kitchen opens into a utility room on a concrete slab, wired for washer & dryer, has an automatic gas hot water heater. Also an additional storage shed attached.



PARCEL NO. 14-6
CONTINUED

The property was built in 1955 with approximately 960 sq.ft. of living area. The playroom is heated by wall gas panel heat. There is a hall leading to three bedrooms, two of which have birch sliding doors and one with bamboo sliding curtain. They are of average size for this size dwelling. The hall bath has three white fixtures, linoleum floor and a plastic wainscoat, overhead shower, medicine chest and an extra birch storage chest. There is no built-in lavatory. There is a forced warm air gas furnace located in the dugout portion of the basement called a pit. The ventilation in the crawl space is good and the ventilation in the attice is good.

There is a two car garage, one half of which has been enclosed and paneled with birch. It has a sheetrock ceiling which needs to be sanded and painted. There are electric light fixtures and wall plugs; concrete floors; two overhead doors; cedar shake siding, composition roof and galvanized iron gutters and downspouts.

The property is in good condition.

ZONING: R - 5L