RG 48 S 40 BOX 1

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FRONT, 914 FRANKIN TOWN TOC



BEAT. 914 FRANKZIN TOWN RA

9 14 Franklintong Ka



76-R231.13 VETERANS ADMINISTRATION CASE NUMBER APPRAISAL REPORT 1. MAJOR STRUCTURES A. CONSTRUCTION B. TYPICAL CONDITION C. BUILT-UPD. AGE TYP. BLDG. E. OWN. OCCUP. F. VACANCY Fair Brick 90% 40% yrs. BLOCK Brick Fair 90% 70 yrs. 10 % 50% 2. STATUS OF PROPERTY

EXISTING, NOT

EXISTING,
ALTERATIONS,
ALTERATIONS,
A. PROPOSED

B. PREVIOUSLY
OCCUPIED

C. PREVIOUSLY
OCCUPIED

C. PREVIOUSLY
OCCUPIED

D. IMPROVEM'TS,
OR REPAIRS

OR REPAIRS

A. WITHIN 12

A. CALENDAR MOS.

B. MORE THAN 12

HOME

BUSINESS

FARM 2. STATUS OF PROPERTY 5. NAME AND ADDRESS OF FIRM OR PERSON MAKING REQUEST (Include No., Street or rural route, City or P.O., State and Zip Code) 6. PROPERTY ADDRESS (Include Zip Code) 914 Franklintown Road Baltimore, Maryland 21216 7. NO. BLDGS. 8. NO. LIVING UNITS 1 HOUSING AUTHORITY OF BALTIMORE CITY 9. LOT DIMENSIONS 14 x 75 COMM. INDIV. 11. TYPE OF STREET PAVING VACANT HOUSE PROGRAM (MD2-40) 10. UTILITIES PUBLIC City Macadam WATER City Yes CURB City ELECT. SIDEWALK City STORM SEWER Yes SANIT. SEWER CENT. AIR CON C. BLOCK CAR GARAGE REC. ROOM 12. DESCRIPTION WOOD SIDING COMB. TYPES CRAWL SPACE 1/2 BATHS YPE OF HEATING CAR CARPT. LIVING RM. STORAGE RM. DETACHED WOOD SHINGLE STORIES YRS. EST. AGE STONE Unknown SEMI-DET. ALUM, SIDING BRICK& BLOC SPLIT LEVEL NO. ROOMS 1 DINING RM. UTILITY RM. BUILT-IN XXRow 100 BASEMENT KITCHEN BEDROOMS ASB. SHINGLE STUCCO Comp. FAMILY RM. FIRE PLACE DETACHED BATHS 14. TITLE LIMITATIONS INCLUDING EASEMENTS, RESTRICTIONS, ENCROACHMENTS, ETC. 13. LEGAL DESCRIPTION 16 - 21 - 24750 - 22 None Known 15. INTERIOR AND EXTERIOR REPAIRS (Show below ONLY repairs necessary to make property conform with applicable MPR's) \$ TOTAL ESTIMATED COST INTERIOR AND EXTERIOR REPAIRS 16. TRANSACTION OF COMPARABLE PROPERTIES STORY S.F. AREA RMS. ВАТН LOCATION CONSTR. GAR/CRPT AGE/COND FINANCING EQ. SUP. INF. \$2,050. 6/8/70 2 1512 6 3 959 Rosedale Street Brick 70 2,500. 6/1/69 2 906 Franklintown Rd 1512 6 3 70 Brick % 3,300+ 11/1/69 2 1512 3 Rosedale Street 6 Brick 70 mity; (d) Highest and best use; (e) Explain depreciation; (i) Building lot, 17. REMARKS (Describe: (a) Property comparability; (b) Detrimental influences; (c) Real estate market in com district, violations; (£) Comments on repairs; (h) Comments on any special assessments) (Use supplemental sheet if necessary.) Property is vacant and boarded up. 50% of properties in the area are vacant and need complete rehabilitation. (b) Real Estate Market is slow - Most properties are rented. (c) One family dwelling (b)19. ESTATE (Check) 20. FUTURE ECONOMIC LIFE (Years) 18. PROPERTY SHOWS EVIDENCE OF (Check) 21. CALCULATIONS DAMPNESS SETTLE-X A. FEE B. LEASE TERMITE ROT NO CU.X SQ. OTHER OTHER MAIN 1512 DESCRIPTION DEPR. VALUE 24. OTHER IMPROVEMENTS RATE PER FT. DEPR. VALUE \$10.00 22. DATA DESCRIPTION CONDITION 23. EQUIP. ROOF Comp. Fair \$ \$15,120. REPLMT. COST PHYSICAL DER FOUND. 7,560. Block Fair Fair 3,780. FUNCTIONAL Cement 1,512. FLOORS H. Wood Fair ECONOMIC \$12,852. WALLS Plaster Fair 2,268. DEPR. COST FINISH GUTTERS TOTAL DEPR. COST OF IMPR. 2,268 25. ANNUAL TAXES OTHER IMPR. AND EQUIP. GENERAL SPECIAL OTHER LAND VALUE 630 TOTAL S \$360.00 TOTAL \$ TOTAL DEPR. COST OF PROP. \$ DOES PROPERTY CONFORM TO APPLICABLE MINIMUM PROPERTY REQUIREMENTS?

[If "No" explain
] YES NO in Item 17) 27. ESTIMATE FAIR MONTHLY RENT TIMES RENT MULTIPLIER 28. CORRELATION CAPITALIZATION C. MARKET APPROACH YES NO in Item 17) \$125.00 × 20 = \$2,500.00 \$2,898 \$2,500.00 \$2,550.00

I HEREBY CERTIFY that (a) I have carefully viewed the property described in this report, INSIDE AND OUTSIDE, so far as it has been completed; that (b) it is the same property that is identified by description in my appraisal assignment; that (c) I HAVE NOT RECEIVED, HAVE NO AGREEMENT TO RECEIVE, NOR WILL I ACCEPT FROM I HEREBY CERTIFY that (a) I have ANY PARTY ANY GRATUITY OR EMOLUMENT OTHER THAN MY APPRAISAL FEE FOR MAKING THIS APPRAISAL; that (d) I have no interest, present or prospective in the applicant, seller, property, or mortgage.
29. I ESTIMATE "REASONABLE VALUE" 31. SIGNATURE OF APPRAISER 32. DATE SIGNED \$2,600.00 In Fee X "AS IS" "AS REPAIRED" "AS COMPLETED"

ROSEMONT AREA Sept. 7, 1971

Property Address: 914 Franklintown Rd.

Use: 1 DU

Owner: Mayor and City Council

Estimator: D. G. Sipes

EXTERIOR

Code

Incipient Above code

FRONT

- 1. Porch
 - a. Repair frame work under porch
 - b. Replace defective wood support column S. side
 - Replace defective facer, soffit and framework on front and south side of porch roof
 - d. Replace wood floor
 - e. Replace steps, carriages(3) treads & risers
 - f. Install newel post, rails and balusters
- 2. Install metal downspout
- 3. Install new porch roof
- 4. Paint all metal, spouting
- Paint all woodwork, cornice, porch, steps, windows and doors

REAR

- 1. 2nd floor rear, replace defective asphalt shingles
- 2. Repair 1st floor porch
- 3. Repair defective wire fence
- 4. Install gate
- 5. Paint all woodwork, 1st floor porch, windows and
- 6. Paint metal gutter and spouting

ROOF -

Install 10 year built-up roof

INTERIOR

1ST FLOOR HALL

- 1. Replace wood entrance door
- 2. Replace broken radiator section
- 3. Remove all scaling paint
- 4. Paint ceiling, walls and woodwork

INTERIOR CONTINUED

1ST FLOOR FRONT

- Replace defective wood sash
 - Install sash chains a.
 - Make sash operable b.
 - Install sash locks C.
- Paint ceiling, walls andwoodwork

1ST FLOOR DINING ROOM

- Replace broken glass in sash
 - Install sash chains
 - Install sash locks b.
 - Make sash operable c.
- 2. Repair defective wood floor
- Install thermostat
- Paint ceiling, walls and woodwork

1ST FLOOR KITCHEN

- Replace defective floor covering (tile) 1.
- Repair metal ceiling 2.
- 3. Install faucets on sink
- Rework door to pantry
- Rework door to basement
- Paint ceiling, walls and woodwork
- Rework wood exit door

1ST-FLOOR PANTRY

- 1. Rework wood window unit
- Paint, ceiling, walls and woodwork

BASEMENT

- 1. Replace defective wood exit door
- 2. Replace defective water lines to laundry trays
- Install vent to water heater
- 3. Install relief valve on water heater
- 5. Clean, repair and make furnace operable

1ST-2ND FLOOR STAIRWAY AND HALL

- Remove defective coving from treads 1.
- 2. Rehang closet door, install locking hardware
- 3. Repair all defective plaster
- Paint ceiling, walls and woodwork

INTERIOR CONTINUED

A

B

C

2ND FLOOR FRONT

- Window units 2
 - Replace 3 glass a.
 - Install sash chains b.
 - Install window stops and beading c.
 - Make sash operable d.
- Remove all loose paper 2.
- Repair all defective plaster
- Paint ceiling, walls and woodwork

2ND FLOOR MIDDLE

(4)

(*)

(20)

- Rehang wood entrance door
- Paint ceiling walls + WOOD WORK

2ND FLOOR BATH

- Repair broken toilet 1.
- 2. Replace lavatory basin
- Install existing tub, new water lines, code faucets
- Remove broken lead bends and install new sanitary line according to Baltimore City Plumbing Code
- 5. Remove defective wall covering
- Remove all scaling paint
- 7. Repair all defective plaster
- Make ventilator in skylite operable
- 9. Paint ceiling, walls and woodwork

2ND FLOOR REAR BEDROOM

- Rehang entrance door
- 2. Rehang closet door, install locking hardware
- Repair defective wood floor
- 3. Remove all loose paper and scaling paint
- Repair all defective plaster
- Paint ceiling, walls and woodwork

NOTE: Unable to determine operating condition offfurnace and water heater Estimate based on conditions and prices prevalent at time of write-up and inspection

A - Code

8 - Incipient

C - Above code items are normal procedures for better living conditions

Total

914 Franklintown Road Electrical Schedule

Front Porch

1. Replace defective ceiling fixture

1st floor hall

- 1. Replace defective ceiling fixture
- 2. Install switch cover

1st Floor Front

- 1. Remove illegal receptacles and wiring
- 2. Install one (1) 15 amp. duplex receptacle

1st Floor Dining Room

- 1. Replace defective ceiling fixture
- 2. Install switch cover
- 3. Install thermostat
- 4. Install two (2) 20 amp. appliance outlets

1St Floor Kitchen

- 1. Replace defective ceiling fixture
- 2. Install two (2) twenty amp. appliance outlets

Basement

(*)

- 1. Replace defective wiring and fixtures
- 22 Install 3 wire 100 amp. service with circuit breaker panel

2nd Floor Hall

1. Replace defective ceiling fixture

2nd Floor Front

- 1. Remove illegal wiring and receptacles
- 2. Install two (2) twenty amp. receptacles

2nd Floor Middle

- 1. Remove illegal wiring and receptacles
- 2. Install two (2) 15 and duplex receptacles
- 3. Replace defective ceiling fixture

2nd Floor Bath

Install ceiling fixture and wall switch

2nd Floor Rear

- Remove illegal wiring and receptacles Install two (2) 15 amp. duplex receptacles 2.
- Replace defective ceiling fixtures 3.

Electrical write-up based on National Electric Code and visual electric violations

ROSEMONT AREA

December 14, 1971

PROPERTY ADDRESS: 914 Franklintown Road

USE: 1 D.U.

OWNER: Mayor and City Council

ESTIMATOR: Leonard J. Woolfson

EXTERIOR

Front

- 1. Porch
 - a. Repair frame work under porch.
 - b. Replace defective wood support column, south side.
 - c. Replace defective facer, soffit and framework on front and south side of porch roof.
 - d. Replace wood floor.
 - e. Replace steps, carriages (3) treads and risers.
 - f. Install newel post, rails and balusters.
- 2. Install metal downspout.
- 3. Install new porch roof.
- 4. Paint all metal, spouting.
- 5. Paint all woodwork, cornice, porch, steps, windows and doors.

Rear

- 1. Second floor rear, replace defective asphalt shingles.
- 2. Repair first floor porch.
- 3. Repair defective wire fence or remove
- 4. Paint all woodwork, first floor porch, windows and doors.
- 5. Paint metal gutter and spouting.

Roof

Install 10-year built-up roof.

INTERIOR

First Floor Hall

- 1. Replace wood entrance door.
- 2. Replace broken radiator section.
- 3. Remove all scaling paint, make surfaces smooth.

First Floor Front

- 1. Replace defective wood sash.
 - a. Install sash chains
 - b. Make sash operable

FIRST FLOOR DINING ROOM

- 1. Replace broken glass in sash
 - a. Install sash chains
 - b. Install sash locks
 - c. Make sash operable
- 2. Repair defective wood floor .
- 3. Install thermostat

FIRST FLOOR KITCHEN

- 1. Replace defective floor covering (tile).
- 2. Repair metal ceiling.
- 3. Install faucets on sink.
- 4. Rework door to pantry.
- 5. Rework door to basement.
- 6. Rework wood exit door.

FIRST FLOOR PANTRY

1. Rework wood window unit.

BASEMENT

- 1. Replace defective wood exit door.
- 2. Replace defective water lines to laundry trays.
- 3. Install vent to water heater.
- 4. Install relief valve on water heater.

FIRST - SECOND FLOOR STAIRWAY AND HALL

- 1. Remove defective coving from treads.
- 2. Rehang closet door, install locking hardware.
- 3. Repair all defective plaster, make surfaces smooth.

SECOND FLOOR FRONT

- 1. Window units, 2.
 - a. Replace 3 glass
 - b. Install sash chains
 - c. Install window stops and beading
 - d. Make sash operable
- 2. Remove all loose paper.
- 3. Repair all defective plaster, make surfaces smooth.

2ND FLOOR MIDDLE

A

 \mathbf{B}

C

1. Rehang wood entrance door

2ND FLOOR BATH

- 1. Replace broken toilet
- 2. Replace lavatory basin
- 3. Install existing tub, new water line, code faucets
- 4. Remove broken lead bends and install new sanitary line according to Baltimore City Plumbing Code
- 5. Remove defective wall covering
- 6. Remove all scaling paint
- 7. Repair all defective plaster, make surfaces smooth
- 8. Make ventilator in skylite operable

2ND FLOOR REAR BEDROOM

- 1. Rehang entrance door
- 2. Rehang closet door, install locking hardware
- 3. Repair defective wood floor
- 4. Remove all loose paper and scaling paint
- 5. Repair all defective plaster, make surfaces smooth

NOTE: Unable to determine operating condition of furnace and water heater as building was vacant at time of write-up

All Code Items

Total Estimated Cost \$4,000.00

Toward morphon

FRONT PORCH

1. Replace defective ceiling fixture

1ST FLOOR HALL

- 1. Replace defective ceiling fixture
- 2. Install switch cover

1ST FLOOR FRONT

- 1. Remove illegal receptacles and wiring
- 2. Install one (1) 15 amp. duplex receptacle

1ST FLOOR DINING ROOM

- 1. Replace defective ceiling fixture
- 2. Install switch cover
- 3. Install thermostat

1ST FLOOR KITCHEN

- 1. Replace defective ceiling fixture
- 2. Install two (2) twenty amp. appliance outlets

BASEMENT

- 1. Replace defective wiring and fixtures
- 2. Install 3 wire 100 amp. service with circuit breaker panel

2ND FLOOR HALL

1. Replace defective ceiling fixture

2ND FLOOR FRONT

- 1. Remove illegal wiring and receptacles
- 2. Install two (2) fifteen amp. receptacles

2ND FLOOR MIDDLE

- 1. Remove illegal wiring and receptacles
- 2. Install two (2) 15 amp duplex receptacles
- 3. Replace defective ceiling fixture

2ND FLOOR BATH

1. Install ceiling fixture and wall switch

2ND FLOOR REAR

- Remove illegal wiring and receptacles
 Install two (2) 15 amp. duplex receptacles
- 3. Replace defective ceiling fixtures

914 Franklintown

Mr. Daniel Peterkin 912 Franklintown

211 Tranktinton

"As Is" purchaser

914 Franklintown

235 (j) purchase price - \$16,265

2 story/ 3 bedroom





Rehab Cost Estimate

914 Franklintown

\$5,052 rehab cost

____3% loan for 30 years

\$21.09 / month

914 Franklintown

Fair Market Value	Add On	Total
\$ 7,659	\$ 2,475	\$ 10,134

Purchase Conventional 914 Franklintown Rd. \$ 7,659 fair market value faid * 1532 Courspannent (2070) pettlement copts \$ 2,340 \$ 42.00 Luo mortgage (7'1270, 30 ys.) \$ 30.00 (mo tages (\$360/yr.) Juliab east (30 ys., 300 85052) \$ 21.09/mo \$ 93.09 (wo

235() Mr. Daniel Peterkin annual income (\$300 (dependent) adjusted income percent of income allowable forhousing allowance monthly parquent comparison with 235 (j) mortgage chart