

1607  
APPRAISAL NO. 11983

APPRAISAL REPORT  
PREPARED FOR  
ESTATE OF W. B. SAWYER, DECEASED  
OF  
PROPERTY LOCATED IN  
THE CITY OF MIAMI  
and the  
COUNTY OF DADE  
STATE OF FLORIDA



*Adrian McCune*  
*Real Estate Consultant and Appraiser*  
*First Federal Building*  
*100 N.E. First Avenue*  
*Miami 32, Florida*

APPRAISAL REPORT  
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ESTATE OF W. B. SAWYER, DECEASED  
OF  
PROPERTY LOCATED IN  
THE CITY OF MIAMI  
and the  
COUNTY OF DADE  
STATE OF FLORIDA  
10 Parcels of Real Estate

4 W B Sawyer Trust  
Hendersonville ✓  
Chicago ✓  
Fernando - Beach House

appraisers  
Adrian McCune M. A. I.  
L. T. Lee

Qualifications of Adrian McCune, M.A.I.

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8. 924-926 NW 2nd Avenue	59 <i>Make dup</i>
9. Vacant - north side NW 46th Street and 26th Avenue	65 <i>Sold</i>
10. NW 48th Street and 25th Avenue - 4 dwellings	71 <i>Sold</i>

\*\*\*\*\*

INSURANCE COMPANIES

- |  |  |
|--|--|
| American Mutual Life Insurance Co.       | Life Insurance Company of Virginia         |
| Equitable Life Insurance Society         | Lincoln National Life Insurance Co.        |
| Life and Casualty Insurance Co.          | National Life and Accident Ins. Co.        |
| Prudential Life & Accident Ins. Co.      | State Mutual Life Assurance Co.            |
| Metropolitan Life Insurance Co. of N. Y. | Guardian Life Insurance Company of America |
| Atlantic Life Insurance Company          |  |

Qualified as an expert on Real Estate Values before the United States District Court for the Southern District of Florida at Miami and before the Circuit Court and the County Judge's Court in and for Dade County, Florida.

Is qualified and sworn by the Inspectors of the State and Estate Tax Division of the Department of Revenue, to appraise and value real estate.

### *Qualifications of Adrian McCune, M.A.I.*

Resident of Miami, Dade County, Florida, and actively engaged in the real estate business for thirty-five years.

Has appraised, built, owned, operated or managed:

Apartment Houses	Vacant Lots
Hotels	Furniture
Commercial Buildings	Furnishings
Warehouses	Objects D'Art
Residences	Store Equipment
Large Acreage Tracts	Machinery

**MEMBER OF:**

American Institute of Real Estate Appraisers—1932  
Florida Chapter of American Institute of Real Estate Appraisers—1933  
Miami Board of Realtors—1920

**PRESIDENT OF:**

Florida Chapter of American Institute of Real Estate Appraisers—1938  
Miami Board of Realtors—1928

**CHAIRMAN OF:**

Appraisal Committee of Miami Board of Realtors—1923 and 1938  
Appraisal Committee of Florida Association of Real Estate Boards—1931

**MADE APPRAISALS FOR:**

Federal Deposit Insurance Corp.	Accountants
Federal Home Loan Bank	Attorneys
Federal Housing Administration	Banks
Federal Public Housing Authority	Board of Public Instruction
The RFC Mortgage Company	Buyers
The United States Dept. of Justice	City of Miami
The United States Navy	City of Miami Beach
The United States Army	County of Dade
Veterans Administration	Sellers
War Assets Administration	

#### INSURANCE COMPANIES

Acacia Mutual Life Insurance Co.	Life Insurance Company of Virginia
Equitable Life Assurance Society	Lincoln National Life Insurance Co.
Life and Casualty Insurance Co.	National Life and Accident Ins. Co.
Provident Life & Accident Ins. Co.	State Mutual Life Assurance Co.
Mutual Life Insurance Co. of N. Y.	Guardian Life Insurance Company of America
Atlantic Life Insurance Company	

Qualified as an expert on Real Estate Values before the United States District Court for the Southern District of Florida at Miami and Tampa, and before the Circuit Court and the County Judge's Court in and for Dade County, Florida.

Is consulted and quoted by the Investigators of the Income and Estate Tax Divisions of the U. S. Government on matters pertaining to real estate values.

QUALIFICATIONS OF L. T. LEE

Resident of Miami, Dade County, Florida, for the past 25 years.

Engaged in mortgage loan and real estate business for the entire time.

Loan representative and appraiser, under style of Lee & Frazel, Inc. for the past 10 years for the following:

Life & Casualty Insurance Company of  
Nashville, Tennessee

Massachusetts Mutual Life Insurance Company of  
Springfield, Massachusetts.

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CERTIFICATE OF VALUATION

ADRIAN McCUNE and L. T. LEE do hereby certify that upon application for valuation by the Estate of W. B. Sawyer, Deceased, they have made an investigation and analysis to arrive at the Fair Market Value of 10 parcels of real estate produced to them as belonging to this Estate, and that in their opinion, the said FAIR MARKET VALUE as of July 29, 1950 is that amount set opposite each parcel listed below:

Parcel No.	DESCRIPTION OF PROPERTY - All recorded in the Public Records of Dade County, Florida	FAIR MARKET VALUE
1	<i>1959 - By Sheldon</i> Lots 1, 2 and 3, and North 18 feet of Lot 20 in Block 55 NORTH, City of Miami (B-41) - 642 NW 2nd Ave.	<del>350,000.00</del> \$159,000.00 ✓
2	Lots 4 and 5, Block 55 NORTH, City of Miami (B-41) - 236 NW 7th Street, Miami, Florida	27,500.00 ✓ <i>186,500.00</i>
3	Lot 5, Block 56 NORTH, City of Miami (B-41) South side of NW 7th St. between NW 1st Ct. and NW 2nd Avenue, Miami, Florida <i>Sold to Bill Sawyer</i>	10,250.00
4	South 75 feet of Lots 19 and 20, Block 46 NORTH City of Miami (B-41) - 700-04 NW 2nd Avenue <i>Trust</i>	30,000.00 +
5	<i>Trust</i> Lots 1-2-3-4-5, Block 54 NORTH, A. & A. Cutler and G & M Frissell, Map 1 at Page 3, City of Miami - 626-42 NW 3rd Ave. and 320-28 NW 7th St. <i>Tr.</i>	46,500.00 +
6	Lots 44 and 45, and South 5 feet of Lot 37, Block 36, NORTH, City of Miami P. W. WHITE Re-Sub (B-34) 801-05 NW 2nd Avenue <i>Short lease</i>	18,500.00 x
7	North 77 feet of Lot 20 and North 75 feet of Lot 19, Block 35 NORTH, City of Miami (B-41) - 812-20 NW 2nd Avenue, Miami, Florida <i>Sold</i>	29,500.00 x

Forward \$321,250.00

CERTIFICATE OF VALUATION  
Continued

<u>Par- cel no.</u>	<u>DESCRIPTION OF PROPERTY - All recorded in the Public Records of Dade County, Florida</u>	<u>FAIR MARKET VALUE</u>
	Forward	\$321,250.00
8	Lot 24, Block 26 NORTH, P. W. White Re-Sub (5-34) - 924-926 NW 2nd Avenue, Miami, Fla.	\$ 9,000.00
9	West 1/2 of West 1/2 of South 264 feet of East 1/2 of SW-1/4 of SW-1/4 of NW-1/4 of Section 22, Twp. 53 South, Range 41 East - On north side of NW 46th Street and east side of NW 26th Avenue in Dade County, Florida - Vacant <i>daughter</i> ✓	2,000.00
10	North 396 feet of East 1/2 of SW-1/4 of SW-1/4 of NW-1/4, Less the North 25 feet, of Section 22, Twp. 53 South, Range 41 East - South side of NW 48th Street and NW 25th Avenue in Dade County - 4 frame dwellings <i>sold</i> ✓	13,500.00
TOTAL		\$345,750.00

ADRIAN McCUNE and L. T. LEE do further certify that they have  
no past, present or future contemplated interest in the property herein  
appraised.

Respectfully submitted:

*Adrian McCune*  
ADRIAN McCUNE M. A. I.

*L. T. Lee*  
L. T. LEE

AMcC:h

*Adrian McCune Company*  
*Real Estate Consultants and Appraisers*  
*First Federal Building*  
*100 N. E. First Avenue*  
*Miami 32, Florida*

AN MCCUNE, MAI  
ON C. MCCUNE

November 28, 1950

MEMBER  
MIAMI BOARD OF REALTORS

Estate of W. B. Sawyer, Deceased  
C/o Mr. Lilburn R. Railey, Attorney  
First National Bank Building  
Miami, Florida

Gentlemen:

Pursuant to the request of Mr. Lilburn R. Railey, Attorney, we are submitting herein our Appraisal Report No. 11983 which contains the results of an investigation and analysis to arrive at the Fair Market Value as of July 29, 1950, of 10 Parcels of real property produced to us as belonging to this Estate.

Very truly yours,

*Adrian McCune*  
ADRIAN McCUNE M. A. I.

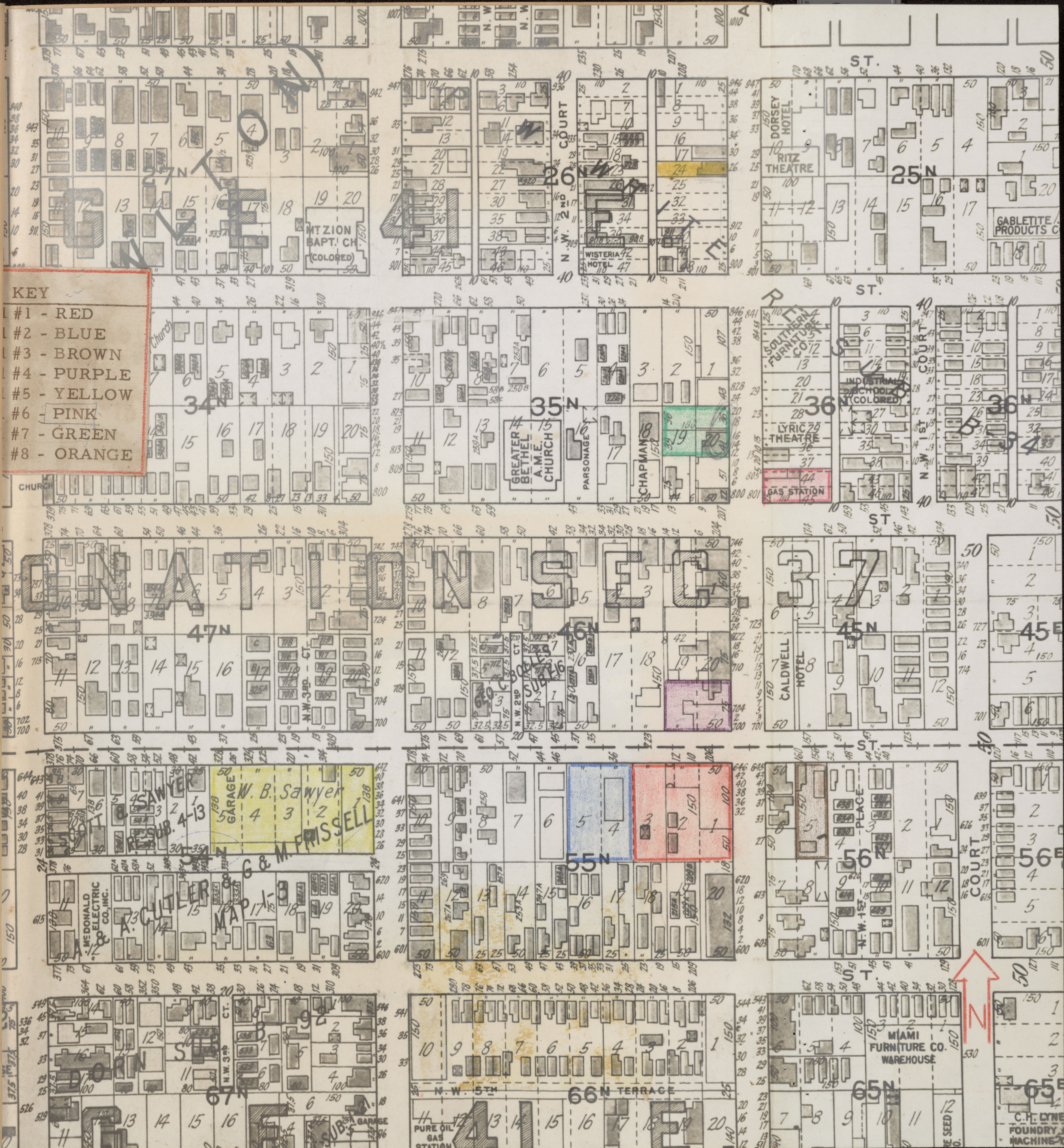
*L. T. Lee*  
L. T. LEE

AMcC:h



**KEY**

- #1 - RED
- #2 - BLUE
- #3 - BROWN
- #4 - PURPLE
- #5 - YELLOW
- #6 - PINK
- #7 - GREEN
- #8 - ORANGE



**ONATIOWNS**

SAWYER  
GARAGE  
W. B. Sawyer  
G & M PRISSELL

MCDONALD ELECTRIC CO., INC.  
A. CUTLER  
GARAGE

DORN  
GARAGE

PURE OIL GAS STATION

MIAMI FURNITURE CO. WAREHOUSE

C.H. LYNE FOUNDRY MACHINES

PARCEL 1



Looking East from Southwest Corner of Subject Property



Looking Northeast from Southwest Corner of Subject Property

PARCEL 1 - continued



Looking North along N. W. 2nd Avenue - Subject Property commencing with 3-story building in left foreground



Looking Southwest at Subject Property (Building in left foreground not a part of this appraisal)

PARCEL 1 - continued

Looking Southwest - North  
elevation at right and East  
elevation at left



Looking Southwest - East  
elevation at left and North  
elevation at right.



PARCEL 1

LEGAL DESCRIPTION

Lots 1, 2 and 3 and the North 18 feet of Lot 20 in  
BLOCK 55 NORTH, A. L. Knowlton City of Miami  
as recorded in Plat Book B at Page 41 of the Public  
Records of Dade County, Florida.

TYPE OF PROPERTY

Hotel.

PRESENT UTILIZATION

This property is known as the Mary Elizabeth Hotel, - Negro

LOCATION

This property is located at the southwest corner of N. W. 2nd Avenue and  
N. W. 7th Street. It is known as No. 642 N. W. 2nd Avenue, Miami, Florida

SIZE AND SHAPE OF LAND

The land is rectangular in shape except for the addition of an 18 foot strip  
at the southeast corner.

It has the following dimensions:

On the west side of N. W. 2nd Avenue -	168 feet
On the south side of N. W. 7th Street	150 feet
A depth along the west boundary of	150 feet

And the south boundary being slightly irregular. Please see plat to be  
found elsewhere in this report.

TOPOGRAPHY

The land, where not covered by building improvements is practically level  
and at sidewalk grade.

## ZONING

This property is zoned by the City of Miami as B-3, a liberal business classification, except Lot 3 which is zoned R-4, a multiple family residential classification.

## BUILDING IMPROVEMENTS

The land is improved with a hotel structure, having been erected at three different times. The main section located at the southwest corner of N. W. 2nd Avenue and 7th Street, was built in 1921, the three -story section adjoining this older section on the south was completed approximately one year ago; the third section adjoining the older section on the west, (south side of N. W. 7th Street) is excluded for purposes of this report.

### Original Building

Type of construction - RIC pilaster and beam and hollow tile curtain walls

No. of stories - Three

Exterior Walls - stuccoed and waterproofed

Roof - flat type, built-up, slag surface surface

Windows - In the Lobby, cocktail lounge and stores they are plate glass set in aluminum; others are wood double hung, with metal jalousies, with the exception of the 3rd floor on the east elevation which has no jalousies

Floors - concrete covered as follows

Lobby - asphalt tile

Cocktail Lounge - terrazzo

Kitchen - concrete

Bar - asphalt tile

**Main Building - Type of construction, continued**

**Walls, Interior -**

Furred, plastered and painted in the Lobby

Remainder of building - plastered on tile and painted

Both Walls and Ceilings in the Lobby and Cocktail Lounge and Bar have recently been redecorated

In the bar, striated plywood has been used on the walls and Acousti-Celotex on the ceiling

**Stairways -**

Inside - Front, pine treads and risers with linoleum over the treads

Outside - Rear, concrete treads and risers with galvanized iron rail painted

**Sprinkler System -** This building is fully sprinklered

*new system*

**Elevator -** This section of the building is served by a fully automatic elevator in the new south wing

**Building Contains:**

**First Floor:** Sam's Quality Store and arcade

Cocktail Lounge and Bar

Lobby

Kitchen

2 Washrooms - each with tile floor and wainscot,  
2 fixtures

Private Office

Doctor's Office

Beauty Parlor

Vacant store

A one-car garage

Meter Room and

Boiler Room

**Second and**

**Third Floors:** 44 Rooms - 6 of which have been converted to use as an owner's apartment

2 on the second floor have private bath

3 on the third floor have private bath

2 Public baths on each of the second and third floors, these have tile floor, 3 fixtures and set tub

## CONDITION OF BUILDING IMPROVEMENT

The building appears to be structurally sound and in a reasonably good state of repair. However, there are evidences of termites in some of the rooms.

### Addition - (On the south)

Type of construction - R/C pilaster and beam, with concrete block curtain walls

No of Stories - Three

Exterior Walls - stuccoed and waterproofed

Roof - flat type, built-up, slag surface with duckboards over

There is a Penthouse at the west side which accommodates the stairwell coming out on the roof, and one bedroom

Windows - Aluminium casements with tile sills

Floors - oak, the hall floor has a rubber runner

Interior Walls - furred, plastered and painted

Stairway - concrete treads and risers

Sprinkler System - This building is fully sprinklered

Elevator - this building has a 1500 pound, fully automatic elevator

### Building Contains:

Front entry way with quarry tile floor and wainscot

Each Floor has 7 Rooms with private bath to each

The baths have tile floor and wainscot; 3 fixtures, set tub, shower over

Each floor has a closet with janitor's sink and a linen closet

Penthouse - with one bedroom (no bath) and stairway to penthouse



The roof of this addition is arranged for use as a roof garden, having duckboards over the slag surface, and galvanized iron railing at the coping.

#### CONDITION OF THE BUILDING IMPROVEMENT

This building is approximately 3 years old and appears to be structurally sound. It is presently in a good state of repair.

#### DATA ON DISTRICT

South of subject property on the west side of N. W. 2nd Avenue:

Two-story frame building with stores on the first floor and rooms on the second floor

South of N. W. 7th Street on the east side of N. W. 2nd Avenue:

A package store bar  
Barbershop  
Residence  
Grocery store  
A group of stores of recent construction  
Two-story frame rooming house

North of N. W. 7th Street on the west side of N. W. 2nd Avenue:

Two vacant stores  
The Marsha Ann Hotel  
Tropical Smoke Shop  
Beauty shop  
Flower shop  
Shoe cleaning  
News stand  
Bar  
Restaurant  
Cleaners

North of N. W. 7th Street on the east side of N. W. 2nd Avenue:

O'Dells Package Goods and Bar  
Barber shop  
Dry cleaning  
Bar Restaurant  
Pool hall  
Newsstand  
Furniture store

#### PERCENTAGE BUILT UP

The area in which this parcel is situated is approximately 95% built up.

#### STREET IMPROVEMENTS

Northwest 7th Street and N. W. 2nd Avenue are paved full width with rock and oil. There are sidewalks, curbs and gutters on N. W. 2nd Avenue but sidewalks only, on N. W. 7th Street.

#### PUBLIC UTILITIES

The public utilities available at this location are:

City water  
Electricity  
Telephones  
Sewer  
City gas

#### ACCESSIBILITY

This property is readily accessible, being located on N. W. 2nd Avenue, the principal thoroughfare in the downtown Negro section of Miami.

#### ASSESSED VALUATION AND TAXES for 1949

	<u>Assessed Value</u>	<u>Taxes</u>
City of Miami	\$85,000.00	\$2,096.61
County of Dade	\$70,000.00	\$1,652.16

The above are after Homestead Exemption

## DEPRECIATED REPLACEMENT COST

Original Building Section 1 - Built 1921

Contains 19,865 sq. ft. x \$6.50 sq. ft.	\$129,122.00	
Less Depreciation - 60%	<u>77,473.00</u>	\$ 51,649.00

Addition - Section 2, built 1948

Contains 9,885 sq. ft. x \$8.50 sq. ft.	\$ 84,022.00	
Less Depreciation - 5%	<u>4,201.00</u>	<u>79,821.00</u>

\$131,470.00

LAND - 150 F. F. x \$300.00

45,000.00

TOTAL

\$176,470.00

## RENTAL INFORMATION

The following is the Operating Statement for the period August 1, 1949 to

July 31, 1950 as submitted:

## INCOME:

Income Hotel Rooms	\$ 21,254.47
Rents - Shevrin	1,200.00
Johnson	600.00
Beauty shop	520.00
Cocktail Lounge	<u>600.00</u>
Forward	\$ 24,174.47

## RENTAL INFORMATION - continued

INCOME - Forward	Total	\$ 24,174.47
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## EXPENSE:

Repairs and Replacements (\$2775.09) 1/3	925.03
Wages	8,640.00
1-1/2% Employers' O. A. B.	129.60
Laundry	1,968.53
Supplies	1,560.36
Lights and Water	4,552.35
Telephone	493.80
Telephone Adv.	21.00
Advertising	314.10
Maintenance Elevator	317.80
Patrol Service	130.00
Miscellaneous	134.34
Licenses	119.50
Legal and Accounting	695.00
Pick-up Help	186.00
Taxes - R. E. and P. P.	5,101.74
Insurance	1,604.24
Com. collecting rents	292.00

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\$ 27,158.39

Deficit before Depreciation

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\$ 2,983.92

## INCOME COMMENTS

### Cocktail Lounge

The cocktail lounge was remodeled and air conditioned within the last year. We are told that this was done by the son of the Decedent and that this is the principal reason why it shows an income of only \$600.00 per annum.

### Room Revenue

We are told that this hotel has not been operated on a strictly efficient basis and that many of the controls in use in the majority of hotels are not as yet in use here. It would appear that the use of modern accounting, together with an overall more efficient operation would result in a higher room revenue than that reflected in the operating statement shown above.

## FAIR MARKET VALUE

In our opinion, the FAIR MARKET VALUE as of July 29, 1950 of the above legally described property, shown as Parcel 1, together with the improvements located thereon, is ONE HUNDRED FIFTY-NINE THOUSAND DOLLARS

(\$159,000.00)

Lots 1-2+3-

PARCEL 2



Looking Southeast at Building  
Improvement

PARCEL 2

LEGAL DESCRIPTION

Lots 4 and 5 in BLOCK 55 NORTH, A. L. Knowlton City of Miami, according to the plat thereof recorded in Plat Book B at Page 41 of the Public Records of Dade County, Florida

TYPE OF PROPERTY

Rooming House in an apartment and hotel zone.

LOCATION

This property is located on the south side of N. W. 7th Street and lies between N. W. 2nd and 3rd Avenues. It is known as No. 236 N. W. 7th Street, Miami, Florida.

SIZE AND SHAPE OF LAND

The property has a frontage on the south side of N. W. 7th Street of 100 feet and a depth of 150 feet. It is rectangular in shape.

TOPOGRAPHY

The land is practically level, and has only a slight slope toward sidewalk grade.

ZONING

This property is zoned by the City of Miami, Florida, as R-4, a multiple family classification permitting erection of apartments, hotels, sanitariums and hospitals.

## BUILDING IMPROVEMENTS

The land is improved with a two-story rooming house, approximately 25 years old.

Type of construction - concrete block

Exterior Walls - stuccoed and waterproofed

Roof - hip type with asphalt shingles

Windows - wood double hung

Floors - oak throughout the building, with linoleum over in kitchens and baths

Interior Walls - furred and plastered

Stairway - pine treads and risers with wood railing; rear stairway is concrete

### Building Contains

First Floor: 8 Rooms, 2 of which have private baths  
1 Public bath, with 3 fixtures, set tub and no shower  
Keene cement wainscot, plastered above  
Private baths also have 3 fixtures, Keene cement wainscot, set tub and no shower, walls plastered above wainscot  
Kitchen - with porcelain sink  
Front and Rear open Porches, with concrete floors  
A section of the rear porch has been enclosed and houses a gas hot water heater.

Second Floor: Same as first floor

Third Floor: (Or Attic) One small room used for storage.



### CONDITION OF BUILDING IMPROVEMENT

The building appears to be structurally sound, however, the exterior is in need of waterproofing, windows need puttying and there are evidences of termites as well as the fact that some plaster is in poor condition.

### LAND IMPROVEMENTS

The land, in addition to the building improvement, is improved with a 6 foot anchor type fence on iron posts, set 10 feet on centers, around the entire lot.

### DATA ON DISTRICT

To the West on the south side of N. W. 7th Street:

Single and multiple family Negro dwellings

Across N. W. 7th Street to the north and running West:

Single and multiple family Negro dwellings

Across N. W. 7th Street to the north and running East:

A very large Negro home, then  
Commercial buildings facing on N. W. 2nd Avenue  
Parcel #1 adjoins on the East

To the South:

Single and multiple family Negro dwellings

### PERCENTAGE BUILT UP

The immediate area is approximately 95% built up.

### STREET IMPROVEMENTS

Northwest 7th Street is paved in the center only, with rock and oil, and there are sidewalks, but no curbs or gutters.

### PUBLIC UTILITIES

The public utilities available at this location are:

Electricity  
Telephones  
City water  
Sewer  
City gas

### ACCESSIBILITY

This property is readily accessible being located but 150 feet west of N. W. 2nd Avenue, the principal north-south thoroughfare in the downtown Negro section of Miami.

### ASSESSED VALUATION AND TAXES for 1949

	<u>Assessed Value</u>	<u>Taxes</u>
City of Miami	\$12,640.00	\$327.68
County of Dade	\$ 9,600.00	\$243.21

### RENTAL INFORMATION

This property is rented for \$2,400.00 per annum.

### FAIR MARKET VALUE

In our opinion, the FAIR MARKET VALUE as of July 29, 1950 of the above legally described property, shown as Parcel 2, together with the improvements located thereon, is TWENTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS

(\$27,500.00)

PARCEL 3



Looking South at Subject Parcel

### PARCEL 3

#### LEGAL DESCRIPTION

Lot 5, Block 56 NORTH, A. L. Knowlton,  
City of Miami, according to the plat thereof  
recorded in Plat Book B at Page 41 of the  
Public Records of Dade County, Florida

#### TYPE OF PROPERTY

Commercial.

#### PRESENT UTILIZATION

There is presently a 3-car galvanized iron garage located on this property.

#### LOCATION

The subject property is located on the south side of N. W. 7th Street between  
N. W. First Court and N. W. 2nd Avenue in Miami, Florida.

#### SIZE AND SHAPE OF LAND

The property is rectangular in shape, having a frontage of 50 feet on the  
south side of N. W. 7th Street and a depth of 150 feet.

#### TOPOGRAPHY

The land is practically level, and overgrown with a low growth of weeds.

#### ZONING

This location is zoned by the City of Miami as B-3, a liberal business  
classification.

### BUILDING IMPROVEMENTS

The land is improved with a one-story galvanized iron garage over 2 x 4 frame studding. It has a shed type roof and dirt floor.

It was in a reasonably good state of repair at the time of this inspection.

### DATA ON DISTRICT

West of the subject property on the south side of N. W. 7th Street:

A package store facing west on N. W. 2nd Avenue

East of subject property on south side of of N. W. 7th Street:

A modern two-story apartment group

A two-story frame stuccoe apartment house

Vacant property to N. W. First Court

North side of N. W. 7th Street, east from 2nd Avenue:

O'Dell's Bar and Package Store

Leonard's Furniture Company warehouse

A 2-story frame dwelling

2 one-story frame dwellings

### PERCENTAGE BUILT UP

The immediate area in which this property is located is approximately 90% built up.

### STREET IMPROVEMENTS

Northwest 7th Street is paved in the center only, with rock and oil; there are sidewalks, but no curbs or gutters.

### PUBLIC UTILITIES

The utilities available are: Electricity, Telephones, City water and Sewer and City gas.

ACCESSIBILITY

This property is readily accessible, being located but 50 feet east of N. W. 2nd Avenue, the principal north-south thoroughfare in the downtown Negro business section of Miami.

ASSESSED VALUATION

AND TAXES for 1949

	<u>Assessed Value</u>	<u>Taxes</u>
City of Miami	\$3,100.00	\$78.99
County of Dade	\$ 2,400.00	\$60.83

RENTAL INFORMATION

The subject property was producing no income at the time of this appraisal.

FAIR MARKET VALUE

In our opinion, the FAIR MARKET VALUE as of July 29, 1950 of the above legally described property, shown as Parcel 3, together with the improvements located thereon, is TEN THOUSAND TWO HUNDRED FIFTY DOLLARS

(\$10,250.00)

PARCEL 4



Looking Northeast at West  
(rear) elevation.

PARCEL 4 - continued



Looking Northwest - South elevation at left and  
East elevation (front) at right



PARCEL 4 *Tree*

**LEGAL DESCRIPTION**

South 75 feet of Lots 19 and 20 in Block 46  
NORTH, A. L. Knowlton City of Miami,  
according to the plat thereof recorded in  
Plat Book B at Page 41 of the Public Re-  
cords of Dade County, Florida.

**BRIEF OF LEASE** ✓

Term - 99 Years from March 1, 1946 to February 28, 2045

Lessor - W. B. Sawyer

Lessee - Second Avenue Corp.

Taxes to be paid by - Lessee

Insurance to be paid by - Lessee

Utilities to be paid by - Lessee

Maintenance, Interior and Exterior, by Lessee

Maintenance of Furniture and Fixtures - by Lessee

Rental Schedule: \$2,700.00 per annum

Right to mortgage leasehold interest: Yes

Building Requirement: The Lessee is required to expend \$35,000.00  
within 5 years for building

Right of Assignment: The Lessee has right to assign.

**TYPE OF PROPERTY**

Commercial.

**PRESENT UTILIZATION**

The property is occupied by 2 two-story CBS structures having stores on the  
ground floor and hotel rooms on the second floor.

## LOCATION

This property is located at the northwest corner of N. W. 2nd Avenue and N. W. 7th Street. It is known as 700-704 N. W. 2nd Avenue, Miami, Florida.

## SIZE AND SHAPE OF LAND

The subject property has a frontage of 75 feet on the west side of N. W. 2nd Avenue and a depth along the north side of N. W. 7th Street of 100 feet. It is rectangular in shape.

## TOPOGRAPHY

The land in the rear, where not covered with building improvements, slopes slightly toward the sidewalks and street.

## ZONING

The subject property is zoned by the City of Miami as B-3, a liberal business classification.

## BUILDING IMPROVEMENTS

The land is improved with

1. A 2-story structure, approximately 25 years old
2. A 2-story structure, approximately one year old

Building - 25 years old (This is the building directly on the corner)

This is a 2-story masonry building that has undergone extensive modernization on the second floor. The building contained at the time of inspection

**First Floor:** Barber shop on N. W. 7th Street  
Economy Laundry branch at 700 N. W. 2nd Avenue  
Vacant store at 704 N. W. 2nd Avenue  
Boiler room in the rear

**Building contained at time of inspection - continued**

**Second Floor: 10 Hotel Rooms, and  
5 Baths, each having 2 fixtures and shower stall; tile  
floor and wainscot**

**Hallway - with asphalt tile floor; built-in desk and  
striated plywood wainscot**

**Lobby - with oak floor**

**2 Washrooms - with 2 fixtures each having tile floor  
and wainscot**

**Two-story One year old Building**

**Contained at time of inspection:**

**First Floor:- A vacant store**

**Second Floor: 12 Hotel Rooms  
6 Connecting Baths with tile floor and wainscot, having  
3 fixtures, set tub and shower over**

**There is an open terrace around the entire 2nd Floor with  
ornamental iron railing on the east and north sides.**

**The second floor is reached by 2 concrete stairways in  
the rear and through the stairway in the adjoining corner  
building.**

**CONDITION OF BUILDING IMPROVEMENT**

**The older building appears to be structurally sound, and in a good state of  
repair.**

**The one-year building appears to be structurally sound and in an above average  
state of repair.**

### DATA ON DISTRICT

Across N. W. 7th Street on the west side of N. W. 2nd Avenue:

Parcel #1 of this report.

To the north on both the east and west sides of N. W. 2nd Avenue:

Stores.

West:

Single and multiple family Negro dwellings.

### PERCENTAGE BUILT UP

The immediate area is approximately 95% built up.

### STREET IMPROVEMENTS

Northwest 2nd Avenue is paved from curb to curb with rock and oil, and has sidewalks, curbs and gutters.

N. W. 7th Street is paved in the center only with rock and oil and has sidewalks, but no curbs or gutters.

### PUBLIC UTILITIES

The public utilities available at this location are:

Electricity  
Telephones  
City water  
City sewer  
City gas

### ACCESSIBILITY

This property is readily accessible, being located on N. W. 2nd Avenue the principal north-south thoroughfare in the downtown Negro business section.

ASSESSED VALUATION  
AND TAXES for 1949

	<u>Assessed Value</u>	<u>Taxes</u>
City of Miami	\$28,693.35	
County of Dade	\$29,751.10	

FAIR MARKET VALUE

In our opinion, the FAIR MARKET VALUE as of July 29, 1950 of the above legally described property in Fee, together with the improvements located thereon, as encumbered by the 99 Year Lease, shown in this report as Parcel 4, is THIRTY THOUSAND DOLLARS

(\$30,000.00)

As will be seen from the Lease Brief given above, this property is leased for \$2,700.00 per year net, with a remaining lease term of approximately 95-1/2 years.

PARCEL 5



Looking Southwest at commercial building on west side  
of N. W. 3rd Avenue

PARCEL 5 - continued



Looking Northeast at South (rear) elevation of converted warehouses



Looking Southeast at converted warehouses

PARCEL 5

LEGAL DESCRIPTION

Lots 1-2-3-4-5 in BLOCK 54 NORTH, A. and A. CUTLER and G. AND M. FRISSELL, MAP 1 at Page 3, City of Miami, as recorded in the Public Records of Dade County, Florida.

BRIEF OF 99 YEAR LEASE

Date - March 1, 1946

Term - 99 Years from March 1, 1946 to February 28, 2045

Lessor - W. B. Sawyer

Lessee - Third Avenue Corp.

Rental Schedule - \$4,200 per annum

Taxes to be paid by Lessee

Insurance to be paid by Lessee

Maintenance of Interior and Exterior by Lessee

Right to mortgage Leasehold Interest - Yes

Building Requirement - Lessee required to expend \$25,000.00 within 5 years for building

Right of Assignment - Lessee has right to assign

TYPE OF PROPERTY

Commercial.

PRESENT UTILIZATION

The land is occupied by a commercial building and 2 additional buildings, one of which is used as a hotel structure and the remaining building is used part as a bachelor hotel and the balance as storage.



## LOCATION

This property is located at the southwest corner of N. W. 3rd Avenue and N. W. 7th Street. The commercial building is known as 626-642 N. W. 3rd Avenue and the remaining 2 buildings as 320-328 N. W. 7th Street, Miami, Florida.

## SIZE AND SHAPE OF LAND

The property has a frontage along the south side of N. W. 7th Street of 250 feet, a frontage along the west side of N. W. 3rd Avenue of 138 feet. It is rectangular in shape.

## TOPOGRAPHY

The land, where not covered by buildings, is practically level and at street grade.

## ZONING

This location is zoned by the City of Miami as B-3, a liberal business classification.

## BUILDING IMPROVEMENTS

The land is improved with 3 buildings as follows:

1. Commercial Building of one story.
2. A one-story warehouse converted to Hotel use.
3. A one-story warehouse converted in part to a Bachelor Hotel the remainder still being storage.

### One -Story Commercial Building (Approximately 25 years old)

Type of construction - concrete block

Exterior Walls - stuccoed and waterproofed

One-story Commercial Building - continued

Roof - flat type, built-up with tar and gravel

Windows - Rear are wood double hung; Front are plate glass set in metal and in wood

Floors - concrete, except for a vacant store and Johnnie's Cafe, which are asphalt tile, and Morris Grocery which are wood over concrete.

Interior Walls - plastered on the blocks, except for inside partitions which are plastered on wood lath and painted

Building Contains: On N. W. 2nd Avenue

626 N. W. 2nd Avenue	- Evans Sundry Shop
# 628	- Al's Shoe Shop
#630	- Vacant store
#632	- Peerless Laundry
#634	- Blue Moon Pool Room
#636	- Johnnie's Cafe
638	- Morris Grocery
#640	- Bear Bar
#642	- Vacant store

CONDITION OF BUILDING IMPROVEMENT

This building appears to be structurally sound and in a reasonably good state of repair. However, there is some rotten wood around the plate glass windows on the front elevation.

Warehouse converted to Hotel use (Approximately 25 years old)

Type of construction - RIC pilaster and beam with concrete block curtain Walls

Exterior Walls - stuccoed and waterproofed

Roof - gable type with slate surface roll roofing; skylights in hallway

Warehouse converted to Hotel use - continued

Windows - double hung, wood, having screens

Floors - concrete

Interior Walls - plastered on blocks and painted

Building Contains: Hotel Seventh Street

Having 19 Hotel Rooms, each with closet and

2 Public Baths - each having the following:

2 Toilets

Tub on legs

2 Lavatories

With concrete floors and plastered walls

CONDITION OF BUILDING IMPROVEMENT

This building appears to be structurally sound, and appears to have been recently remodelled, and is in a good state of repair.

Warehouse converted to use as Bachelor Hotel and Storage (Approximately 25 years old)

Type of construction - RIC pilaster and beam with concrete block  
curtain walls

Exterior Walls - stuccoed and waterproofed, except rear wall which is  
exposed block

Roof - gable type, with slate surface roll roofing

Windows - wood double hung

Floors - concrete

Interior Walls - plastered on the block and painted

**Building Contains:**

Office Section enclosed with Beaverboard and chicken wire, having wood floor

80 Very small rooms, enclosed by plasterboard partitions with chicken wire over, and having concrete floors

1 Shower room - with 6 shower stalls, each with concrete floor and stuccoed walls

66 Porcelain lavatories

1 Slop sink

6 Toilets

The westerly portion of this building still has exposed block walls and is still typical warehouse space.

**CONDITION OF BUILDING IMPROVEMENT**

This building appears to be structurally sound and in a reasonably good state of repair. The bachelor hotel section was converted from warehouse space in approximately June 1950.

**DATA ON DISTRICT**

The property in this immediate neighborhood in all directions from the subject property is improved with single and multiple family Negro dwellings.

**PERCENTAGE BUILT UP**

The area is approximately 95% built up.

**STREET IMPROVEMENTS**

N. W. 3rd Avenue is paved full width with rock and oil and has sidewalks, curbs and gutters.

N. W. 7th Street is paved in the center only with rock and oil and has sidewalks, but no curbs or gutters.

### PUBLIC UTILITIES

The public utilities available at this location are:

Electricity  
Telephones  
City water  
City sewer  
City gas

### ACCESSIBILITY

This property is readily accessible, being located on N. W. 3rd Avenue one of the two principal north-south thoroughfares in the business section of the Miami downtown Negro section.

### ASSESSED VALUATION AND TAXES for 1949

	<u>Assessed Value</u>	<u>Taxes</u>
City of Miami	\$ 39,050.00	\$956.73
County of Dade	\$ 32,500.00	\$841.75

### FAIR MARKET VALUE

In our opinion, the FAIR MARKET VALUE as of July 29, 1950 of the Fee title to the above legally described property together with the improvements located thereon, shown as Parcel 5, as encumbered by the 99 Year Lease is FORTY-SIX THOUSAND FIVE HUNDRED DOLLARS

(\$46,500.00)

As will be noted from the Lease Brief given above, this property is encumbered with a 99 Year Lease paying \$4,200.00 per year net, with approximately 95-1/2 years remaining of the lease term.

PARCEL 6



Looking Southwest at rear of buildings facing on  
N. W. 2nd Avenue and N. W. 8th Street

PARCEL 6 - continued



Looking Northwest at South elevation (at left) and part of East elevation ( at right)



Looking Northeast at West elevation (at left) and part of South elevation (at right)

PARCEL 6

LEGAL DESCRIPTION

Lots 44 and 45 and the South 5 feet of Lot 37, Block 36 NORTH of P. W. White Re-Sub according to the plat thereof recorded in Plat Book B at Page 34 of the Public Records of Dade County, Florida.

BRIEF OF 15 Year LEASE

Date - February 13, 1941

Term - 15 years from February 1, 1941 to January 31, 1956

Lessor - W. B. Sawyer

Lessee - Shaw Bros. Oil Company

Rental Schedule - \$85.00 per month for 5 years  
100.00 per month for 5 years  
125.00 per month for 5 years

Taxes to be paid by Lessee

Insurance to be paid by Lessee

Utilities to be paid by Lessee

Maintenance of interior and exterior by Lessee

Maintenance of furniture and fixtures by Lessee

TYPE OF PROPERTY

Commercial

PRESENT UTILIZATION

At the time of inspection the subject property was being used as follows:

1. Vacant store formerly used as a pool hall.
2. Lunchstand (formerly part of Service Station).
3. Pure Oil Service Station.
4. Storage space presently being remodeled for use as a restaurant.
5. Dry Cleaners.



## LOCATION

The subject property is located at the northeast corner of N. W. 2nd Avenue and N. W. 8th Street. It is known as 801-805 N. W. 2nd Avenue, Miami, Florida

## SIZE AND SHAPE OF LAND

The plot is rectangular in shape, having a frontage of 55 feet on the east side of N. W. 2nd Avenue and a depth along the north side of N. W. 8th Street of 155 feet to a 10 foot alley.

## TOPOGRAPHY

The land is practically covered by the building improvements.

## ZONING

This property is zoned by the City of Miami as B-3, a liberal business classification.

## BUILDING IMPROVEMENTS

The land is improved as follows:

1. Vacant Store - formerly used as a pool hall.
2. Lunchstand - was formerly part of the service station.
3. Pure Oil Service Station.
4. Storage space, now being remodeled for use as a restaurant.
5. Dry Cleaners.

**Type of construction** - the majority of the construction is concrete block, however, some of the additions and the east end of the north wall in the vacant store, formerly used as a pool parlor, is wallboard.

**Exterior Walls** - the street elevations are stuccoed and waterproofed.

However, the rear walls, being on the north and on the east sides, are unfinished.

**Roof** - flat type, built-up.

**Windows** - plate glass set in metal and in wood.

**Floors** - concrete.

**Interior Walls** - plastered on the blocks.

**Building Contains:**

**Service Station (Pure Oil) with**

**Office and Sales Room**

**Wash Rack**

**Hydraulic Lift**

**2 Washrooms - with 2 fixtures each and concrete floor**

**A Restaurant and Bar - with**

**One washroom having one fixtures and concrete floor.**

**The remainder of the store room being set up as a**

**Kitchen and Dining Room**

**Sundry Store (formerly part of service station) - with**

**concrete floor and folding wood doors on south and west sides**

**Vacant Store**

**One large room, which was unoccupied at the time of inspection**

#### **CONDITION OF BUILDING IMPROVEMENTS**

The original service station building plus the many additions appear to be structurally sound, except the north wall of the store that was formerly

a pool hall. This structure is in need of many repairs, however, with much rotten wood in evidence; the plaster is coming off in many places and the exterior and interior being badly in need of painting and waterproofing.

#### DATA ON DISTRICT

North and South, along both sides of N. W. 2nd Avenue:

Stores.

East and West of N. W. 2nd Avenue:

Single and multiple family Negro dwellings

#### PERCENTAGE BUILT UP

The immediate area is approximately 95% built up.

#### STREET IMPROVEMENTS

Northwest 2nd Avenue is paved full width with rock and oil and has sidewalks, curbs and gutters.

Northwest 8th Street is paved in the center only, with rock and oil, and has sidewalks, but no curbs or gutters.

#### PUBLIC UTILITIES

The Public Utilities available at this location are:

Electricity  
Telephones  
City water  
City sewer  
City gas

#### ACCESSIBILITY

This property is readily accessible being located on N. W. 2nd Avenue, the principal north-south thoroughfare in the downtown Miami Negro business

district.

ASSESSED VALUATION  
AND TAXES for 1949

Assessed  
Value

Taxes

City of Miami

\$ 13,350.00

\$327.08

County of Dade

\$13,400.00

\$347.06

FAIR MARKET VALUE

In our opinion, the FAIR MARKET VALUE as of July 29, 1950 of the above legally described property shown as Parcel 6, together with the improvements located thereon, as encumbered by the 15 year Lease with the reversion approximately 5 years hence, is EIGHTEEN THOUSAND FIVE HUNDRED DOLLARS

(\$18,500.00)

This property is producing an income of \$1,500.00 net per annum under a 15 year Lease with approximately 5 years of the lease term remaining.

APPRAISERS' COMMENTS

The existing buildings do not constitute a proper improvement in so far as securing a rental return commensurate with the location is concerned.

PARCEL 7



Looking Northwest at front elevation - Buildings at  
extreme left and at extreme right (white) are not  
part of subject property

PARCEL 7 - continued



Looking Northeast at rear elevation of building



Looking Southeast at rear elevation of building

PARCEL 7

*Sold to  
Mannheimer et al*

LEGAL DESCRIPTION

The North 77 feet of Lot 20 and the North 75 feet of Lot 19 in BLOCK 35 NORTH, A. L. Knowlton City of Miami, according to the plat thereof recorded in Plat Book B at Page 41 of the Public Records of Dade County, Florida.

TYPE OF PROPERTY

Commercial.

PRESENT UTILIZATION

This property is presently occupied by 2 one-story structures housing several stores.

LOCATION

The subject property is located on the west side of N. W. 2nd Avenue between N. W. 8th and N. W. 9th Streets. It is known as Nos. 812-20 N. W. 2nd Avenue, Miami, Florida.

SIZE AND SHAPE OF LAND

The property is slightly irregular in shape. It has a frontage of 77 feet on the west side of N. W. 2nd Avenue and a depth of 100 feet, however, the rear boundary is 75 feet, since there is a jog in the south boundary commencing 50 feet back from the front boundary line. Please see plat elsewhere in this report.

## TOPOGRAPHY

The land, where not covered by building improvements is slightly below sidewalk grade.

## ZONING

This property is zoned by the City of Miami as B-3, a liberal business classification.

## BUILDING IMPROVEMENTS

The land is improved with the following:

1. A one and two story frame structure approximately 35 to 40 years old .
2. A one story frame stucco structure approximately 30 years old.

### One and Two-Story Frame Structure

Type of construction - frame

Exterior Walls - Novelty siding, unpainted

Roof - gable type covered with slate surface roll roofing

Windows - wood double hung ; plate glass on the east elevation

Interior Walls - tongue and groove, painted, except in the lunch room  
which are plasterboard, painted

Floors - Lunch Room: concrete

Shoe Shine Parlor: Linoleum over wood

Barber Shop: Linoleum over wood

### Building Contains:

Lunch Room - with dining facilities in the front and kitchen in the rear

Shoe Shine Parlor - with storage over, having 2 Washrooms in the rear  
each containing one fixture

A Leanto section

Barber Shop - with barber chairs in the front and rear room



Condition of one and two story frame structure (A)

This building appears to be structurally unsound, and in a particularly poor state of repair, both inside and outside. The walls sag and sway, as does the roof. There is evidence of termites and much rotten wood.

One-Story Frame Stucco Structure

Type of construction - frame

Roof - gable type, mopped

Exterior Walls - stuccoed, except the leanto section in the rear which is wood board and batten

Windows - wood double hung, except plate glass set in wood on the front

Floors - concrete, except in the rear leanto which are pine, and in the bar which are asphalt tile

Interior Walls - tongue and groove

Building Contains:

Bar - in north section with storage room in the rear

Shoe shine parlor - in south section, and

Dry cleaners - with storage and cleaning facilities in rear

Washroom - with 2 fixtures

Condition of frame stucco structure

The leanto section is in very poor state of repair, and there are large amounts of rotten siding.

(A) NOTE: During the course of my investigation it developed that this building has been condemned for quite extensive repairs.

**STREET IMPROVEMENTS**

Northwest 2nd Avenue is paved full width with rock and oil and has sidewalks, curbs and gutters.

**PUBLIC UTILITIES**

The public utilities available at this location are:

- Electricity
- Telephones
- City water
- City sewer
- City gas

**ACCESSIBILITY**

Northwest 2nd Avenue is the principal north-south thoroughfare in the Negro business district in downtown Miami.

**ASSESSED VALUATION  
AND TAXES for 1949**

	<u>Assessed Value</u>	<u>Taxes</u>
City of Miami	\$8,870.00	\$200.53
County of Dade	\$8,550.00	\$216.69

**RENTAL INFORMATION**

This property, as of the date of this appraisal, was showing an annual gross income of \$8,060.00.

**FAIR MARKET VALUE**

In our opinion, the FAIR MARKET VALUE as of July 29, 1950 of the above legally described property, shown as Parcel 7, together with the improvements located thereon, is TWENTY-NINE THOUSAND FIVE HUNDRED DOLLARS

(\$29,500.00)

PARCEL 8



Looking Northwest at Subject Property



Looking Northeast at rear elevation. Building at extreme left not a part of subject property

PARCEL 8 - continued



Close-up of Back Door

PARCEL 8

LEGAL DESCRIPTION

Lot 24, BLOCK 26 NORTH, P. W. White Re-Sub.  
according to the plat thereof recorded in Plat  
Book 5 at Page 34 of the Public Records of Dade  
County, Florida

TYPE OF PROPERTY

Commercial.

PRESENT UTILIZATION

The subject property is presently occupied by a barber shop and a shoe shine  
parlor.

LOCATION

This property is located on the west side of N. W. 2nd Avenue between N. W.  
9th and N. W. 10th Streets. It is known as No. 924-26 N. W. 2nd Avenue,  
Miami, Florida..

SIZE AND SHAPE OF LAND

The plot is rectangular in shape, having a frontage of 25 feet on the west side  
of N. W. 2nd Avenue and a depth of 110 feet to a 10 foot alley,

TOPOGRAPHY

The land where not covered by building improvements, is slightly below alley  
and sidewalk grades, and is sandy.

ZONING

This property is zoned by the City of Miami as B-3, a liberal business  
classification.

## BUILDING IMPROVEMENTS

The land is improved with a one-story frame stucco building with a concrete block addition. The frame stucco section appears to be approximately 30 years old.

### Main Building -

Type of construction - frame

Exterior Walls - stuccoed on the north and east sides; novelty siding on the south and west sides.

Roof - shed type, slate surface roll roofing

Windows - hinged, wood, swing-in type

Interior Walls - plastered above a 7 foot wood wainscot

Floors - asphalt tile over concrete in front section;  
wood in rear

Building contains: One large room used as a barber shop  
Back room used used for storage and  
Washroom - with one fixture and shower stall

### Condition of Main Building

This building is of a questionable structural condition with the walls swaying and sagging, and the roof sagging. There is much rotten wood in evidence.

### Addition to Main Building

Type of construction - concrete block

Exterior Walls - stuccoed and waterproofed

Roof - shed type, mopped

Windows - None

Addition to Main Building - continued

Floors - concrete

Interior Walls - plastered on the block

Building Contains: Shoe shine parlor in front  
2 Bedrooms  
1 Washroom with one fixture

Condition of Addition to Main Building

The addition appears to be structurally sound, however, the frame section to the rear of it has much rotten wood.

DATA ON DISTRICT

North and South on both sides of N. W. 2nd Avenue:

Stores

To the East and West of N. W. 2nd Avenue:

Single and multiple family Negro dwellings

PERCENTAGE BUILT UP

The immediate area is approximately 95% built up.

STREET IMPROVEMENTS

Northwest 2nd Avenue is paved full width with rock and oil and has sidewalks, curbs and gutters.

PUBLIC UTILITIES

The public utilities available in this location are:

Electricity  
Telephones  
City water  
City sewer  
City gas

**ACCESSIBILITY**

This property is readily accessible, being located on N. W. 2nd Avenue the principal north-south thoroughfare in the business section of the downtown Miami Negro district.

**ASSESSED VALUATION  
AND TAXES for 1949**

	<u>Assessed Value</u>	<u>Taxes</u>
City of Miami	\$3,450.00	\$87.91
County of Dade	\$3,200.00	\$81.10

**RENTAL INFORMATION**

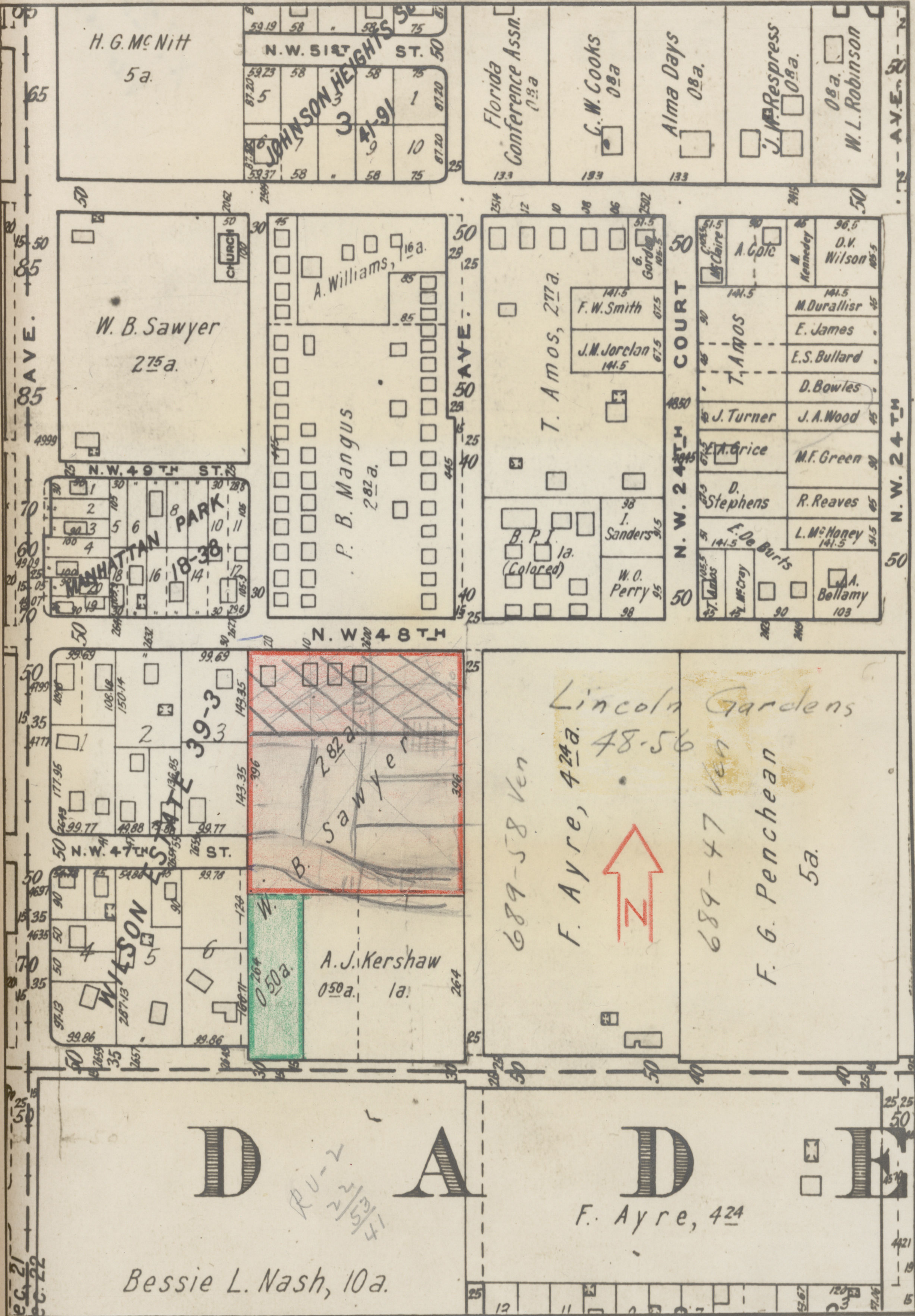
The subject property, as of the date of this appraisal, was producing a gross annual income of \$1,320.00.

**FAIR MARKET VALUE**

In our opinion, the FAIR MARKET VALUE as of July 29, 1950 of the above legally described property, together with the improvements located thereon, shown as Parcel 8, is NINE THOUSAND DOLLARS.

(\$9,000.00)





H. G. McNitt  
5a.

N. W. 51<sup>ST</sup> ST. 50  
 JOHNSON HEIGHTS  
 3  
 41-91  
 10  
 87.20

Florida Assn. Conference Assn.  
 G. W. Cooks  
 Alma Days  
 J. M. Respress  
 W. L. Robinson

W. B. Sawyer  
275a.

A. Williams  
 P. B. Mangus  
282a.

T. Amos, 277a.  
 F. W. Smith  
 J. M. Jorclan  
 B. P. I. (Colored)  
 I. Sanders  
 W. O. Perry

N. W. 24<sup>TH</sup> COURT  
 T. AMOS  
 J. Amos  
 D. Stephens  
 E. De Burts  
 J. A. Bellamy

MANHATTAN PARK  
 WILSON  
 39-3

B. Sawyer  
2.82a  
 A. J. Kershaw  
0.50a. 1a.

Lincoln Gardens  
 F. Ayre, 424a.  
 F. G. Pencheon  
5a.

D A D B  
 F. Ayre, 424  
 Bessie L. Nash, 10a.  
 RU-2  
 2/2 2/5/3 4/1

PARCEL 9



Looking Northeast across N. W. 46th Street -  
Subject Property at right of dirt lane

PARCEL 9

*Put Home on this  
& sold 1960*

LEGAL DESCRIPTION

The West One-Half (1/2) of West One-Half (1/2)  
of South 264 feet of the East One-Half (1/2) of the  
South west 1/4 of SW-1/4 of NW-1/4 of Section  
22, Township 53 South, Range 41 East  
(Containing approximately 1/2 Acre.)

*Home Cont  
16431 75  
Sold for  
1953 75*

TYPE OF PROPERTY

Residential - (Negro - vacant)

LOCATION

This property is located on the north side of N. W. 46th Street and the east  
side of N. W. 26th Avenue. (If 26th Avenue were fully opened)

SIZE AND SHAPE OF LAND

This property has a frontage on the north side of N. W. 46th Street of 87.5  
feet and a depth of 264 feet. It is rectangular in shape.

TOPOGRAPHY

The land is practically level, but is overgrown with palmettos. There is a  
large clump of live oak trees in the southeasterly corner of the property.

ZONING

This location is zoned by Dade County as RU-2, a duplex classification,  
requiring that a building site have a minimum of 75 front feet.

DATA ON DISTRICT

To the East on the north side of N. W. 46th Street:

- A modern Negro CBS residence.
- Vacant property for approximately 75 feet.
- CBS residences (Negro)
- Vacant property for some distance

**To the South across N. W. 46th Street:**

Vacant property with land opposite the subject property being used as a trash dump

**To the West along the north side of N. W. 46th Street:**

Built up with large and small frame Negro residences.

To the west along the west side of N. W. 26th Avenue are

Large and small frame and stucco Negro residences

**To the North:**

Parcel 10 of this report.

**PERCENTAGE BUILT UP**

The immediate area is approximately 30% built up.

**STREET IMPROVEMENTS**

Northwest 46th Street is paved in the center only with rock and oil, and there are no sidewalks, curbs or gutters.

Northwest 26th Avenue, although it is not dedicated, is a trail and has no sidewalks, curbs or gutters.

**PUBLIC UTILITIES**

The Public utilities available at this location are:

Electricity

Telephones

**ACCESSIBILITY**

This property is readily accessible as N. W. 46th Street is a well traveled east-west through street in the northwesterly section of the Greater Miami Area.

ASSESSED VALUATION  
AND TAXES for 1949

Assessed  
Value

Taxes

County of Dade

\$500.00

\$13.43

FAIR MARKET VALUE

In our opinion, the FAIR MARKET VALUE as of July 29, 1950 of the above  
legally described property, shown as Parcel 9, is TWO THOUSAND  
DOLLARS

(\$2,000.00)

*1/2 off 1960*

PARCEL 10



Looking Southwest at Building #1

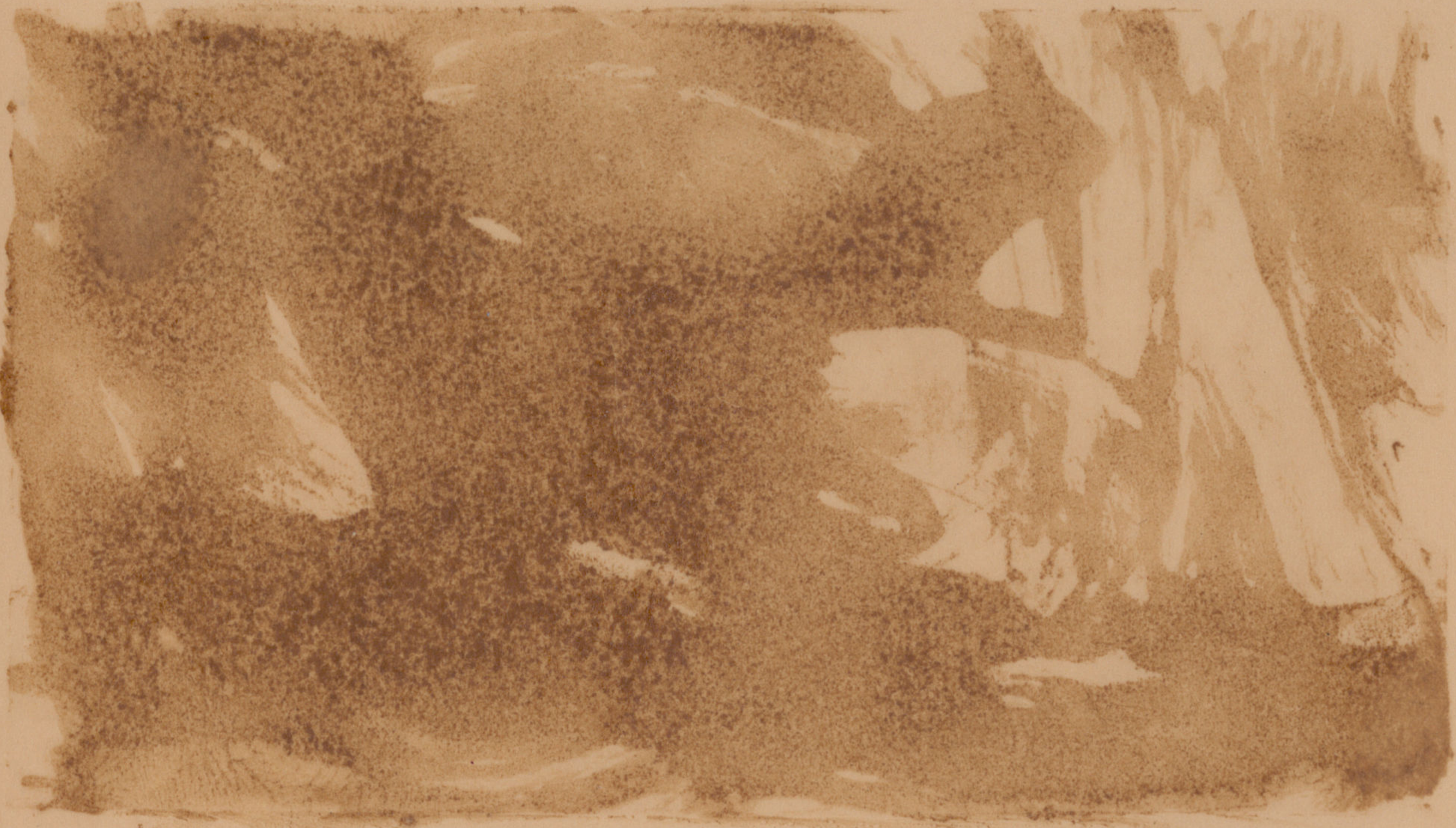


Looking Southwest at Building #2

PARCEL 10 - continued



Looking Southwest at Building #3



Looking Southwest at Building #4

PARCEL 10 - continued



Looking Southwest from backyard of Building #4



PARCEL 10

LEGAL DESCRIPTION

North 396 feet of the E-1/2 of SW-1/4 of SW-1/4  
of NW-1/4 , Less the North 25 feet, of Section  
22, Township 53 South, Range 41 East  
(Containing 2.81 Acres)

TYPE OF PROPERTY

Residential (Negro - Duplex)

PRESENT UTILIZATION

The northerly portion of this property on the south side of N. W. 48th Street  
is improved with 4 frame Negro dwellings.

LOCATION

This property is located on the south side of N. W. 48th Street and on the  
west side of N. W. 25th Avenue, outside of the city in Dade County.

SIZE AND SHAPE OF LAND

The property is rectangular in shape, having a frontage on the south side of  
N. W. 48th Street of 330 feet and a depth along the west side of N. W. 25th  
Avenue of 371 feet.

TOPOGRAPHY

The land is practically level with the southerly portion of the tract being over-  
grown with palmettos and has many slash pines. The area around the resi-  
dences have such tropical trees as mulberry, rubber, live oak, mango,  
cocoanut palms, grape fruit and others. In addition, there is much tropical  
shrubby in the door yards of these residences.

**ZONING**

This property is zoned by Dade County as RU-2, a duplex classification.

**BUILDING IMPROVEMENTS**

The land is improved with 4 Negro one-story dwellings.

One-Story Single Family Residence - approximately 30 years old  
2620 N. W. 48th Street

Type of construction - frame

Exterior Walls - novelty siding and board and batten, unpainted

Roof - gable type, wood shingles

Windows - wood double hung type

Interior Walls - tongue and groove, painted

Floors - pine, unpainted

Building Contains:      Living Room  
                                 Dining Room  
                                 Bedroom  
                                 Kitchen - with porcelain sink and unfinished walls  
                                 Bath - with 3 fixtures, set tub no shower  
                                 Open front porch

Note: The only electricity available at this property is for the operation of the pump - the house is not wired.

Condition of Building Improvement

There is much rotten wood and evidence of termites, the roof was under repair at the time of this inspection.

One-Story Frame Rooming House  
located at 2610 N. W. 48th Street

Type of construction - frame

Foundation - concrete piers

Exterior Walls - novelty siding

Roof - gable, wood shingles

Windows - wood double hung

Interior Walls - tongue and groove

Floors - wood, unpainted

Building Contains:       6 Bedrooms  
                              Kitchen - with porcelain sink  
                              Bath - with 3 fixtures, having linoleum over wood  
  floor and unfinished walls  
                              Open front Porch  
                              Open rear porch

Condition of Building Improvement

The walls are sagging and there is evidence of much rotten wood.

Note: The only electricity available at this house is for the operation  
of the pump, as the house is not wired.

One-Story Dwelling at 2608 N. W. 48th Street

Type of construction - frame

Exterior Walls - Novelty siding

Roof - hip type, wood shingles

Foundation - concrete piers

Windows - wood double hung

One-Story Dwelling at 2608 N. W. 48th Street - continued

Interior Walls - tongue and groove, painted

Floors - pine, unpainted, with linoleum over

Building Contains:      Living Room  
                                 Dining Room  
                                 One Bath - 3 fixtures, set tub, no shower  
                                 Kitchen with porcelain sink

Condition of Building Improvement

The walls are sagging, there is rotten sheathing, floors and shingles.

Note: The only electricity available at this house is for the operation of the pump, as the house is not wired.

One-Story Dwelling at 2600 N. W. 48th Street

Type of construction - frame

Foundation - concrete piers

Roof - hip type with slate surface roll roofing over wood shingles

Exterior Walls - novelty siding

Windows - wood double hung

Floors - pine unpainted, with linoleum over

Interior Walls - tongue and groove, painted

Building Contains:      Living room  
                                 2 Bedrooms  
                                 Kitchen - with porcelain sink  
                                 One Bath - with 3 fixtures, set tub and unfinished walls

Condition of Building Improvement

The walls are sagging and there are rotten rafter ends, sheathing, shingles and floors.

Note: The house is not wired, the only electricity is for the pump

## DATA ON DISTRICT

### South:

Vacant property for some distance

### To the East:

New concrete block stuccoed homes in Negro Housing Project

### To the North across N. W. 48th Street:

A Negro School and the balance of the area is heavily built up with frame Negro residences and One and two story concrete block, stucco residences

### To the West:

Along both side of N. W. 48th Street built up with both frame and CBS Negro residences

## PERCENTAGE BUILT UP

The immediate area is approximately 60% built up.

## STREET IMPROVEMENTS

Northwest 48th Street is paved in the center only, with rock and oil, and there are no sidewalks, curbs or gutters.

Northwest 25th Avenue is paved in the center only, with rock and oil and there are no sidewalks, curbs or gutters.

## PUBLIC UTILITIES

The Public utilities available at this location are:

Electricity  
Telephones

### ACCESSIBILITY

This property is reasonably accessible as it is located one block east of N. W. 27th Avenue, a heavily traveled north-south thoroughfare in the northwesterly section of the Greater Miami Area.

### ASSESSED VALUATION AND TAXES for 1949

	<u>Assessed Value</u>	<u>Taxes</u>
County of Dade	\$3,300.00	\$83.64

### RENTAL INFORMATION

The gross rental income being derived from this property, as of the date of this appraisal, was \$1,456.00 per annum.

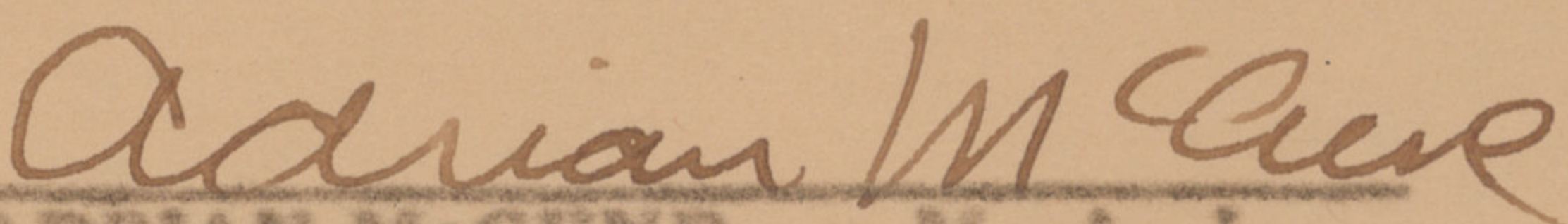
### FAIR MARKET VALUE

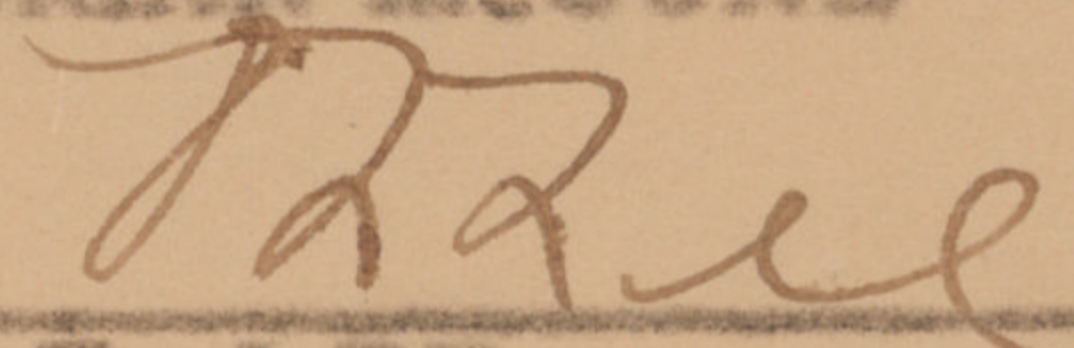
In our opinion, the FAIR MARKET VALUE as of July 29, 1950 of the above legally described property, shown as Parcel 10, together with the improvements located thereon, is THIRTEEN THOUSAND FIVE HUNDRED DOLLARS

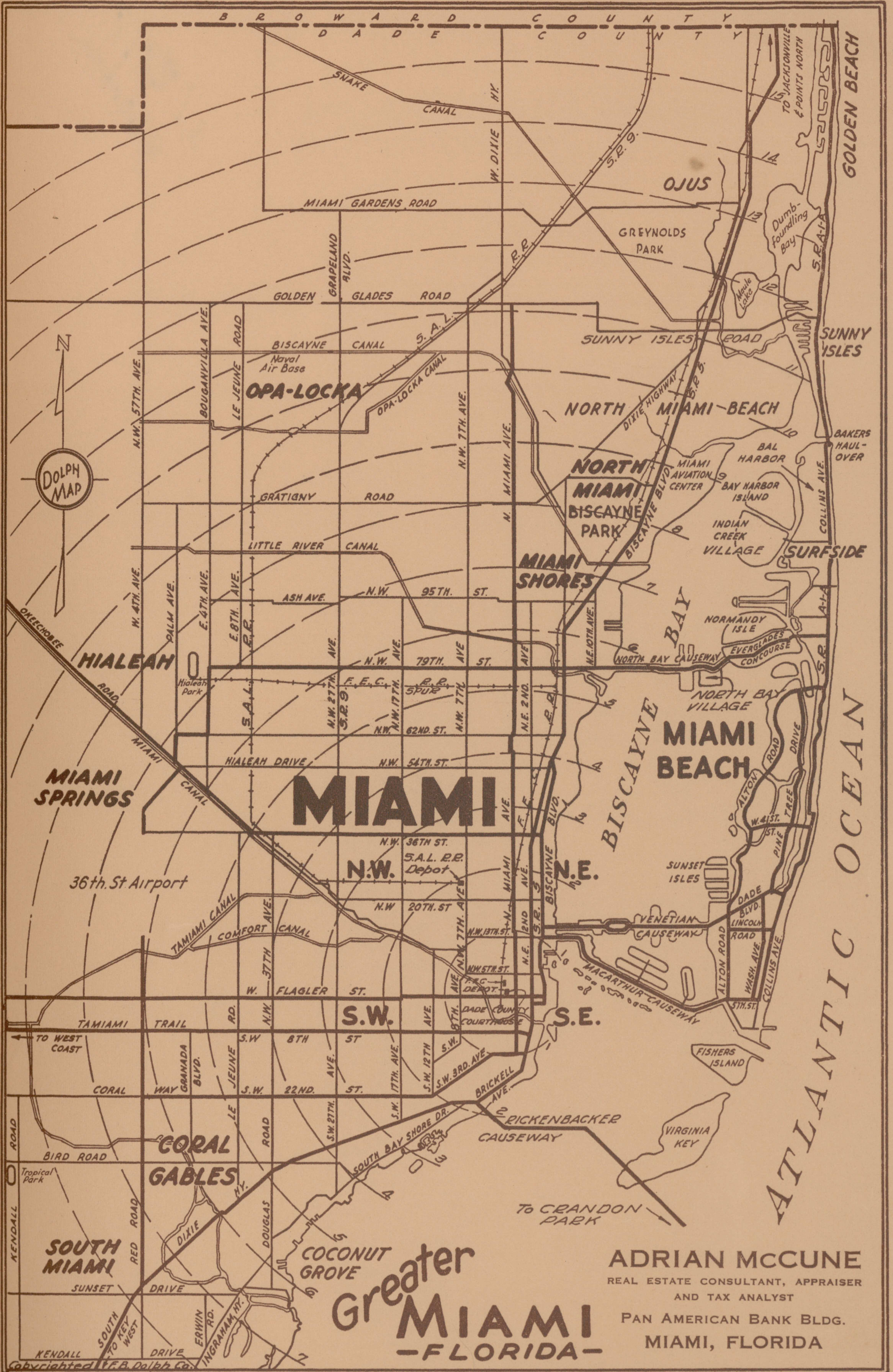
(\$13,500.00)

We have no past, present or future contemplated interest in the property herein appraised.

Respectfully submitted:

  
ADRIAN McCUNE M. A. I.

  
L. T. LEE



Greater  
**MIAMI**  
-FLORIDA-

**ADRIAN MCCUNE**  
REAL ESTATE CONSULTANT, APPRAISER  
AND TAX ANALYST  
PAN AMERICAN BANK BLDG.  
MIAMI, FLORIDA

Conditions of Appraisals

1. Unless otherwise specifically stated, the value given in this appraisal report represents the opinion of the signer as to the fair Market Value AS OF THE DATE SPECIFIED. Market values of real estate are affected by economic conditions, both local and national. Therefore market values of real estate will vary with future market conditions affecting real estate.
2. The value given in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless so stated.
3. This appraisal report covers the premises herein described only. Neither the figures herein nor any analysis thereof, nor any unit values derived therefrom are to be construed as applicable to any other property, however similar the same may be.
4. It is assumed that the title to said premises is good; that the description of the premises is correct; that the improvements are entirely and correctly located on the property described, and that there are no encroachments on this property; but no investigation or survey has been made, unless so stated.
5. The information as to the description of the premises, restrictions, improvements and income features of the property involved in this report is as has been submitted by the applicant for this appraisal, or as has been obtained by the signer hereto. All of such information is considered to be correct; however, no responsibility is assumed as to the correctness thereof unless so stated in this report.
6. This appraisal expresses the opinion of the signer and has in no way been contingent upon the report of a predetermined or specified value, nor upon any finding to be reported.
7. The contract for the appraisal of said premises is fulfilled by the signer hereto upon the delivery of this appraisal duly executed.
8. This appraisal report is made for:

Estate of W. B. Sawyer, Deceased.

ADRIAN McCUNE  
REAL ESTATE CONSULTANT, APPRAISER  
AND TAX ANALYST

*Projecte out of building # 317,920.00*





**ADRIAN MCCUNE, M. A. I.**

MEMBER AMERICAN INSTITUTE OF REAL ESTATE APPRAISERS  
MEMBER FLORIDA CHAPTER NO. 2 OF AMERICAN INSTITUTE OF  
REAL ESTATE APPRAISERS  
MEMBER SOUTH FLORIDA CHAPTER NO. 24 OF AMERICAN INSTITUTE OF  
REAL ESTATE APPRAISERS  
PRESIDENT FLORIDA CHAPTER NO. 2 OF AMERICAN INSTITUTE OF  
REAL ESTATE APPRAISERS 1938

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SENIOR MEMBER OF SOCIETY OF RESIDENTIAL APPRAISERS

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MEMBER APPRAISAL COMMITTEE OF MIAMI BOARD OF REALTORS  
SINCE 1932

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CHAIRMAN APPRAISAL COMMITTEE OF FLORIDA ASSOCIATION  
OF REAL ESTATE BOARDS 1931

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CHARTER MEMBER OF MIAMI REALTY BOARD  
(MIAMI BOARD REALTORS)

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PRESIDENT, MIAMI REALTY BOARD 1928