

APPRAISAL OF
RELIGIOUS PROPERTY

for

BRITISH METHODIST EPISCOPAL CHURCH

351 and 363 McDOUGALL STREET

WINDSOR, ONTARIO.

NORTH PART LOTS 67 & 68, REGISTERED PLAN 106

Prepared by

JOHN A. ROACH

Appraiser
for

CORP-THRASHER REALTY LIMITED

1596 Ouellette Avenue,

Windsor, Ont.

File No. 2169

November 3rd, 1961.

British Methodist Episcopal Church,
363 McDougall Street,
Windsor, Ontario.

Attention: Mr. Thomas Millben

Dear Sir: Re: Appraisal of Part of Lots
 67 & 68, Plan 106

In accordance with your request for an appraisal of the Market Value of the within described property, I have prepared and hand you herewith this report containing 27 pages, including 6 pages of addenda.

This report describes the method of approach to value employed and contains some of the data gathered in my investigation.

In my opinion, the market value, that is the present worth of all future rights and benefits, which would accrue to typical users or persons through long term use and ownership as of the 1st day of June, 1959 in its condition at that time was

SEVENTY-FOUR THOUSAND DOLLARS * * * * * * * * * * \$74,000.00

Respectfully submitted,
CORP-THRASHER REALTY LIMITED.


JOHN A. ROACH
Appraiser.

JAR:mu
Encl.

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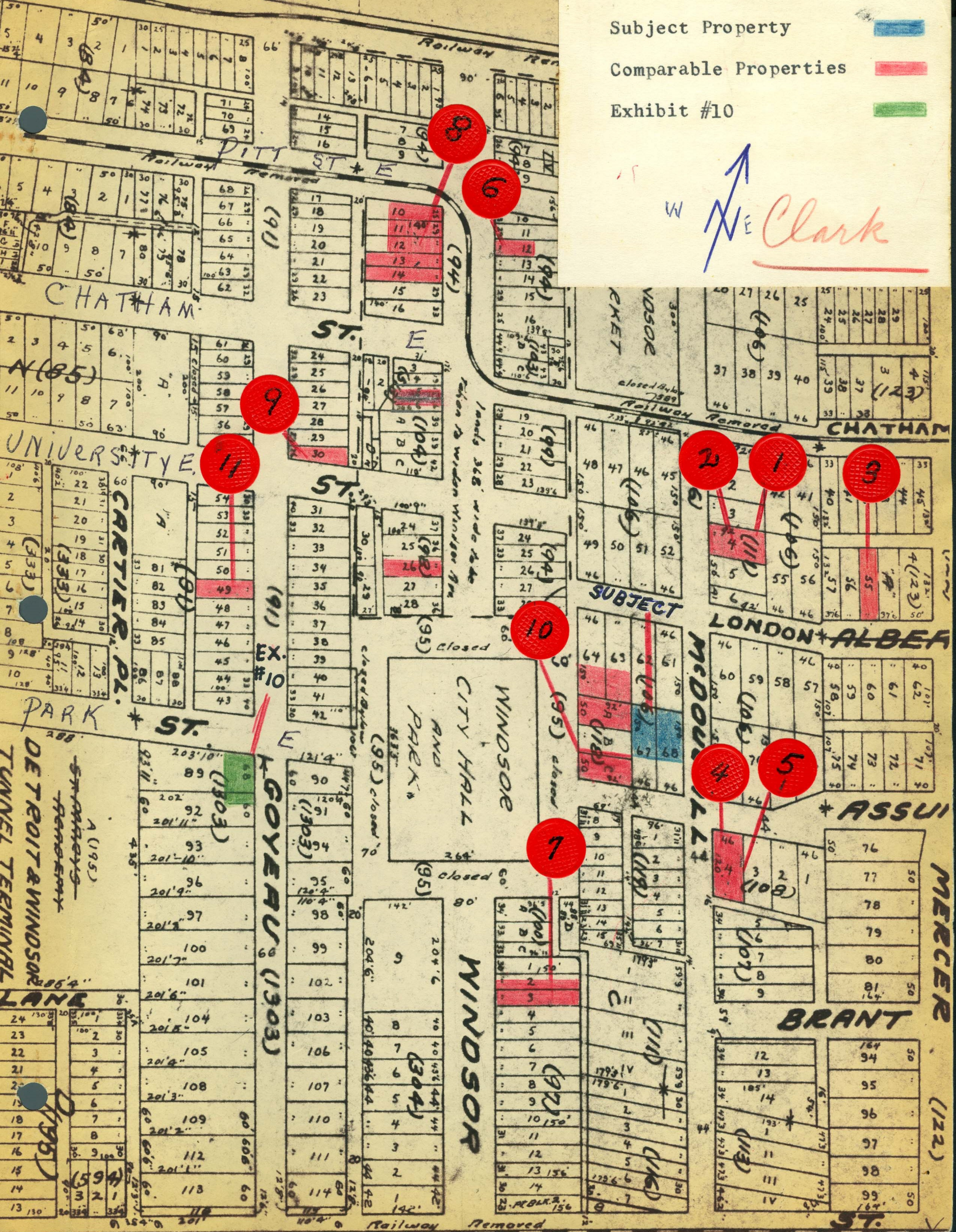
Subject Property



Comparable Properties



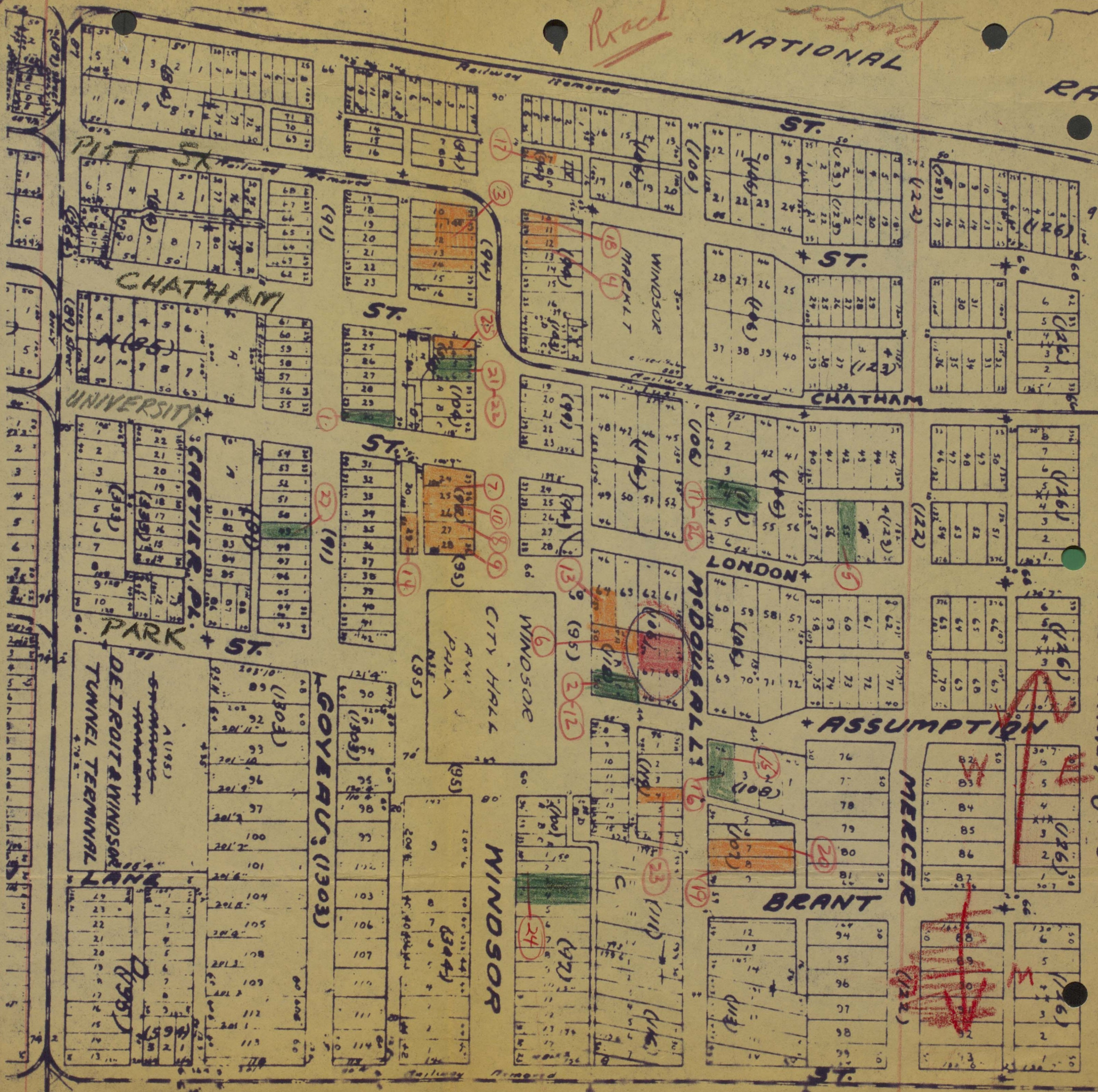
Exhibit #10



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NATIONAL

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CORP-THRASHER

REALTY LIMITED

FRONT VIEW FROM McDOUGALL ST
OF CHURCH AND DUPLEX.



VIEW OF CHURCH AND DUPLEX
WITH NEW CITY HALL BUILDING IN
BACKGROUND SHOWING PROXIMITY.

VIEW OF CHURCH FROM THE
SOUTH.



SUMMARY OF SALIENT FACTS & IMPORTANT CONCLUSIONS

The estimate of value applies as of the 1st day of June, 1959.

(a) Size of property	6,900 sq. ft.
(b) Size of Church	93,074 cu. ft.
(c) Size of Duplex	20,725 cu. ft.
(d) Value of Land	\$17,595.00
(b) Value of Church (depreciated)	52,266.00
(c) Value of Duplex (depreciated)	<u>4,070.00</u>

Total value (a) (b) (c) \$ 73,931.00

Rounded to \$74,000.00

The estimate of value does not include any allowance for compulsory taking.

Transfers to an expropriating body, or under the Veteran's Land Act have not been considered in the analysis of recent sales.

The estimated market value of the property as a whole does not include the value if any, that might be attributable to the organ or pews.

QUALIFICATIONS OF JOHN A. ROACH, APPRAISERAPPRAISAL EXPERIENCE:

Appraising residential, commercial and industrial properties for the past eleven years. In Real Estate Sales and Management for the past seven years.

*20 yrs Real Estate
contracted for 20 yrs*

EDUCATIONAL WORK:

University of Michigan Extension Service in Real Estate Management II →

University of Michigan Extension Service in Real Estate Appraisal II —

Studying for A.A.I.C. *appraisal*

C.I.R. University of Toronto (1 year)

BUSINESS ASSOCIATES & MEMBERSHIP:

✓ Mortgage Manager & Appraiser, Corp-Thrasher Realty Limited.

✓ Member of Windsor Real Estate Board.

✓ Member of O.A.R.E.B. and C.A.R.E.B.

RECENT APPRAISAL CLIENTS INCLUDE THE FOLLOWING:

British American Oil Company
Canadian Oil Companies Limited
Imperial Oil Company of Canada Ltd.
Shell Oil Company of Canada Ltd.
City of Windsor
Department of Highways.
Department of Transport
Estates
Investment Firms
Private Individuals.

THIS APPRAISAL IS SUBJECT TO THE FOLLOWING
LIMITING CONDITIONS

The legal description furnished me is assumed to be correct. I assume no responsibility for matters legal in character nor do I render any opinion as to the title, which is assumed to be good. All existing liens and incumbrances have been disregarded and the property is appraised as though free and clear under responsible ownership and competent management.

The maps in this report are included to assist the reader in visualizing the property. I have made no survey of the property and assume no responsibility in connection with such matters.

The information contained in this report and identified as being furnished by others is believed to be reliable but no responsibility for its accuracy is assumed.

Possession of this report, or any copy thereof, does not carry with it the right of publication, nor may it be used for any purpose by any but the applicant without the previous written consent of the appraiser or the applicant and in any event only with the proper qualification.

I am not required to give testimony or attendance in Court by reason of this appraisal, with reference to the property in question, unless arrangements have been previously made therefor.

The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

// Value of the organ and pews are not considered in the final estimate of value.

PART II

ANALYSIS AND CONCLUSIONS

HOWARD SMITH
VICTORY BOND
MADE IN CANADA

PURPOSE OF APPRAISAL

The purpose of this appraisal is to estimate the Market Value in fee simple of the within described real property, and to estimate the loss in Market Value the owner's property has sustained by reason of lands expropriated by the City of Windsor, by by-law No. 1996, under the provision of the Municipal Act R.S.O. Section 336.

EFFECTIVE DATE OF THE APPRAISAL

June 1st, 1959.

DEFINITION OF VALUE

As used in this appraisal, Market Value is defined as follows: the highest price estimated in terms of money which the property would bring if exposed for sale in the open market by a willing seller allowing a reasonable time to find a willing buyer neither buyer nor seller acting under compulsion, both having a full knowledge of the uses and purposes to which the property is adapted and for which it is capable of being used and both exercising intelligent judgment.

Further for the purpose of this appraisal, "Market Values" as interpreted herein keeping in mind the purpose of the appraisal and based on the principle of highest and best use as described herein is equal to the value to the owner as defined by the courts namely that the owner at the moment of expropriation is to be deemed as without title but all else remaining the same, what would he as a prudent man at that moment pay for the property rather than be ejected from it.

The appraiser uses the term "Market Value" in this appraisal in its broadest sense, because he relies upon the willing buyer concept, when in fact willing buyers for properties designed for use by religious institutions are practically non-existent. While it is true that willing buyers are occasionally in existence for religious establishments, such buyers when they do exist are very rarely ever "able" buyers in the sense that they have the necessary funds or necessary financing to acquire such a property at its Market Value.

Further the Market Value concept assumes the existence of more than one buyer for the property, thereby making for some competition in the sale. This condition very rarely exists with properties of this type. If a buyer is available at all, it is almost always only one buyer and that buyer is rarely "able" to buy in a normal manner.

Therefore, in adhering to the standard definition of Market Value above referred to, the appraiser assumes that such a willing buyer does exist and that such a buyer though willing is able to buy only on the most favourable terms and is without competition.

The appraiser, however, does assume that such a willing buyer would be largely guided by the Market Value of the land for other uses, and that he would lean most heavily on the cost of reproducing or replacing the buildings on the subject property, less their observed depreciation.

Thus the Cost Approach in the opinion of the appraiser is the most satisfactory indication of the Market Value of religious properties if all types of depreciation are fully reflected.

PROPERTY APPRAISED

The real property legally described is as follows:

FIRSTLY - LEGAL DESCRIPTION - as described in Instrument No. 38 a transfer from Augustus Trigent to Wiley Reynolds, Jacob Jones and Martin Mitchell, Trustees of the African Methodist Episcopal Church, dated November 23rd, 1852, and registered at the County Registry Office on the 13th day of April, 1854.

All and singular that certain parcel or tract of land and premises, situate, lying and being in the Town of Old Windsor (now City of Windsor) in the County Essex and Province of Ontario and being composed of the north-westerly half of lot 68, according to Registered Plan No. 106.

SECONDLY - as described in Instrument No. 1263 a transfer from I. N. Johnson and wife to Wiley Reynolds et al, Trustees, to the British Methodist Episcopal Church, dated the 24th day of November 1862 and Registered at the County Registry Office on June 18th, 1863.

All and singular that certain parcel or tract of land and premises, situate, lying and being in the Town of Old Windsor (now City of Windsor) In the County of Essex and Province of Ontario and being composed of the north-westerly half of Lot 67, according to Registered Plan No. 106.

NOTE: The above description is illustrated on the attached plot plan.

SIZE OF PROPERTY

75' x 92' = 6,900 square feet



TAXES & ASSESSMENT

1959 Assessment:

Land.....	\$ 1,540.00
Building.....	<u>18,490.00</u>
Total.....	<u>20,030.00</u>

1959 Taxes:

\$ 169.87

The above noted taxes are applied to the Manse and the property it occupies only. The Church and property it occupies is exempt from Taxes. This tax is based on the 1959 residential mill rate of 63.150.

ZONING

The subject property is zoned for commercial use under the zoning symbol C.3, and the present use conforms to the uses permitted in this category.



HISTORY OF THE BRITISH METHODIST EPISCOPAL CHURCH

It is understood that this Church was organized in 1856 by the Negro population of that time, many of them ex-slaves, under Charter from Queen Victoria.

The congregation at that time originally were members of the African Methodist Episcopal Church. The present Church was started in 1856 and completed in 1863, and around 1900 the Church was raised and a basement was added and the exterior walls were strengthened with large buttresses.

The real estate and business affairs of the Church is held and managed by a Board of Trustees for the benefit of and under the direction of the congregation. The spiritual affairs of the Church are under the direction of Reverend I. H. Edwards.

The present Church represents one of twelve branches of the British Methodist Episcopal Conference of Canada and is the main branch or head body of the Church, and Reverend Edwards as well as being the acting Minister of this Church, is also the general superintendent of the Conference.

The other branches of the Church are located in Toronto, London, St. Catherines, North Buxton, Owen Sound, Collingwood, Guelph, Brantford, Chatham, Niagara Falls and Port Erie.

The congregation has increased slowly over the years from a congregation reported in 1904 as ranging between 75 to 100 supporting members to the present congregation of 238 supporting members. In addition the present Sunday School attendance ranges between 75 and 80. No statistics are available on past attendance.

The average age of the congregation is 40 years and in a broad sense are inter-related with one another, being a family type congregation with some of these families now being represented by the sixth generation.

Basically similar to other negro or caucasian congregations, all of the spiritual, social and financial business and functions of this congregation are carried out in subject property. Services are held regularly on Sundays and during the mid-week.

Social activities i.e. meetings, weddings, dinners, luncheons, teas, etc., are held in the basement hall and financing is derived and sustained through regular collections at the services and by fund raising through the various social activities. The finances are controlled by the Board of Trustees.

Although in addition to the Church building there is an adjoining building designated as a manse for residence of the Minister, the present spiritual leader Reverend Edwards, who is salaried, maintains at his own expense a separate residence on Windsor Avenue.

NOTE: a list of the present Board of Trustees and the various organizations and committees involved in the operations of this Church are attached in the addenda of this Report. The British Methodist Episcopal Church is one of five Negro Churches in the City, the others being listed in the addenda of this report.

HIGHEST AND BEST USE

Fundamental to the concept of value is the idea of highest and best use, which may be defined as "that use, which would most likely produce the greatest net return over a given period of time." Keeping in mind that the reference herein to "net return" is not limited to monetary advantage, but may be in the form of amenities.

A proper interpretation of the foregoing includes the realization that in addition to a property being physically adaptable for a specific use, there must be a need or demand for it, and such use must be legally permissible, through zoning, ordinances, by-laws, etc.

An appraiser in estimating the highest and best use for which a property is adaptable and needed or likely to be needed in the reasonably near future must consider such use, not as a measure of value, but to the extent that the prospect of such use effects value which, while possible, are still not reasonably probable, should be given weight only in relation to their relative probability, or stated different, only to the extent that a typical, prudent and informed purchaser would reflect those elements in the price he would willingly pay.

Utilities
The utilization of a parcel of real estate generally tends to flow to its highest and best use. Its actual utilization however, at any given time does not necessarily, represent its highest and best use. The value of land is not effected by the reluctance, indifference or ignorance of a present owner to use the property so as to produce the greatest benefits.

Checked with Sally
In the subject instance, the property is being used as a Church site and has been in such use for the past ninety-eight years. Its location in relation to the congregation is ideal having 47% of that congregation living within a radius of eight to ten blocks, and 17% living in the City of Detroit who have a convenient access to the Church by way of the Windsor and Detroit Tunnel.

The present Church building is a proper improvement, architecturally designed and built for a single purpose use, as a Church. Its capacity and physical qualities at the present time are such that it should continue to serve the religious needs of the congregation for many, many more years.

An additional highest and best use quality of this particular property is that its great age has caused it to become a land mark in the City of Windsor and a monument to the ethnic qualities of the congregation both past and present, their customs, traditions, and contributions to the building of Windsor.

The adjoining building referred to and designed as a Manse, is also very old, but not being of the same construction as the Church, does not have the same permanent characteristics (i.e. a much shorter life span). Although in 1956 it was converted to a duplex and occupied by the Church caretaker, the customs of the Church do permit its continued use as a Manse.

I have been informed considering its future useful life that it might not be needed as a residence for the Minister, since he owns his own home and does not require this building. Careful consideration of all factors has therefore lead this appraiser to the opinion that the highest, best and most profitable use for subject property would be represented by (a) continued utilization of the Church building for religious purposes, (b) continued utilization of the referred to Manse, as a duplex or multi-family use.

NEIGHBOURHOOD DATA

The neighbourhood in which the subject property is located is directly east of and adjoining Civic Square, which is the center for our Municipal Government and its various departments.

The subject property is located on the west side of McDougall Street between University Avenue and Assumption Street.

Across McDougall Street there is a large residential area of old residences.

To the north-east of subject property there is a large area of retail and wholesale outlets and residences.

To the north are large super markets including the City market one block away.

The Detroit River riverfront is four blocks north.

The main downtown business and shopping district of the City of Windsor is located four blocks west.

Wyandotte Street also a main business street and a main west to east traffic artery is two blocks south of subject property.

All Saints' Anglican Church is located approximately one block north-west of subject property. *eye -*

1871
St. Alphonsus Roman Catholic Church is located three blocks west of subject property. *Value 1/2 million 90 yrs old + renovated \$80000*

The Windsor and Detroit Tunnel is also about three blocks west of subject property.

McDougall Street is a 24' paved street with curbs and sidewalks, and is readily accessible by a good street system to the described neighbourhood as well as other areas of the City. Beyond the described neighbourhood are large areas of older residences. Much of the residential areas mentioned herein are multi-family and it is in this area that the major portion of the congregation of the British Methodist Episcopal Church resides.

Much of this area can be considered in slum condition, but the City has made plans to redevelop the area into two apartment blocks and multi-family uses.

The subject property is part of the redevelopment program. When the City's redevelopment program is completed, this should add to the aesthetic quality of the Church site.

SITE DATA

The site is a rectangular parcel of land having a frontage of 75 feet on McDougall Street, and a depth of 92 feet.

The rear width is also 75 feet. The northerly one-third of the subject property is occupied by the Manse now a two family residence.

The southerly two-thirds of subject property is occupied by the Church building.

The subject property contains an area of 6900 square feet.

The site is serviced by good roads, both storm and sanitary sewers, water, gas and hydro.

The land is level and well drained and the soil structure offers no impediment to a large heavy structure such as a Church.

*Hammond Blvd carefully*DESCRIPTION OF IMPROVEMENTS

CHURCH BUILDING: The present building is approximately 43'7½" x 64'4". The average height from basement level is approximately 34'. The ground floor area is 2,806 sq. ft. The cubic foot content is 95,404 less the unexcavated area under the vestibule, rest room and stairs. This area equals 2,330 cu. ft.

Construction
The building is of brick construction with walls approximately 18" thick resting on brick and stone foundation. The walls are supported by spaced buttresses.

The basement is divided into a large hall or meeting room, a large kitchen, a furnace room and a two piece washroom. The flooring is softwood planking over brick and concrete, the ceiling which is the floor of the chancel and nave is supported by wood beams on wood posts. The walls and ceilings in hall, kitchen and washroom are plastered. The lower part of the walls in the hall are finished with a wood wainscotting.

The main floor contains the chancel, nave and balcony. A very large pipe organ is located at the rear and center of the chancel forming an excellent background. The organ console is located to the right of the pulpit in front of the choir.

There are eleven rows of pews in two sections which fill the entire width of the nave. There are eleven stained glass windows. The walls and ceilings are plastered, flooring is softwood planking.

The balcony has three rows of pews which fill its entire area. This area is raised 4' above the main floor, and is supported by the walls and ceiling of the vestibule. The flooring is softwood planking.

The roof of the Church is supported by heavy wood trusses finished with wood sheathing and asphalt shingles. *gondas used*

The outside of the Church is finished in brick. There are galvanized metal gutters and downspouts. All windows are stained glass and are in wood sash.

The Church is heated by a stoker fed coal fired boiler and heat is distributed throughout the building by cast iron radiators suspended from the basement ceiling in the hall and upright type placed near wall perimeter, on main floor.

The Church has a seating capacity of 258 which include 20 seats in the choir section.

The present building was built in 1863 and has been kept in a good state of repair by the congregation.

Although some deferred maintenance is evident, the general condition is good.

Description of Improvements continued.....

DUPLEX (Parsonage) - The north part of the property is improved with a building built around 1900 which until 1951 was used as a parsonage, and converted in 1956 to a duplex or two family residence used by the Church caretaker.

This building is approximately 22' x 31'8" with a mean height of 24' in the main part, plus an addition at the rear of 22' x 12'3" with a mean height of 11'. The ground floor area is 1120 sq. ft. The cubic foot content is 20,725 cu.ft.

The building is frame construction having no basement but is on a brick and stone foundation.

The exterior is finished with bevelled wood siding. Roofing is asphalt roll, and shingle.

The first floor is composed of a living room, kitchen, three bedrooms and a three piece bath and is heated by an oil fired space heater.

The second floor is composed of a living room, kitchen, two bedrooms, 3 piece bath and is heated by a coal fired space heater. Separate entrances are provided each apartment.

The interior was replastered in 1959 and redecorated in 1960. Although some deferred maintenance is evident, the general condition is fair to good.

APPROACH TO VALUE

Professional Real Estate appraising centers around the three recognized approaches to value all of which wherever applicable the appraiser employs as a guide to the final value estimate, namely:

COST APPROACH - is the estimated reproduction or replacement cost of the structure, less observed depreciation to which is added the value of the land.

INCOME APPROACH - consists of capitalizing the stabilized net income at a proper rate.

THE COMPARATIVE OR MARKET DATA APPROACH - consists of estimating the value of the subject property by comparing it with similar properties recently sold or offered for sale. From a careful study of these approaches, the approach which most accurately represents all of the facts concerning the subject property is selected and the conclusion indicated is accepted as the market value of the subject property.

However, religious properties have no earnings as such. They are wholly supported by voluntary contributions of the membership and the regularity and amount of these contributions have little or no relationship to the real estate. In addition, the structures themselves are designed for religious use and are not adaptable to any known commercial use, thus even though the voluntary contributions received by the organization may be substantial, practically none of this income is attributable to the real estate and none can be property credited to it. Thus the property has no income to capitalize as such.

Of course, there is always the possibility that any congregation might pay rental for such a property in preference to constructing their own. Experience, however, indicates that such a supposition has little bearing because such a congregation would be unwilling or unable to pay rental even remotely near to a figure that would justify the investment. For these reasons it is the considered judgment of the appraiser that the use of the income approach cannot be expected to give a dependable indication of the market value of properties of this type.

Experience indicates that there is no dependable market for properties of this type. While it is true that such transactions do occasionally occur, they are always on the unsatisfactory basis of having only one buyer which results in the sale being consummated if ever, at a figure far below the prudent investment in the property. Thus it is necessary to discard the market data approach as a reliable indication of the market value of the subject property.

Thus there is available to the appraiser only the Cost Approach as a guide to the market value of the property. It is necessary to exercise considerable care in the use of this approach to reflect adequately all types of accrued depreciation as they may be observed upon careful inspection.

The market value of the land bare of improvements, but subject to improvement is found by comparing the site with other sites recently sold in the area. Such conclusions can be fully supported and are dependable. However, great care must be used in valuing the improvements to be certain that not only deterioration but also functional and economic obsolescence must be fully reflected in the observed depreciation. Even though all depreciation may be

Approach to Value continued.....

fully and adequately reflected, there still remains the problem of the single buyer if any, making it difficult to estimate market value even though it is used in its broadest meaning.

To arrive at the final estimate of value, I have separated the property into three parts: 1. the land: 2. The Church, 3. The duplex (parsonage).

THE LAND - In the course of this appraisal a detailed search was conducted at the Registry Office for all recent sales in the immediate area. Some 27 transactions were examined, a brief reference to each is found in the addenda of this report. Those that after inspection were found more comparable, are more particularly described and plotted on a neighborhood map attached in the addenda of this report. Although many of these sales could not be used as a direct comparison, they did contribute to the final estimate to some degree insofar as they enabled the appraiser to estimate the general market level and condition. Most of the sales not considered as direct comparables were those from individuals to the City of Windsor under expropriation. They do not reflect market value since they are not considered the willing buyer willing seller type of sale, but do indicate the prices paid for property in the area through expropriation.

Those that were more comparable were used as a direct comparison giving consideration of course, to variation such as time of sale, rarely is the market stable. In the subject instance a trend upwards is indicated in the price pattern. Condition of sale allowing for favorable terms or other circumstances that require adjustments consideration and allowance was also made for location and physical characteristics, which take into account the location of the comparable sale in relation to subject property and the size, shape, services, etc., of these properties.

The analysis and adjustment of the comparables considered herein are attached in the addenda of this report. A careful study of these comparable sales and their adjustments indicate a price range of \$1.77 to \$2.79 per square foot. In my opinion, sale No. 5 with an adjusted value of \$1.77 is too low and is therefore not included in the consideration. In my opinion sale No. 1 which is the median of sales, 1, 2, 3, 4, 11, 15, 16 and 24 is the best comparable for subject property and is the one used herein to establish the land value of subject property. Therefore, it is the considered opinion of this appraiser that the market value of the bare land subject to improvements as of June 1st, 1959 based on a unit price of \$2.55 sq. ft. is \$17,595.00.

THE CHURCH - from a careful study of the building and its equipment and a comparison of this building with other similar structures it is the considered judgment of the appraiser that its reproduction cost today equipped in a similar manner based on estimates provided by three building contractors and the Dow Building Cost Calculator would be approximately .88¢ per cu. ft., for a total of \$81,905.00.

The building is approximately 96 years old, but careful inspection indicates that maintenance has been good, although some have been deferred. The depreciated reproduction cost of the Church building is estimated by deducting from the reproduction cost new, all forms of observed depreciation which is treated in the following manner:-

(a) PHYSICAL DETERIORATION CURABLE

Exterior - new roof, painting, trim, repair eaves, window repairs	1,625.00
Interior - new floor covering on basement, nave, balcony and vestibule floors and stairs. Replaster ceilings and repair plastered walls, carpet chancel area. Heating repairs, wiring and plumbing repairs, redecorate walls and ceiling.	8,357.00

(b) PHYSICAL DETERIORATION INCURABLE

Based on observed condition and physical life expectancy of bare physical structure exclusive of plumbing, heating, electrical etc.

Chronological age	96 years	
Estimated life expectancy similar building new	100 years	
effective age after rehabilitation as shown in (a)	40 years	(2)
Remaining life after rehabilitation	60 years	1
Building reproduction cost new	81,905.00	
Structure 60% of cost	49,143.00	
$40 = 40\% \times 49,143 =$		
<u>100</u>		<u>19,657.00</u>

Total physical deterioration after rehabilitation 29,639.00

Functional obsolescence	Nil	
Economic obsolescence	Nil	
Total accrued depreciation		29,639.00

VALUE OF CHURCH

Reproduction cost new	81,905.00
Less accrued depreciation	<u>29,639.00</u>

FINAL DEPRECIATED VALUE OF CHURCH \$ 52,266.00

- - - -

DUPLEX - the building is approximately 61 years old. Through the use of builder's estimates and the Dow Building Cost Calculator, it is estimated that a similar building could be reproduced for 50¢ per cubic foot. This indicates a value for this building of \$10,400.00.

Careful inspection indicates that maintenance has been allowed to lag although its present condition could be considered fair. In the past few years an attempt has been made to bring this building in good condition by replastering the interior in 1959, and redecorating the interior in 1960. There is still a fair amount to be done before the building would be in good condition. This has been treated in the following estimate of accrued depreciation.

(a) Physical deterioration curable

Exterior - new roof, new eavestrough,
 repair porches and steps, basement window,
 replace window glass 1,045.00

Interior - new furnace, new floor
 covering 969.00

(b) Physical deterioration incurable

Based on observed condition and physical life
 expectancy of bare physical structure exclusive
 of plumbing, heating, electrical, etc.

Chronological age 61 years

Estimated life expectancy similar
 building new 60 years

Effective age after rehabilitation
 as shown in (a) 50 years

Remaining life after rehabilitation 10 years

Building reproduction cost new 10,400.00

Structure 50% of cost 5,200.00

$\frac{50}{60} = 83\% \times 5,200 =$ 4,316.00

Total physical deterioration after rehabilitation 6,330.00

Functional obsolescence Nil

Economic obsolescence Nil

TOTAL ACCRUED DEPRECIATION 6,330.00

Value of (parsonage) Duplex

Reproduction cost new 10,400.00

Less accrued depreciation 6,330.00

Final depreciated value of duplex \$ 4,070.00

FINAL ESTIMATE OF VALUE

After careful analysis of all available data it is my considered opinion that the market value, that is the present worth of all future rights and benefits which would accrue to typical users or persons through long term uses and ownership of the within described property as of the 1st day of June, 1959 in its condition at that time was

SEVENTY-FOUR THOUSAND DOLLARS * * * * * \$74,000.00

CERTIFICATION

I hereby certify that I have personally inspected the within described Real Property. That to the best of my knowledge and belief the information and data used herein are true and correct.

That I have no interest, present or prospective therein. That neither the employment to make the appraisal nor the compensation is contingent on the amount of the valuation reported.


JOHN A. ROACH

PART III

ADDENDA

RECORD OF SALES AND OFFERINGS.

NO.	INSTRUMENT NO.	DATE SOLD	ADDRESS	VENDOR	PURCHASER	LOT NO.	PLAN	SIZE	SQ. FT.	SALE PRICE	PRICE PER SQ. FT.
1.	89085	Jan. 51	N/E cor. Goyeau & University	Chick	Blondie	Pt. 30	91	26'x72'9 35'5x73'	2230	7500.	\$ 3.36
2.	163139	June 53	388 Windsor	Roy	Plouffe	C & 2 1/2' B.	118	52'6x91	4778	10,000.	2.09
3.	123707	Dec. 55	S/W. corner Windsor & Pitt Injector Co.	Penberthy	City	Pt. 10, 11, 12, all 13, 14 BL. 5	94		17,058	55,750.	3.27
4.	131535	May 56	164 Windsor	Chapman	Duma	W. Pt. 12	94	29x76	2,220	7,000.	3.15
5.	137980	July 56	368 University	Ciccione	Silverwood	55	122	33x132	4,950	7,000.	1.42
6.	154714	Apr. 57	366 Windsor	Latour	City	A	118	50x92	4,600	9,500.	2.06
7.	154484	Apr. 57	305 Windsor	Gallant	City	24 & 25	98	43'7x100	4,358	17,160.	3.94
8.	154836	Apr. 57	327 Windsor	Polizzi	City	27	98	36x100	3,600	15,545.	4.31
9.	156394	May 57	333 Windsor	Leeson	City	28	98	36x59	2,214	9,200.	4.33
10.	157268	May 57	319 Windsor	Wilhelm	City	S 32' of 26	98	32x100	3,200	12,250.	4.95
11.	158669	June 57	254 McDougall	Privowarski	Nassr	Pt. 4	111	28x92	2,576	5,000.	1.94
12.	162172	Aug. 57	388 Windsor	Bombadier	City	C & 2 1/2' B	118	52'6x91	4,778	19,125	3.82
13.	164218	Sept. 57	360 Windsor	Hallett	City	Pts. 63 and 64	106	40x51	2,040	9,750.	4.78
14.	164397	Sept. 57	351 Windsor	Bugeza	City	29	98	27x90	2,430	11,500.	4.73

NO.	INSTRUMENT NO.	DATE SOLD	ADDRESS	VENDOR	PURCHASER	LOT NO.	PLAN SIZE	SQ. FT.	SALE PRICE	PRICE SQ. FT.
15.	168290	Nov. 57	408 McDougall	Murray	Gallie	Pt. 4	108 90x46	4,410	4,500.	1.09
16.	170582	Jan. 58	430 McDougall	Johnson	Gallie	Pt. 4	108 30x46	1,380	8,000.	5.80
17.	178847	June 58	128 Windsor	Tarcea	City	7 Bl. 4	26x144	3,744	58,000.	15.38
18.	180948	July 58	156-60 Windsor	Zakeor	City	Pts. 10, 11, Bl. 6	62x78'6	4,867	50,000.	10.06
19.	204553	Aug. 59	472 McDougall	Smith	City	8	34x165	5,610	8,200.	1.46
20.	205909	Sept. 59	460 McDougall	Coco-Cola	City	7	34x165	5,610	9,000.	1.60
21.	207892	Oct. 59	235 Windsor	Duma	Kwong So.	Pt. 5 & 6	21'8x90	1,718	8,500.	4.84
22.	207906	Oct. 59	235 Windsor	Kwong So	City	Pt. 5 & 6	21'8x90	1,718	10,850.	6.31
23.	210410	Nov. 59	433-9 McDougall	Monroe	City	4 Bl. B.	31'11x94	2,000	6,900.	3.45
24.	211260	Dec. 59	490 Windsor	Beneteau	Webster	3 & 4	97 40x150	6,000	15,500.	2.58
25.	216260	Mar. 60	217-9 Windsor	Roth	City	3 & 4	513 48x90	4,320	23,500.	5.44
26.	218695	May 60	254 McDougall	Nasser	Fogel	4	111 56x92	5,152	12,000.	2.33
27.	227552	Sept. 60	347 Goyeau	McRobert	Tabachineck	49	91 33x100	3,300	16,500.	5.00

75 X 92

ADJUSTMENT OF SALES TO SUBJECT PROPERTY

NO.	SQ. FT. PRICE	TIME	LOCATION	MOTIVATION	PHYSICAL CHARACTERISTICS	ADJUSTMENT FACTOR	ADJUSTED PRICE
1. (69)	3.36	1.40	.68	1.00	.80	.76	2.55
2. (610)	2.09	1.30	.96	1.00	.90	1.12	2.34
3. (68)	3.27	1.20	.86	1.00	.80	.82	2.68
4. (66)	3.15	1.15	.86	.80	1.10	.87	2.74
5. (65)	1.42	1.15	1.04	1.00	1.05	1.25	1.77
11. (61)	1.94	1.10	1.00	1.00	1.15	1.26	2.44
15 & 16	3.45	1.10	.90	.90	.90	.81	2.79
24	2.58	1.00	.96	1.00	.90	.86	2.21

INTERPRETATION OF ADJUSTMENTS

All adjustments using a base of 1.00 as representing subject property, and all sales being adjusted to this base minus or plus.

TIME: Sales Record indicate approximately 5% increase per year in sales value. Therefore, all the sales are adjusted from date of sale to effective date of appraisal.

LOCATION: Sales Record indicate that the closer the sale was to Ouellette Avenue and the main downtown business section, the higher the value. Therefore, all sales on Goyeau Street compared to McDougall Street were rated 28% higher, all sales on Windsor Avenue as compared to McDougall Street were rated 4% higher. An additional 10% adjustment is allowed for those sales at or near Pitt Street and Chatham Street around the Windsor Market.

MOTIVATION: The appraiser considers here the reason or purpose of the sale. If the purpose of the sale was to increase size of present property for speculation, or forced sale, a minus adjustment is made.

PHYSICAL CHARACTERISTICS: Adjustments allowed for the difference in size of property, shape and topography.

ADJUSTMENT FACTOR: is a correlation of all the above adjustments and is applied to the square foot sale price to adjust this price to subject property.

BRITISH METHODIST EPISCOPAL CHURCHPRESENT BOARD OF DIRECTORS

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 Mr. James Steel, Treasurer
 Mr. Archie Ball, Secretary
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 Mr. James Robbins
 Mr. Wylie Hurst
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There is one vacancy due to the recent death of Mr. Fred Parker.

PRESENT ORGANIZATIONS AND COMMITTEES

The Stewards' Board
 The Church Aid Society
 The Mission Society
 The Britannia Club
 The Ushers' Bd.
 The Church Historical Society

LIST OF OTHER NEGRO CHURCHES IN METROPOLITAN WINDSOR

Tanner African Methodist Episcopal Church	on Mercer Street at University Avenue
Mount Zion Church of God in Christ	on McDougall Street at Elliott Street
The First Baptist Church of Windsor	Mercer Street at Tuscarora Street
Peter Street Baptist Church	Peter Street near South Street