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OLCOTT'S SYSTEM OF CORNER VALUATION

By GEORGE C. OLCOTT

The value per front foot for inside lots of an average depth in any block having been ascertained, the value of the corner lot per front foot may be arrived at with approximate accuracy by the adoption of the following rules:

On Residence Streets—To the value per foot on the frontage street, add one-quarter of the value per foot of the side street.

Thus, if the value of the street on which a lot faces has been placed at \$100 per front foot for that block, and the value of the lots on the side street at \$80 per front foot, the value of the corner may be safely called \$120 per front foot.

In estimating the value of corner lots on any street, 50 feet is regarded as coming under the corner influence. If the 50 feet is divided up into two holdings, the corner value with few exceptions applies only to the immediate corner lot.

On Residence Streets in Transition to Business Streets—To the value per foot on the frontage street, add one-half of the value per foot of the side street.

On Business Streets Outside Downtown Center—To the value per foot on the frontage street, add the full value per foot of the side street. In no case, however, should a business corner be valued at less than 50 per cent of the frontage value.

If a transfer corner, where the intersecting car lines run at right angles for some distance and do not parallel each other partially or wholly, a fair basis to start on is the full value per foot of the values placed upon the four converging blocks added together. To this add such a percentage as may be suggested by length of distance traveled and population of tributary territory thereto of said lines. Local conditions, such as license district limits, population immediately around said corner, nearness of factory, church or school, affect corner values favorably or otherwise.

Perhaps as accurate results as by any method may be arrived at by estimating the value of all the corners on a given business street, in order to find the relative value of the particular one desired. Select the best corner on the street, then the next, and the next, to the least valuable corner. Get all the data possible, of sales and asking prices. Start from the ascertained facts and increase or decrease proportionately the value of the corners as they have been selected as better or less desirable than the ones from which the data has given a starting point.

In Factory Districts—To the value per square on the main frontage street, add three-eighths of the value per square foot placed upon the side street. Use square foot values only in factory districts.

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TABLE OF VALUATION OF LOTS OF DIFFERENT DEPTHS IN SAME BLOCK

A LOT 100 FEET IN DEPTH BEING THE UNIT OF VALUE

Note.—The valuations given in this publication are for lots of the prevailing depth in each block. In order to ascertain the value of lots of a greater or lesser depth, reduce to a unit of value of a lot 100 feet in depth in that block, using tables below. Then use the same tables to find value of lot of depth sought.

DEPTH OF LOT	Residence and Retail Districts, W. A. Somers' Percentages.	Factory and Warehouse Districts, Geo. C. Olcott's Percentages.	Central Business Districts, J. A. Martin's (Board of Assessors') Percentages.
10 feet	25	...	20
20 "	41	...	30
25 "	43	...	34
30 "	54	...	39
40 "	64	...	48
50 "	72.5	...	57
60 "	79.5	...	66
70 "	86	...	75
80 "	91	...	84
90 "	96	...	92
100 "	100	100	100
110 "	104	108	108
120 "	107	114	116
125 "	108	116	119
130 "	110	120	123
140 "	113	126	130
150 "	115	130	137
160 "	117	134	144
170 "	118	136	151
180 "	120	140	158
190 "	121	142	164
200 "	122	144	170
225 "	125	150	...
250 "	127	154	...
275 "	130	160	...
300 "	133	166	...
350 "	136	172	...
400 "	140	180	...

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	Per Cubic Foot.
Office Buildings, fireproof, first class.....	40 to 50 cents
Office Buildings, fireproof, second class.....	30 to 40 cents
Mercantile Buildings, fireproof, first class.....	15 to 23 cents
Manufacturing and Storage, fireproof, first class.....	14 to 18 cents
Apartment Buildings, fireproof, first class.....	30 to 60 cents
Apartment Buildings, not fireproof, first class.....	12 to 17 cents
Manufacturing or Warehouse, mill construction, of 5,000 sq. ft. floor space.....	8 to 14 cents
Factory Buildings, ordinary construction, according to floor space...	7 to 12 cents
Residences, first class.....	30 to 60 cents
Residences, ordinary.....	10 to 17 cents
Residences, two or three-story frame, stone foundation.....	10 to 17 cents
Stores or Brick-Front Buildings, ordinary.....	9 to 18 cents
Flat Buildings, ordinary, brick.....	10 to 17 cents
Flat Buildings, two or three-story frame.....	8 to 12 cents
Cottages, brick or stone foundation.....	8 to 14 cents
Cottages, one-story frame, on posts.....	7 to 9 cents

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EXPLANATORY.

This book is designed by means of valuation maps to enable one to determine the approximate values of lots in each block of the city, together with those of adjoining suburbs. For this purpose the price per front foot in each block is given, for inside lots of the prevailing depth in the block under consideration. Corner valuations are not given save in the case of those of exceptional value. The territory covered embraces all of Chicago except a small portion on the south, mostly acre property and a very small and sparsely settled district on the northwest. The suburbs covered are: Wilmette, Evanston, Oak Park, Berwyn, Cicero, Clyde, Morton Park, Hawthorne, and Morgan Park.

The figures on the maps on the following pages are approximate and are designed to express as near as may be, an impartial estimate of values as evidenced by sales, bids and asking prices, together with the opinions of real estate men. Before revising each year, the territory is traveled over, local dealers interviewed and the data of sales, leases, etc., in the files of the office consulted. In this manner a consensus of opinion is obtained. It is aimed to give a careful, conservative estimate of values, based upon actual transactions which reflect a general market and not a special bargain.

Railroad and dock property are quoted by the square foot; unsubdivided lands by the acre. Valuations are intended to express the price for lots of prevailing size. Large holdings in a manufacturing district command a higher price than the same property if divided into small holdings, but if they are the exception the prices are not based upon such larger properties. The unit of size for manufacturing purposes is about 10,000 square feet.

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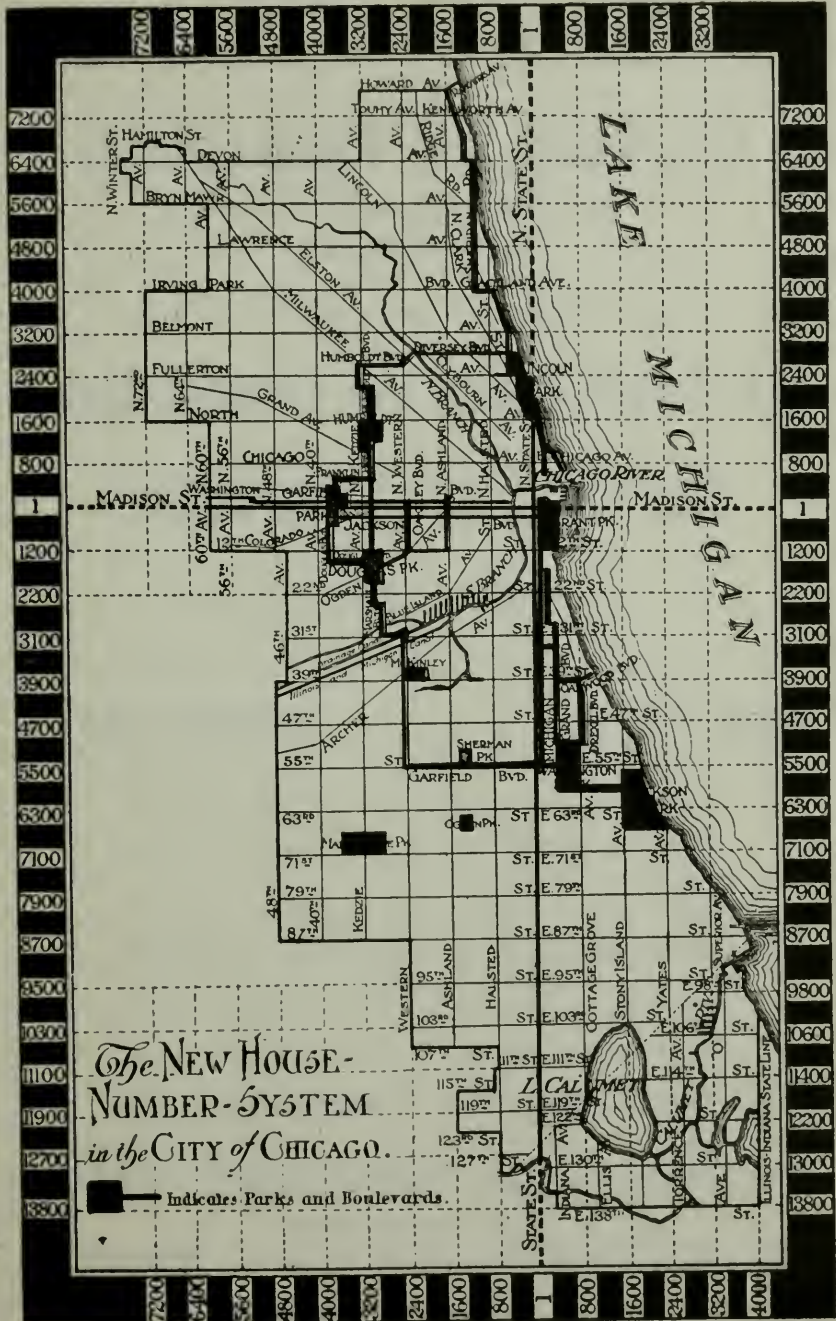
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- 3500 LeMoyné St., N. W. Cor. of St. Louis Ave., 2 flat brick building, steam heat.
- 414 E. Fortieth St., next house east of Grand Boul., 3 story brick Bldg.
- 9638 Eggleston Ave., next south of 96th Place, 2 story building.
- 3726, 3728 and 3730 Ellis Ave., north of 39th St., 2 story brick Bldgs.
- Also vacant lots on Central Ave. near 83rd St., Monticello Ave. near LeMoyné St., Ridgway Ave. N. W. Cor. of Avondale Ave., 24th St. S. W. Cor. of S. 56th Ct., and on 109th Pl. near the N. E. Cor. of S. Loomis St.

DR. N. J. SMEDLEY, 3730 Ellis Avenue

B. M. Winston

W. R. Odell

Winston & Co.

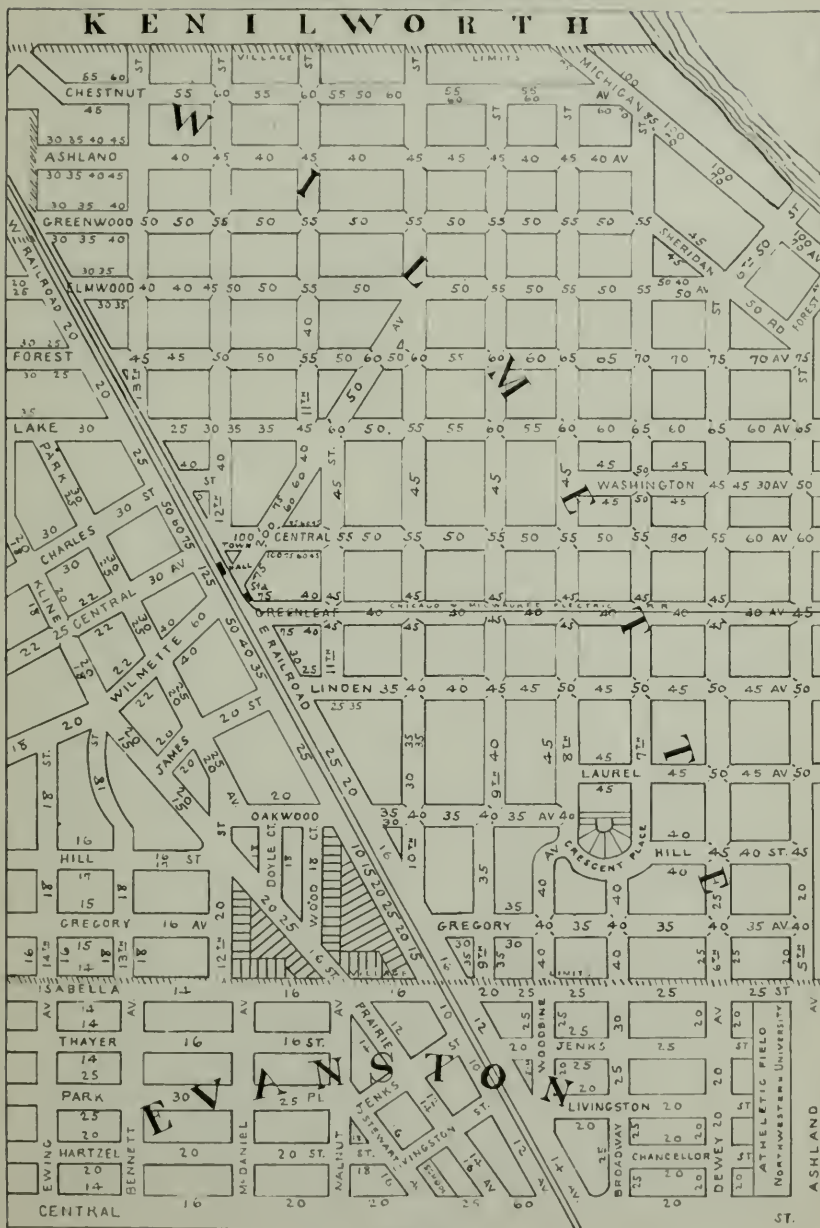
First National Bank Building
CHICAGO

Real Estate
Renting
Loans
Insurance

Telephones: Central 4204

Automatic 42-421

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WARD T. HUSTON

Headquarters for

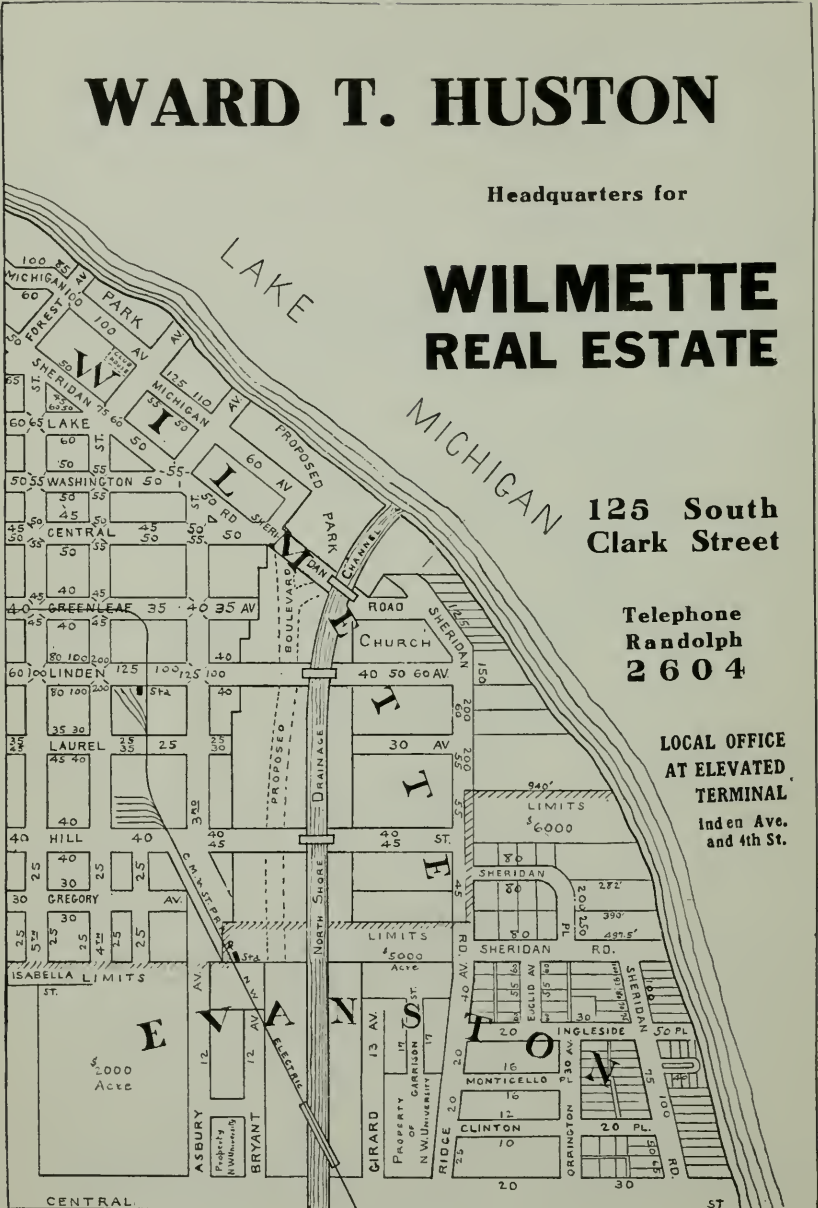
WILMETTE REAL ESTATE

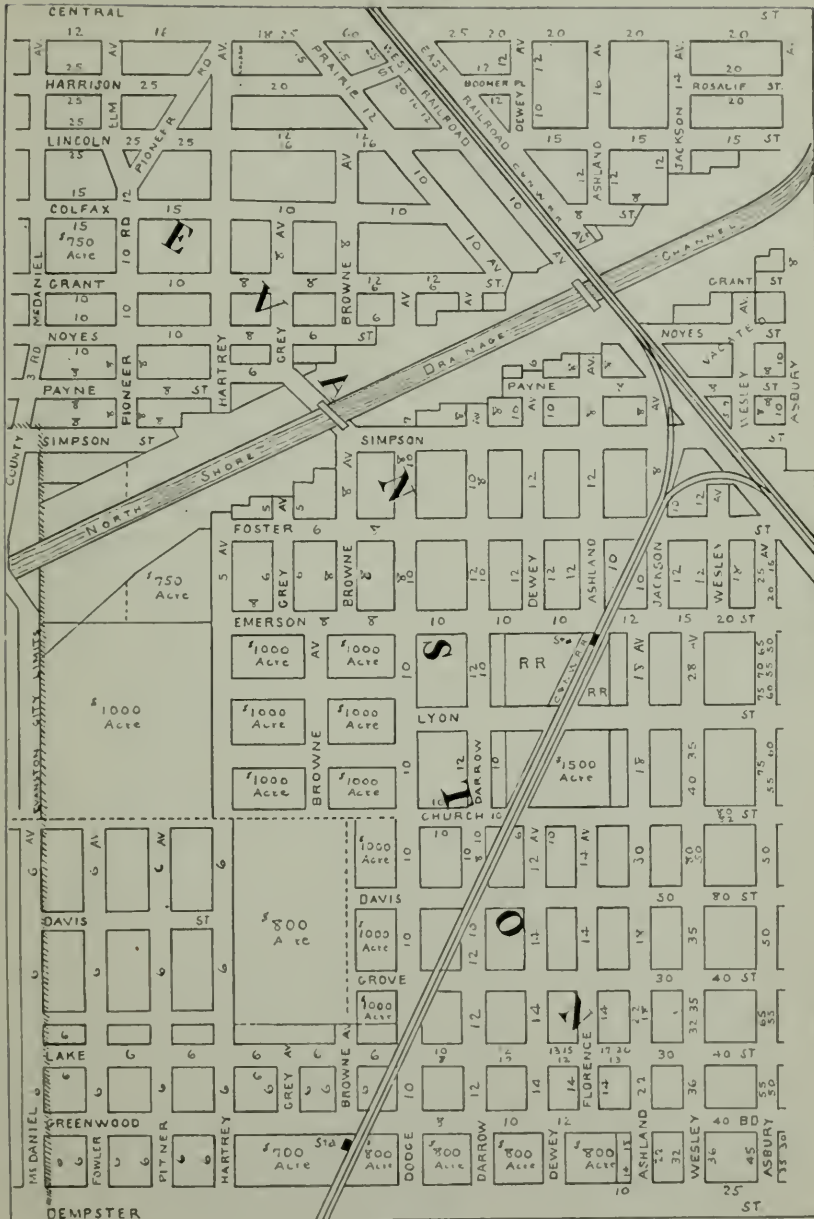
125 South
Clark Street

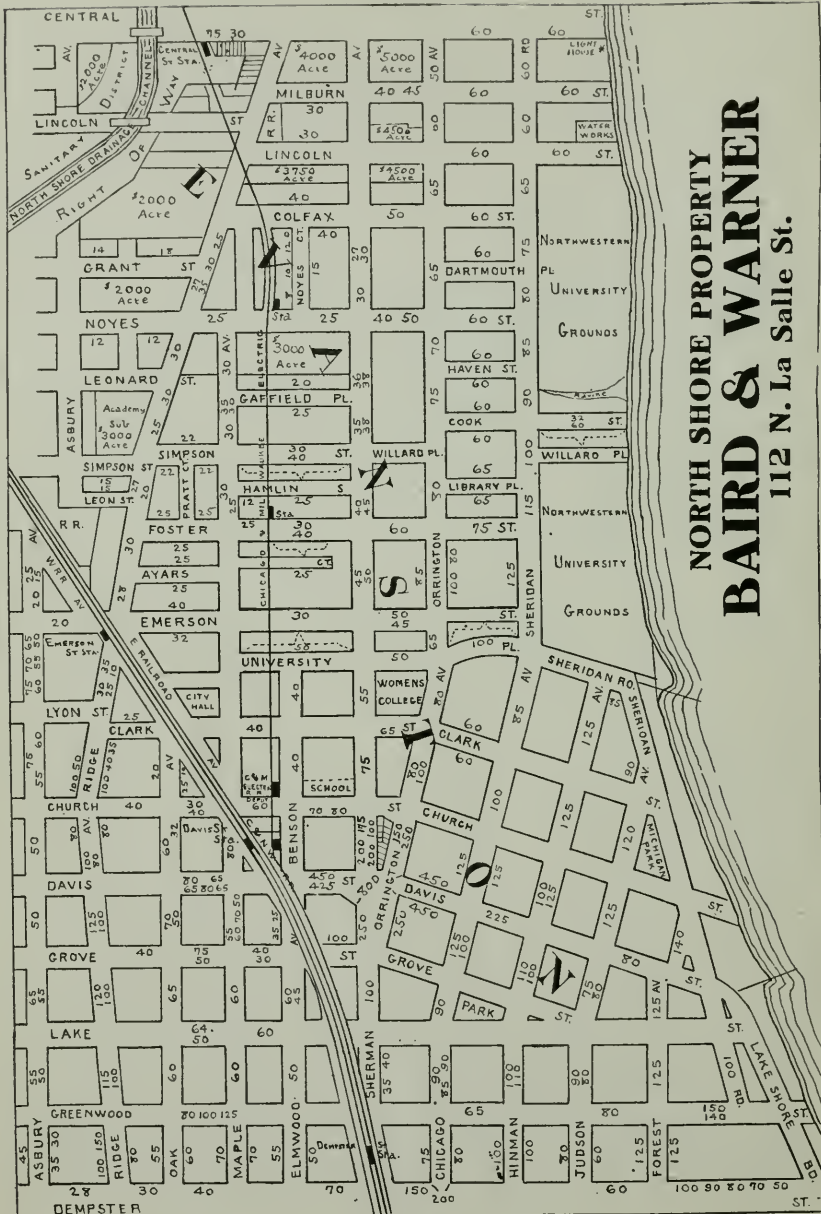
Telephone
Randolph
2 6 0 4

LOCAL OFFICE
AT ELEVATED
TERMINAL
Inden Ave.
and 4th St.

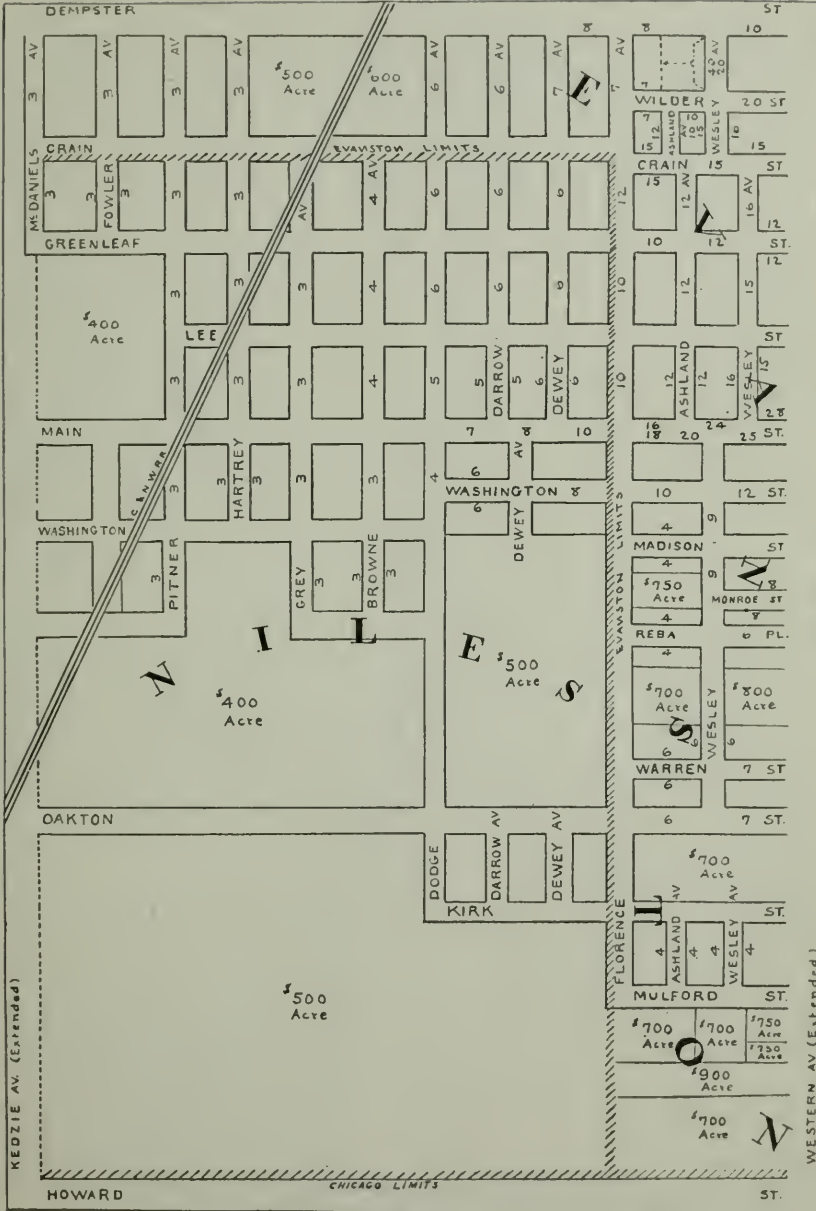
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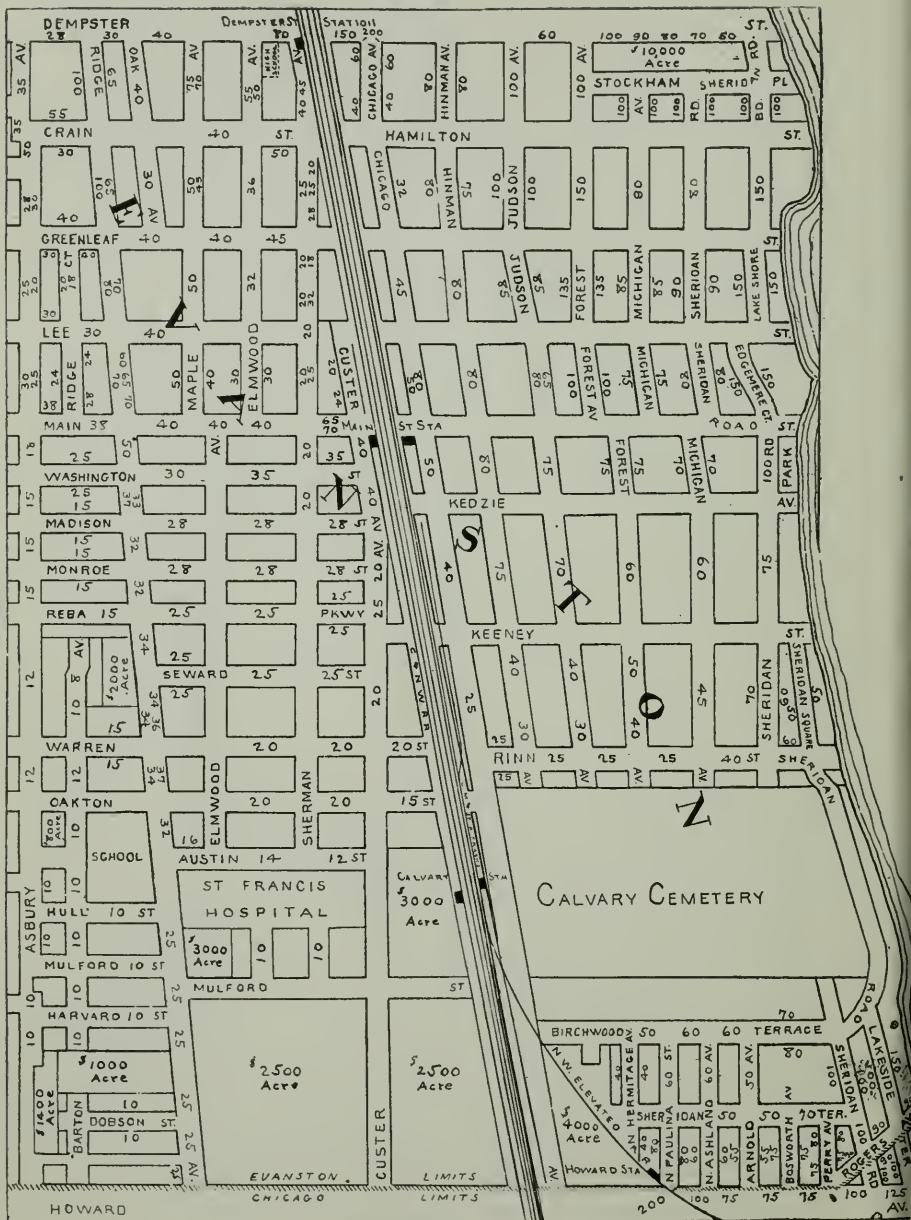


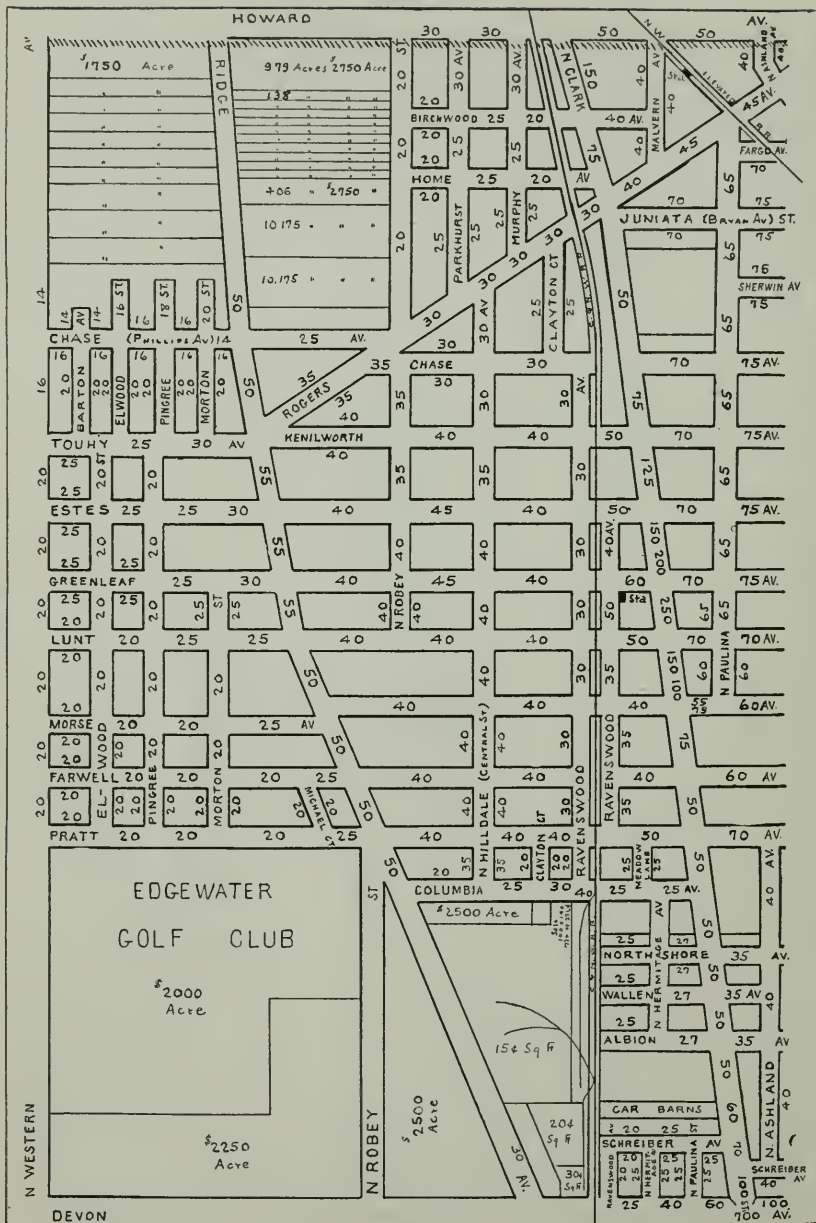




NORTH SHORE PROPERTY
BAIRD & WARNER
 112 N. La Salle St.







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JAMES W. HEDENBERG

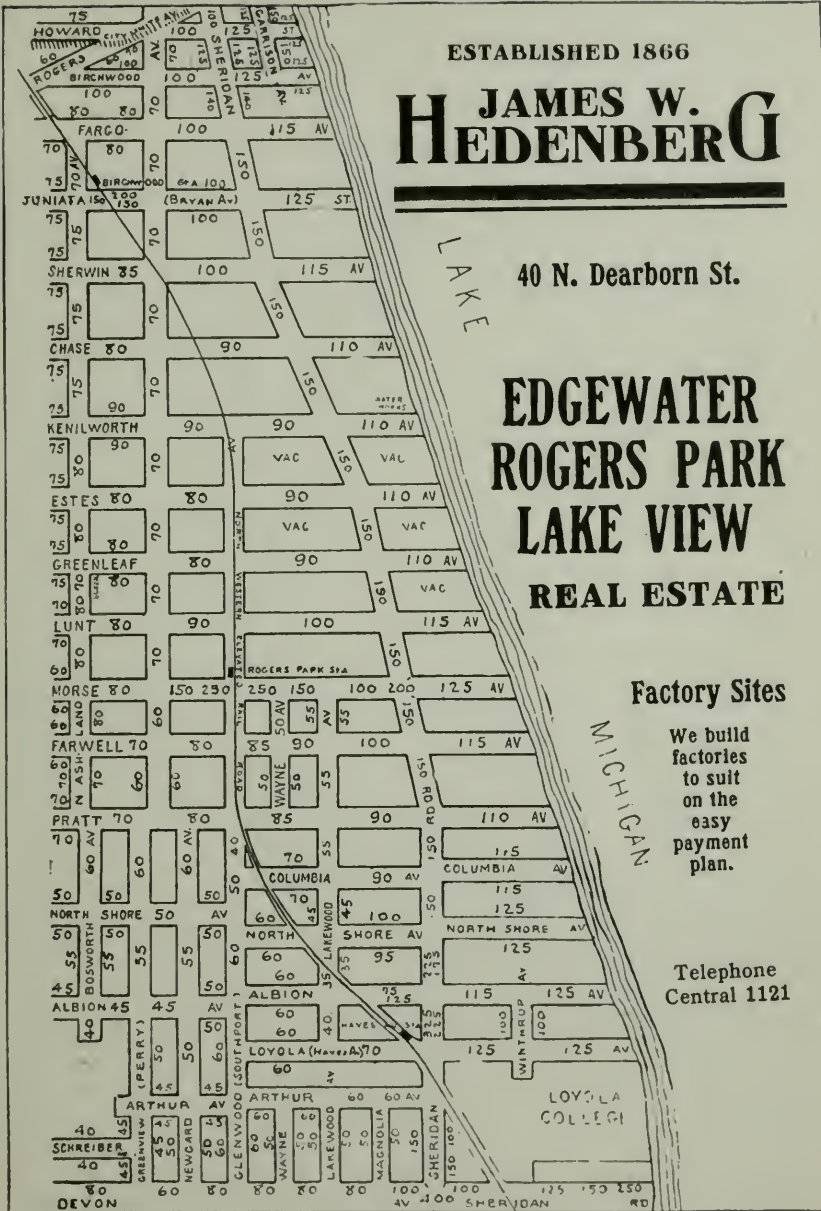
40 N. Dearborn St.

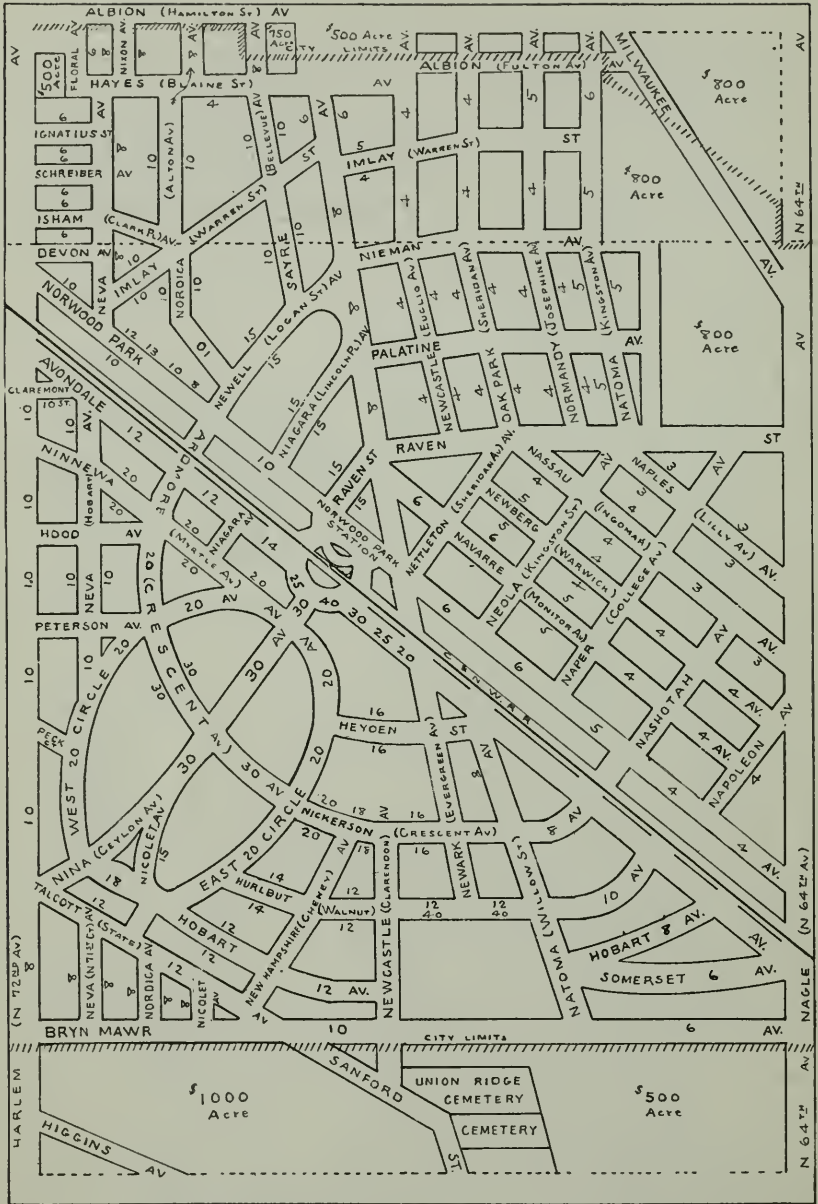
EDGEWATER ROGERS PARK LAKE VIEW REAL ESTATE

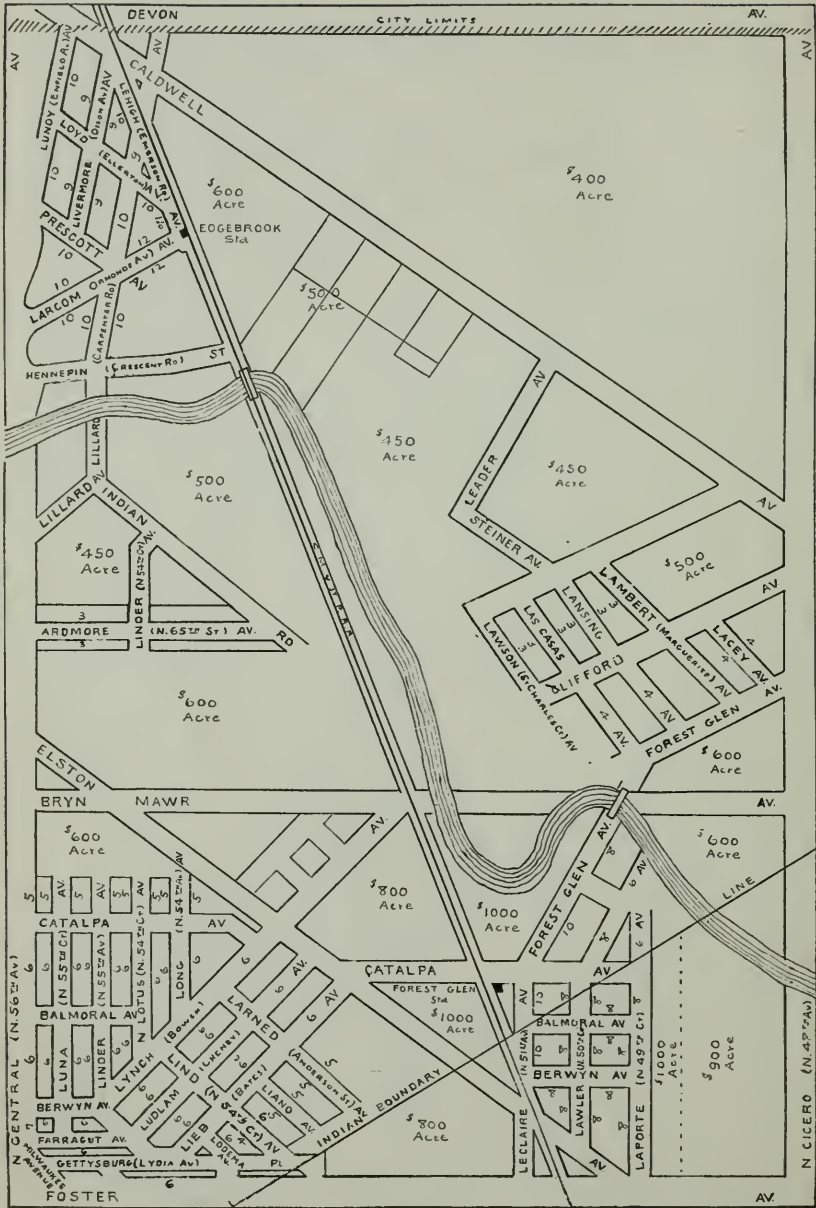
Factory Sites

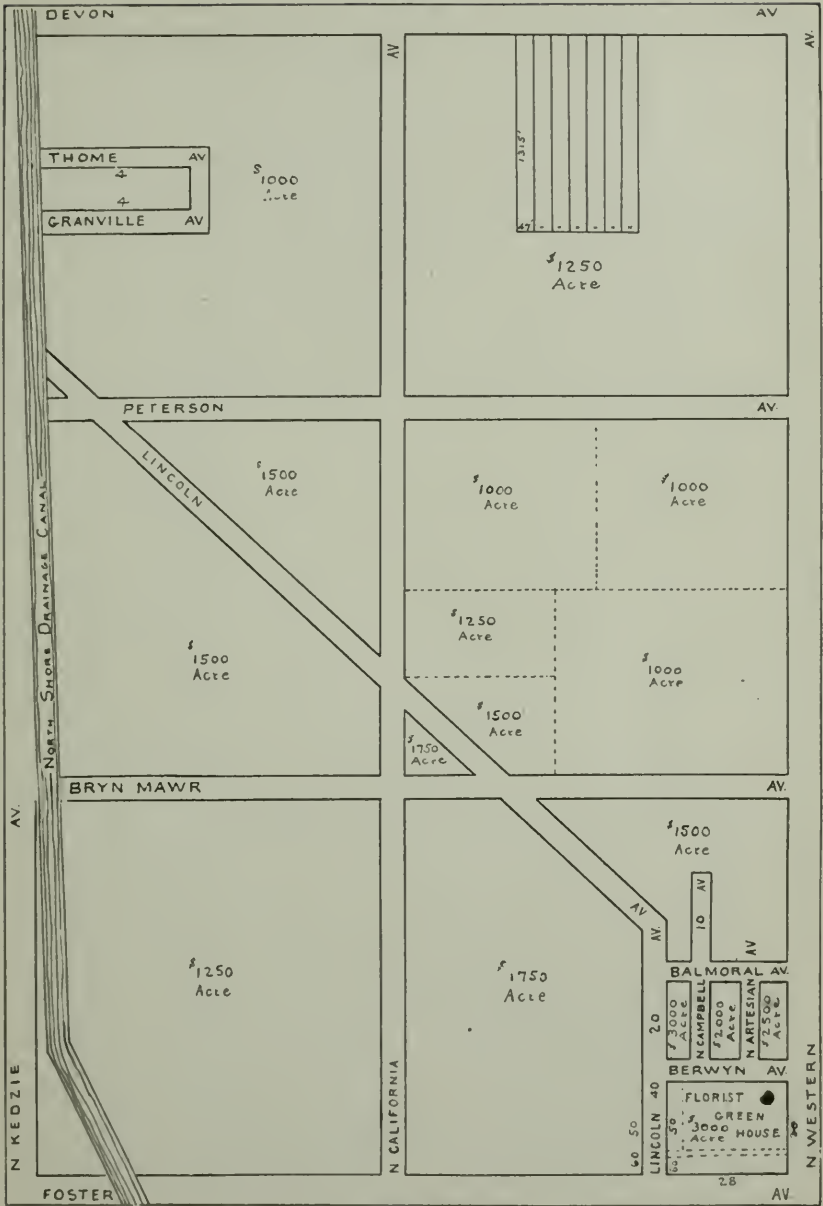
We build
factories
to suit
on the
easy
payment
plan.

Telephone
Central 1121

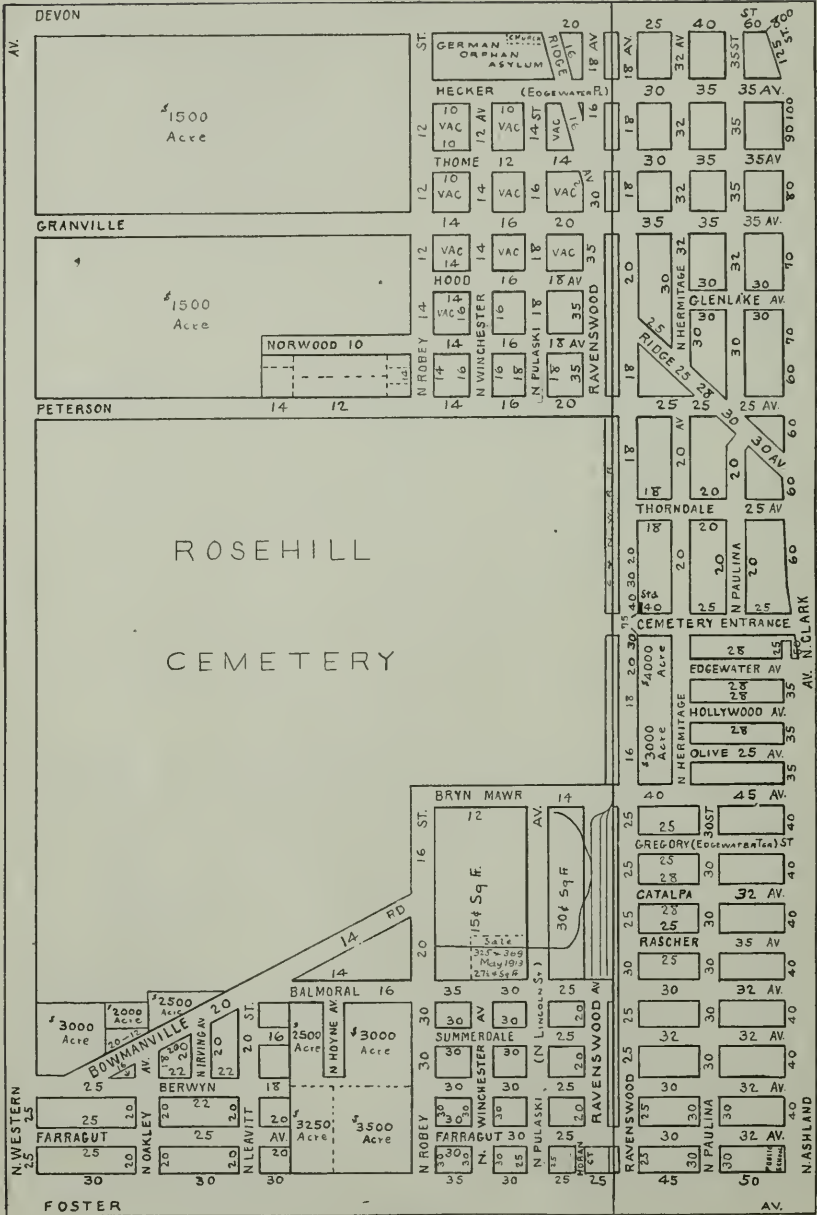


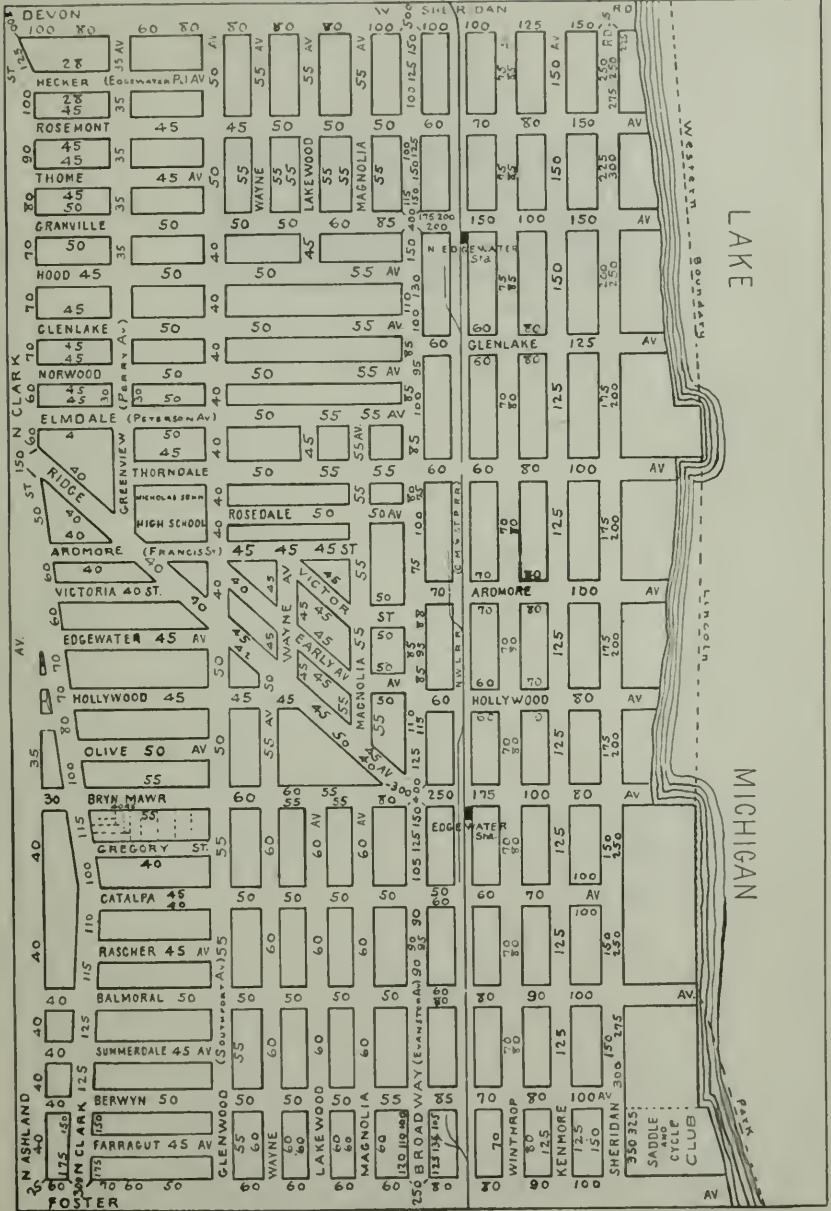


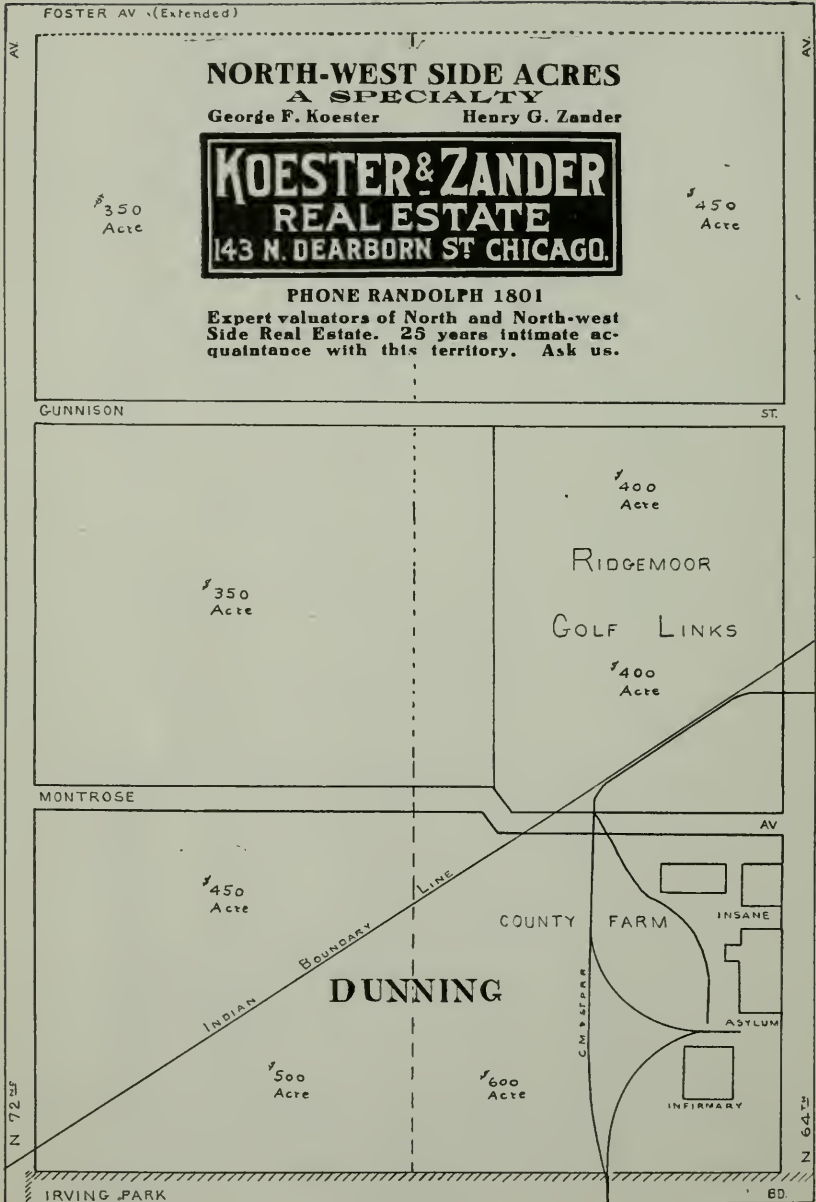


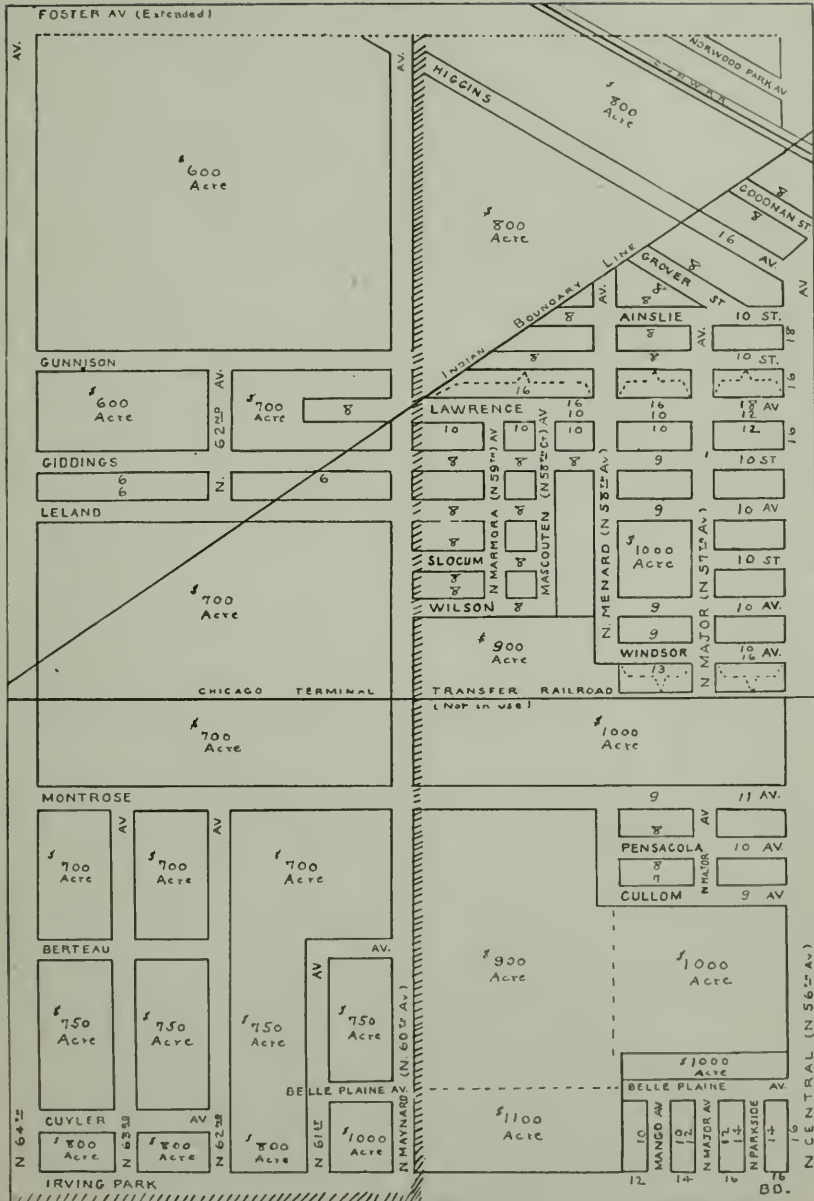


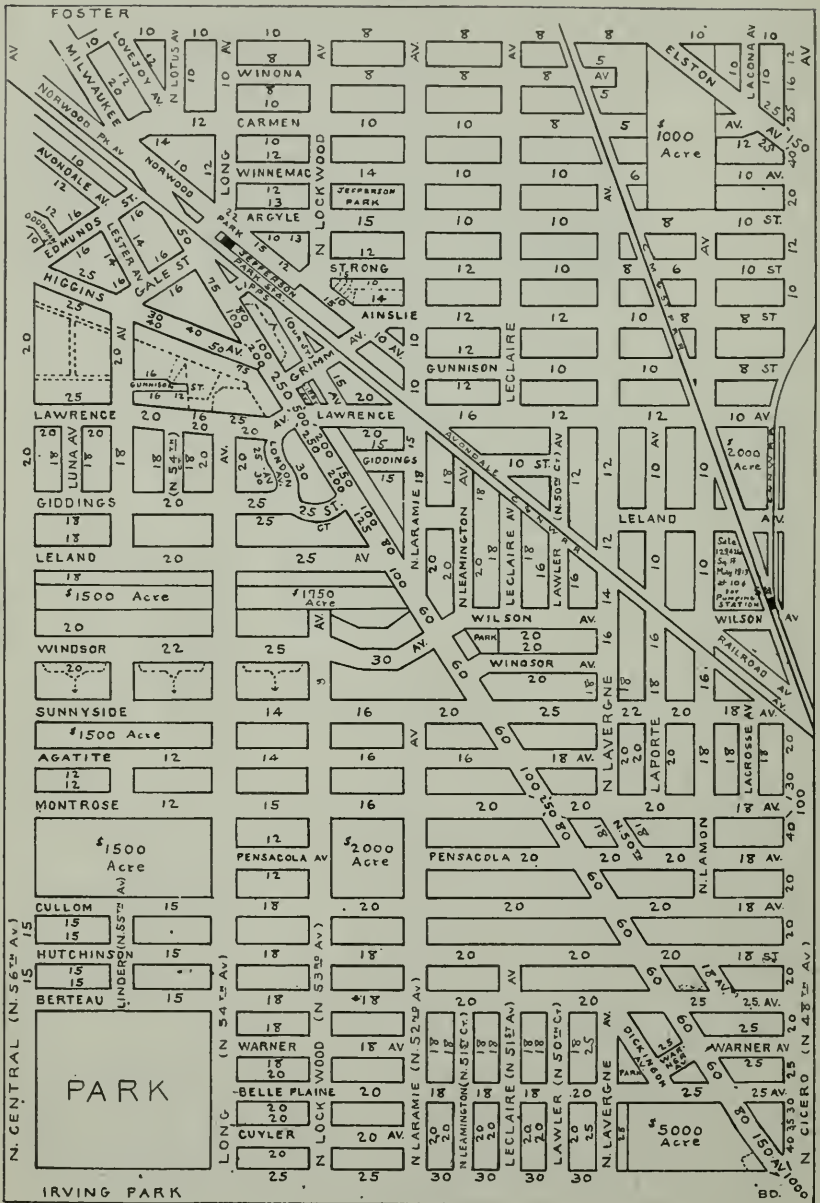
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LONG (N. 54th AV.)

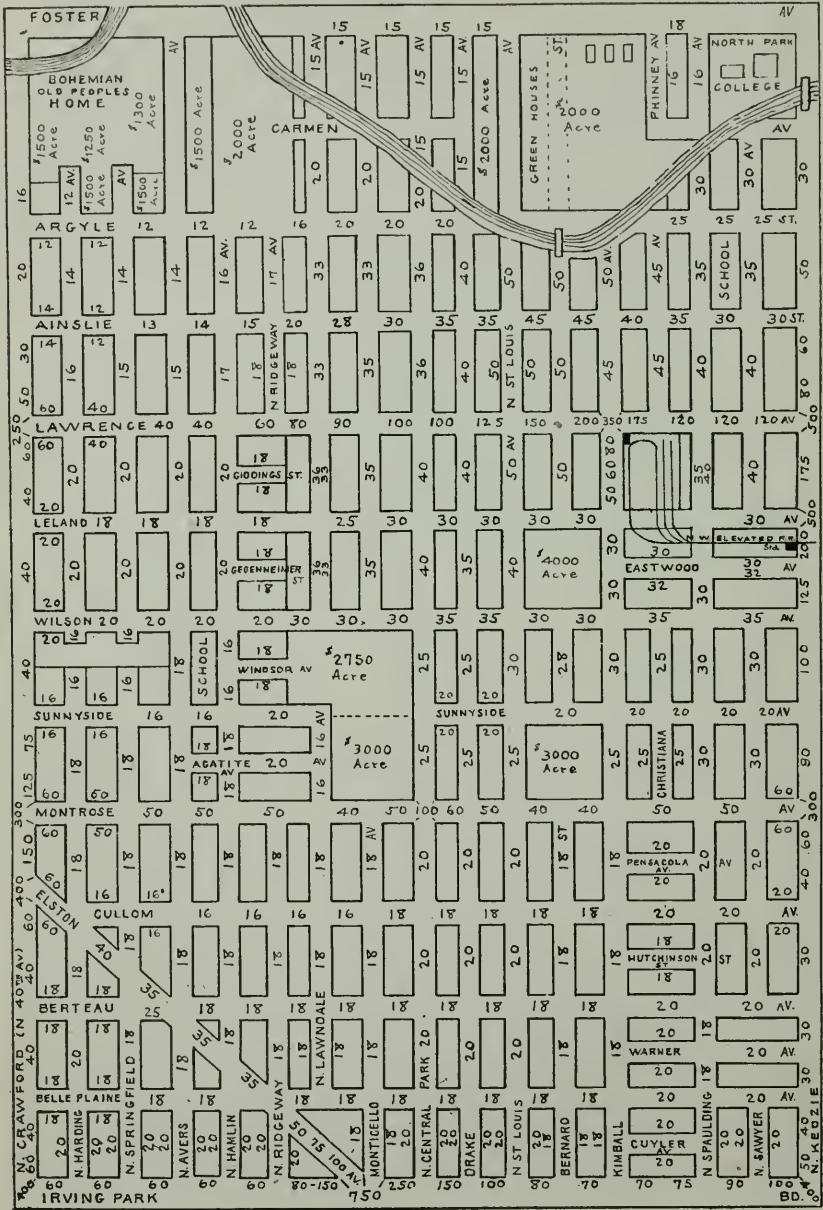
N. LOCKEWOOD (N. 53rd AV.)

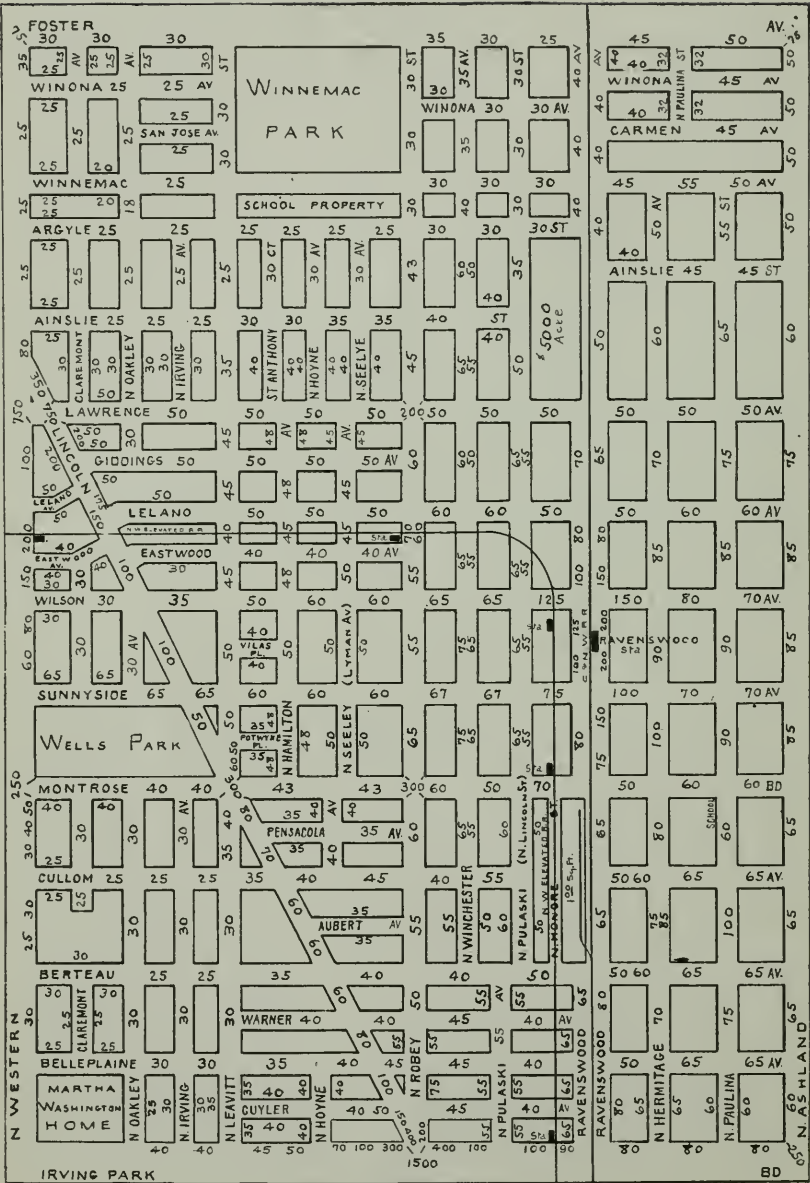
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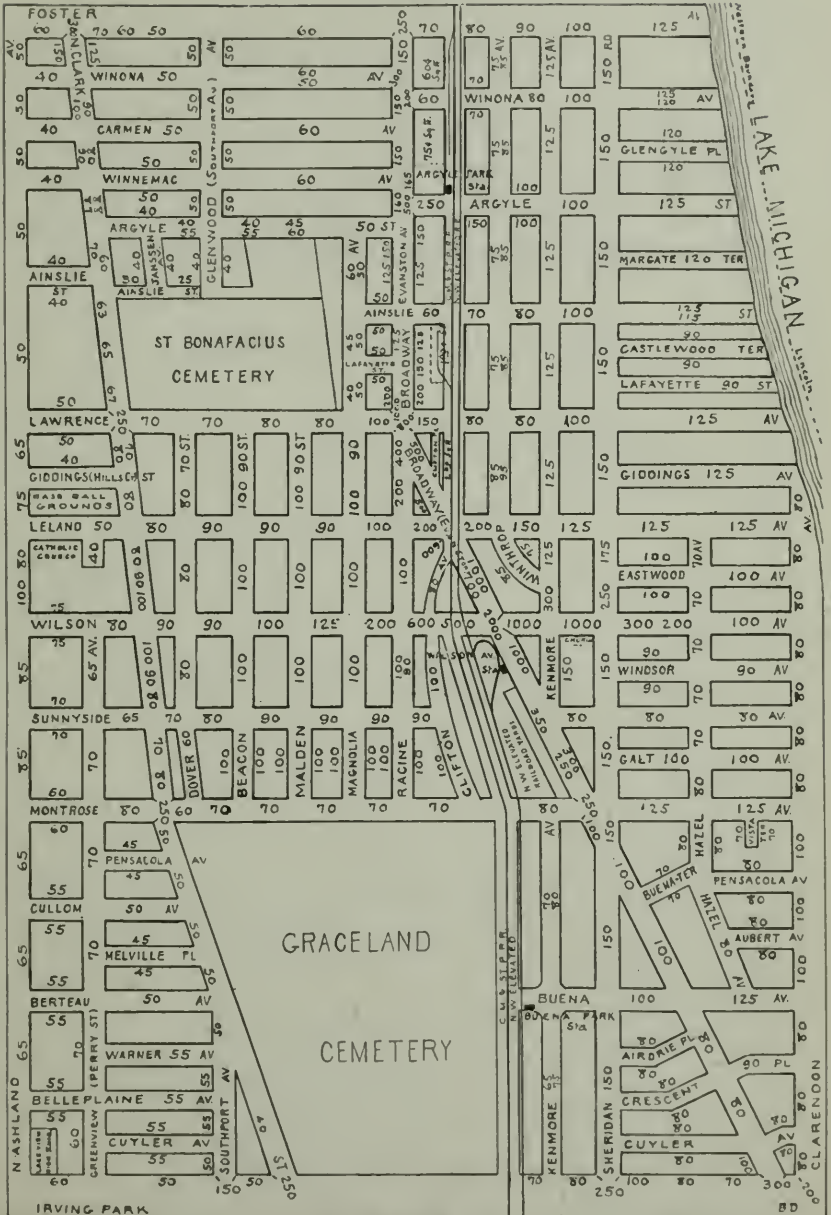
N. CICERO (N. 48th AV.)

PARK

IRVING PARK







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40 N. Dearborn Street

EDGEWATER ROGERS PARK LAKE VIEW REAL ESTATE

Telephone Central 1121

**Factory Sites River and Rail
Build Factories to Suit, Lease or Sell
Buy, Sell and Manage Property
on Commission**

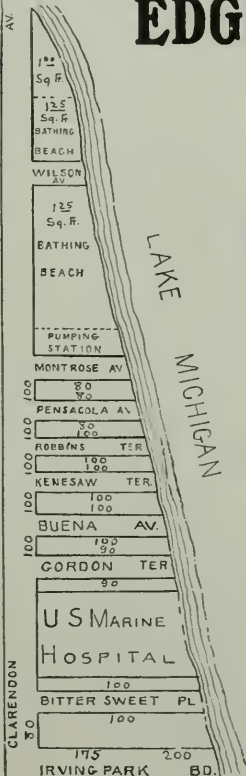
BRANCH OFFICES

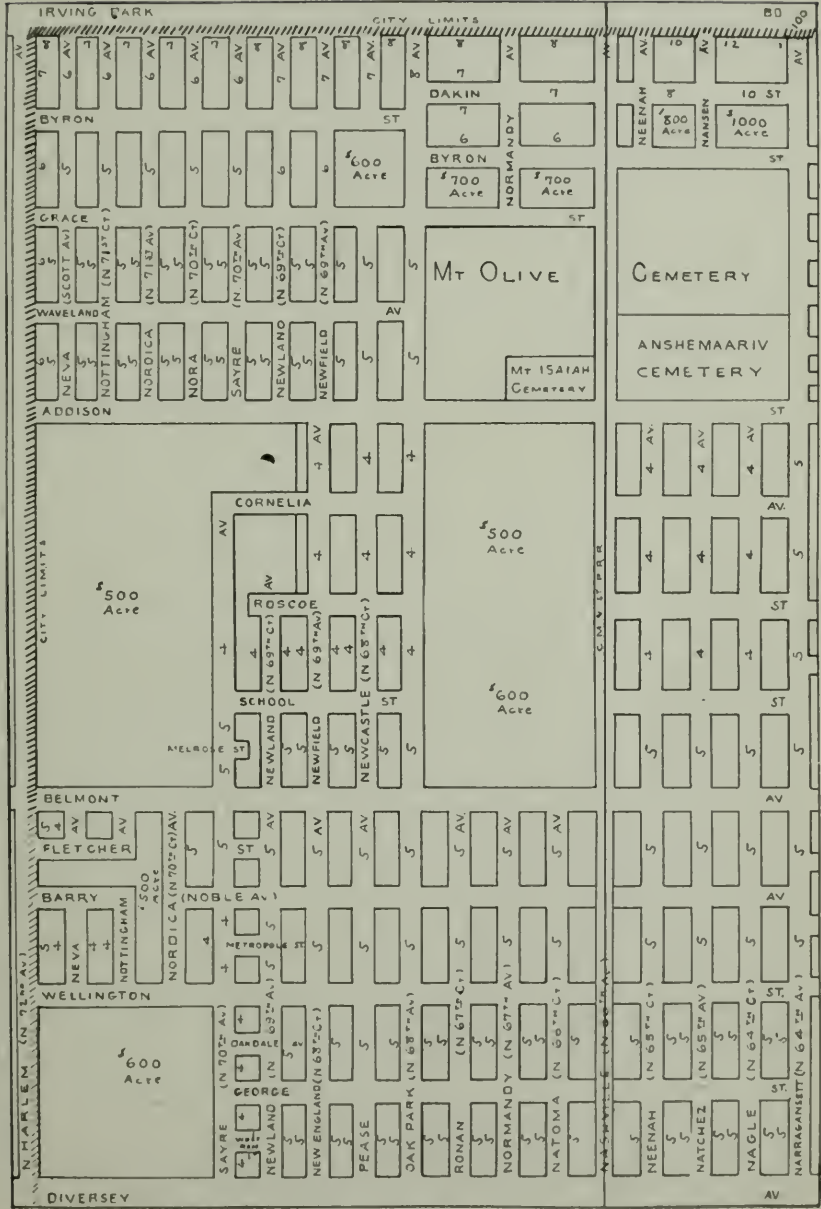
Bryn Mawr and Southport Avenues
Phone Edgewater 5593

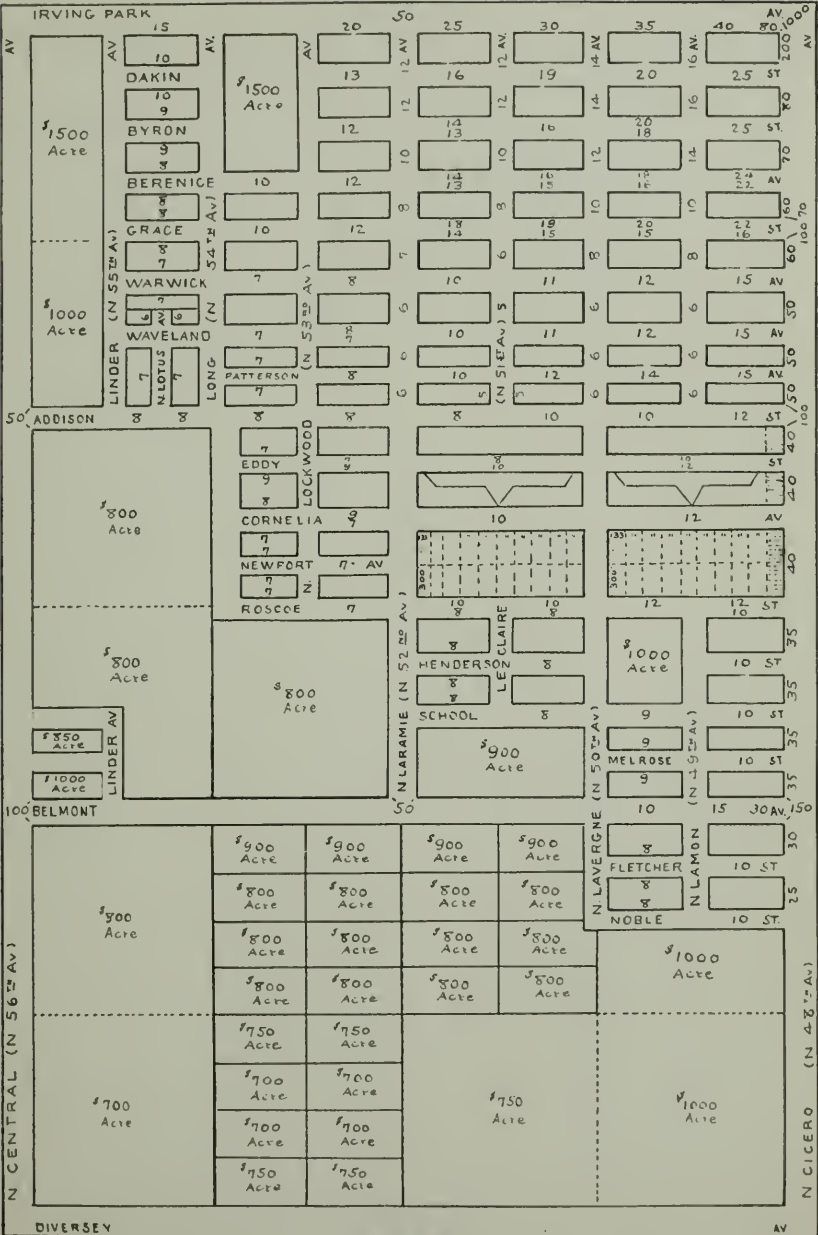
Evanston and Thorndale Avenues
Phone Edgewater 2571

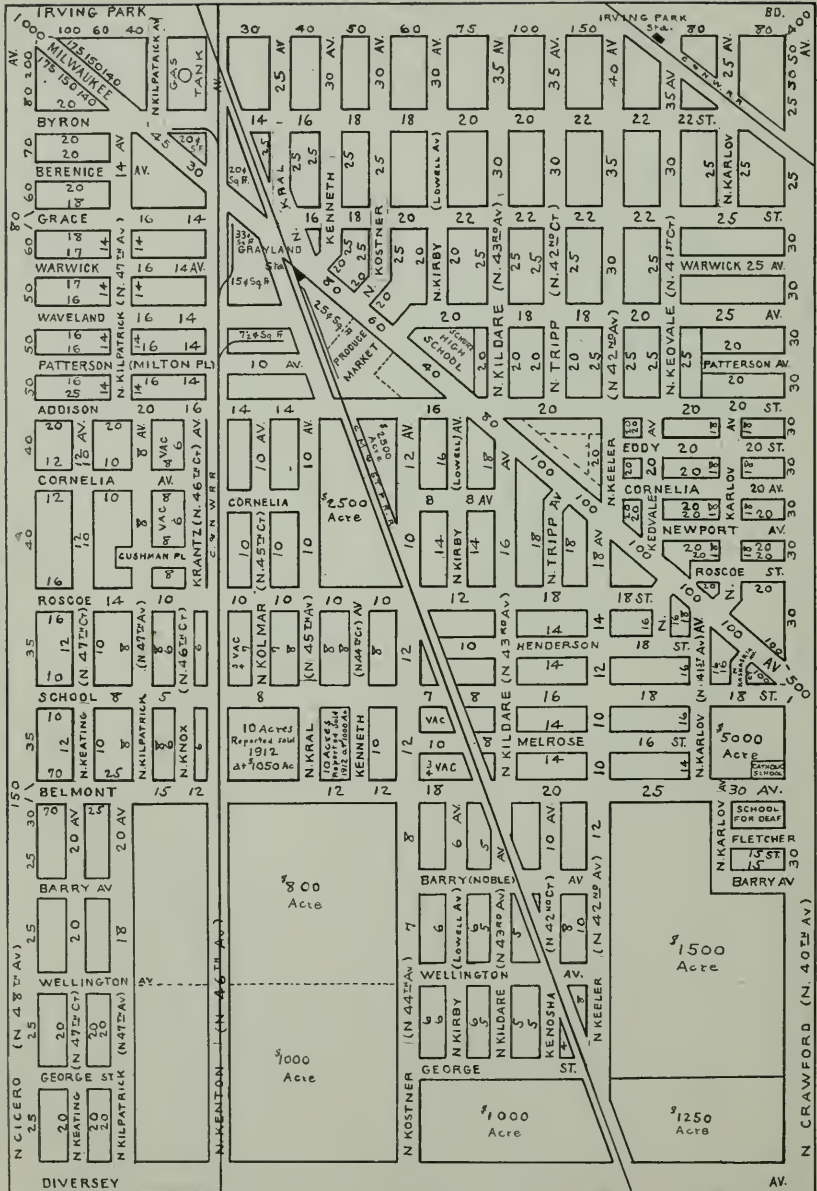
Lawrence Avenue and Robey Street
Phone Edgewater 599

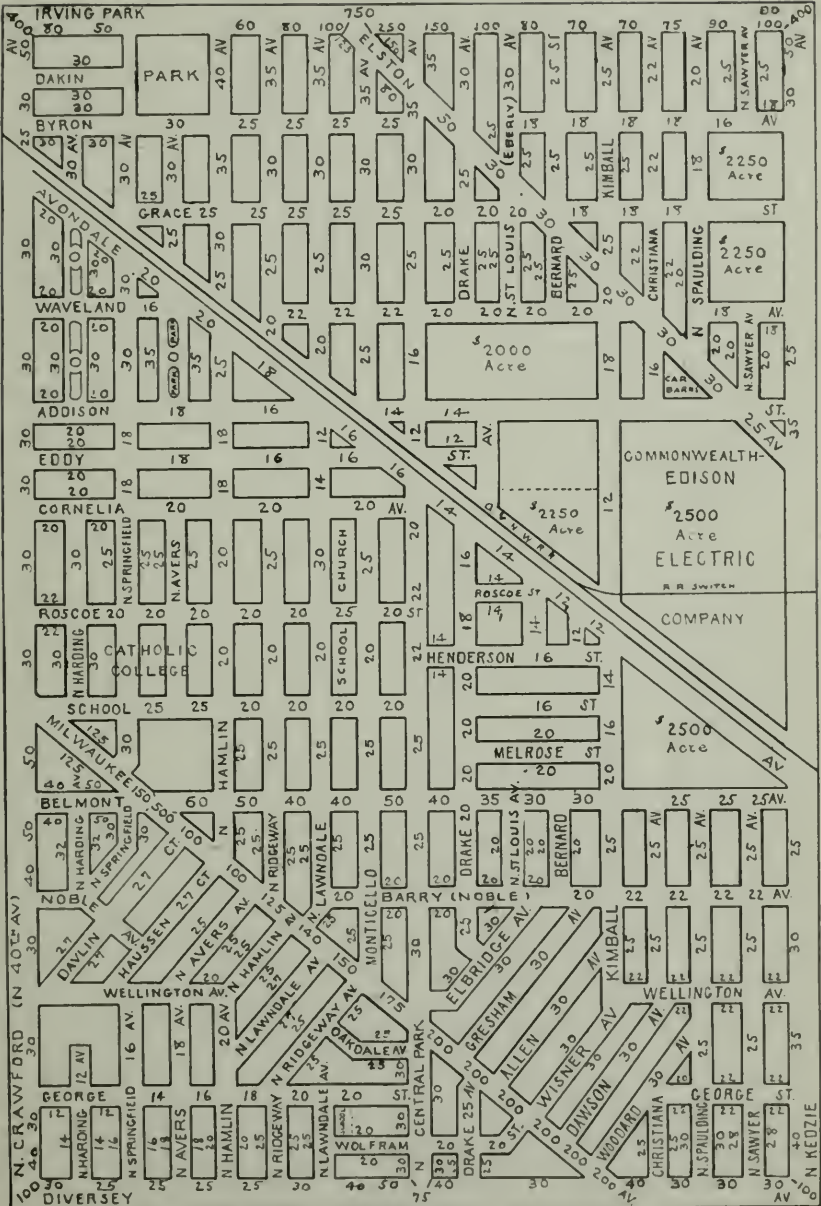
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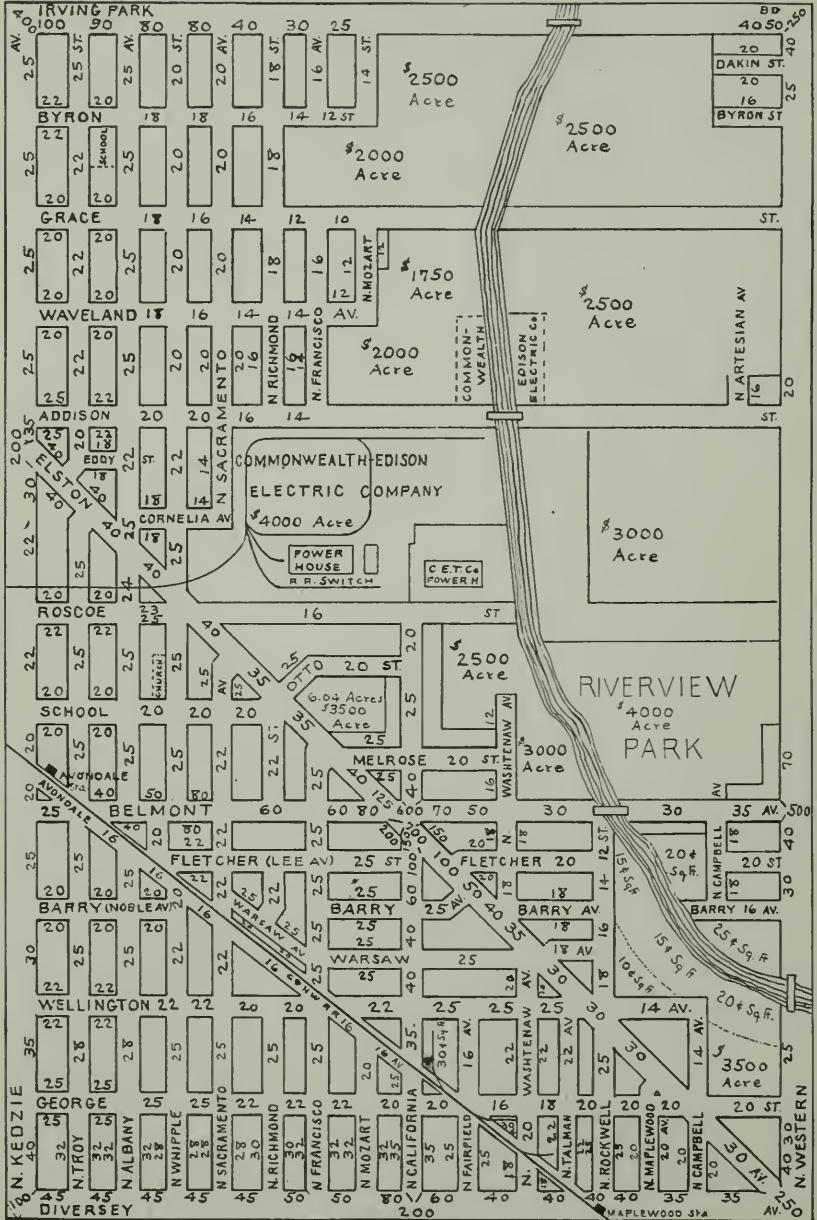


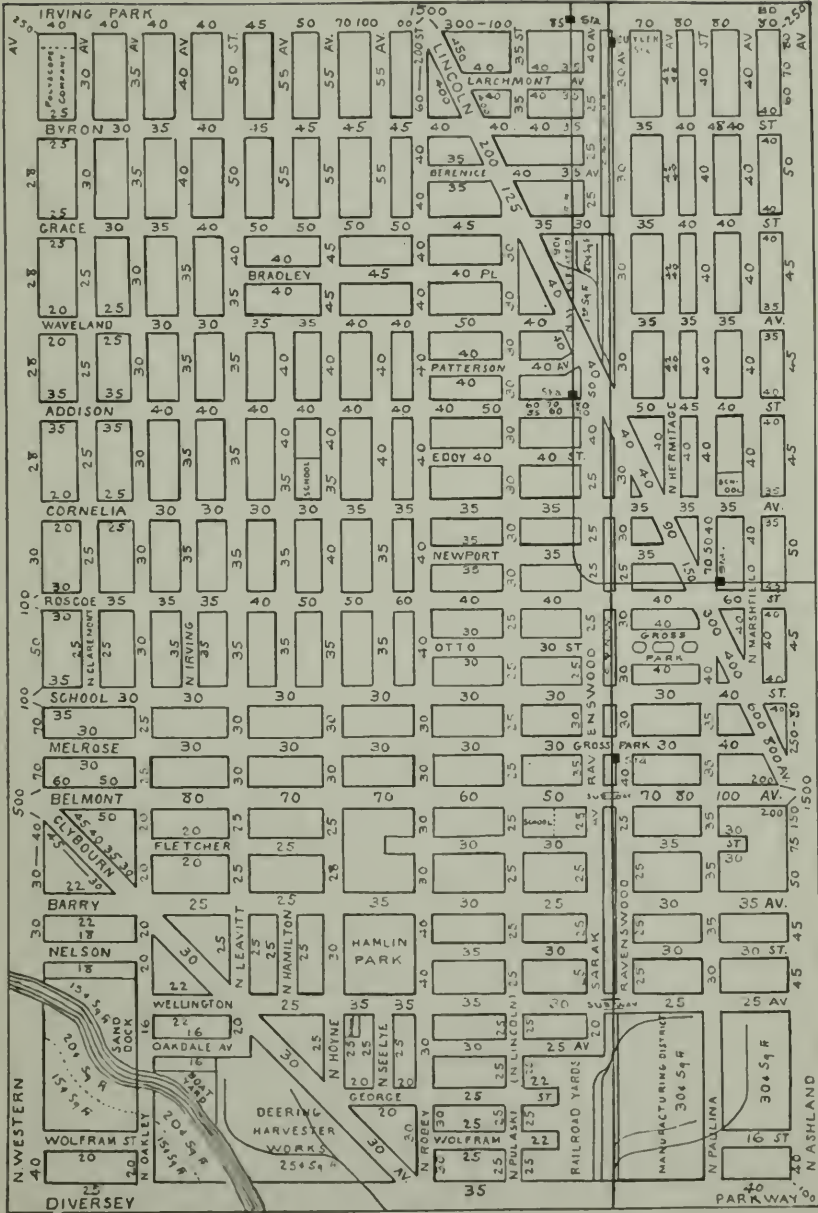












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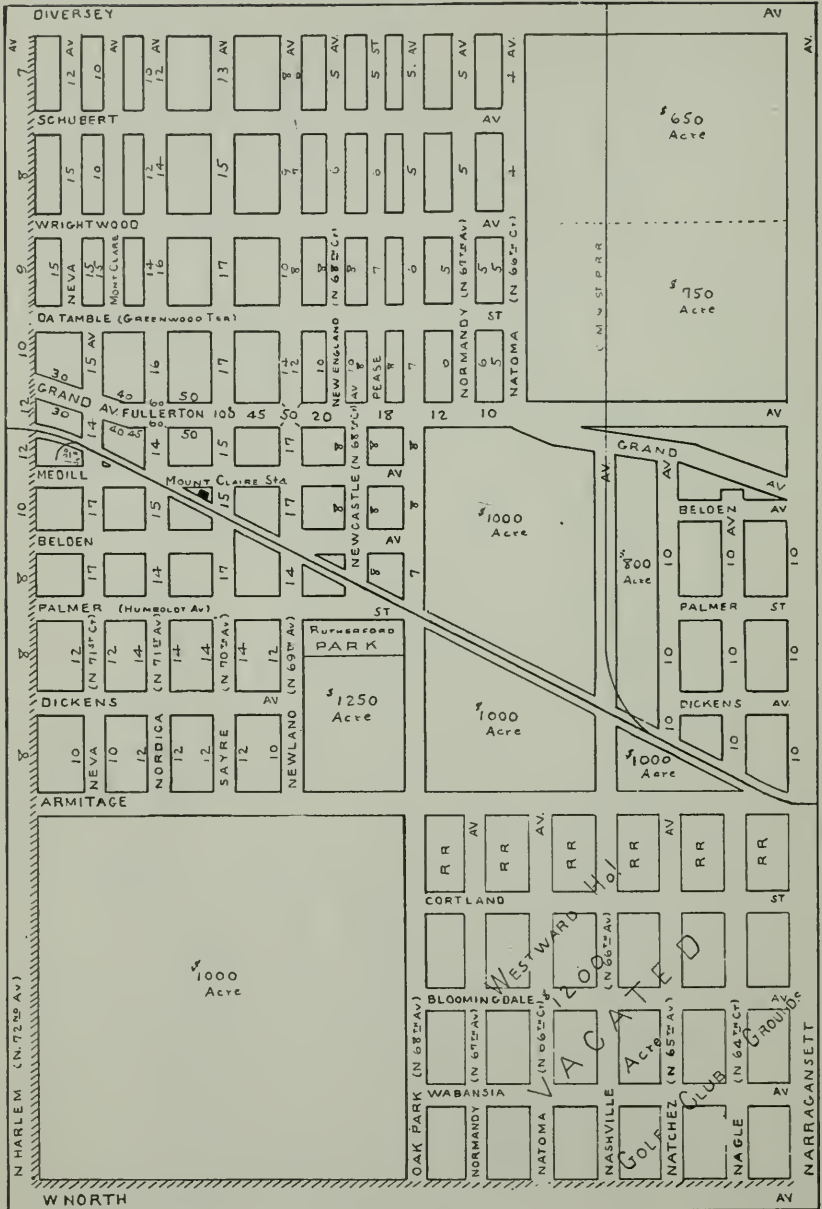
Edgewater Rogers Park Lake View Real Estate

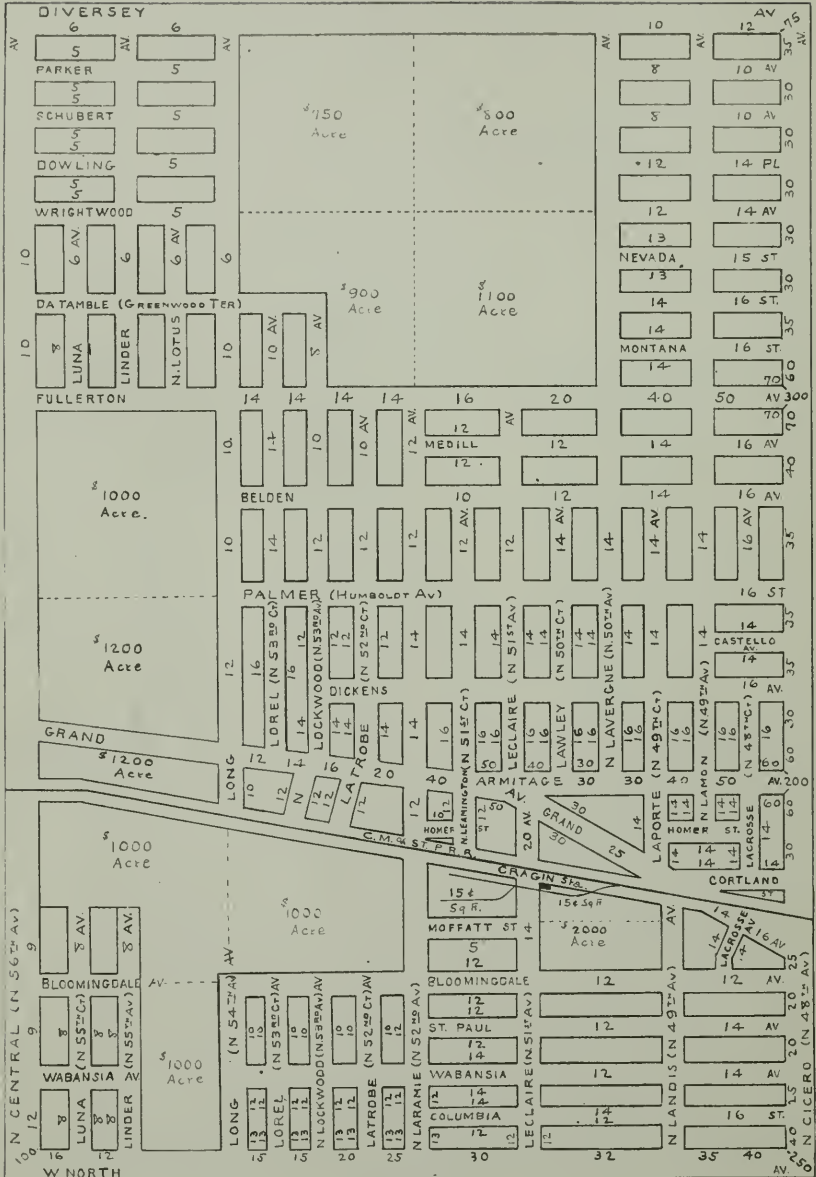
Factory
Sites

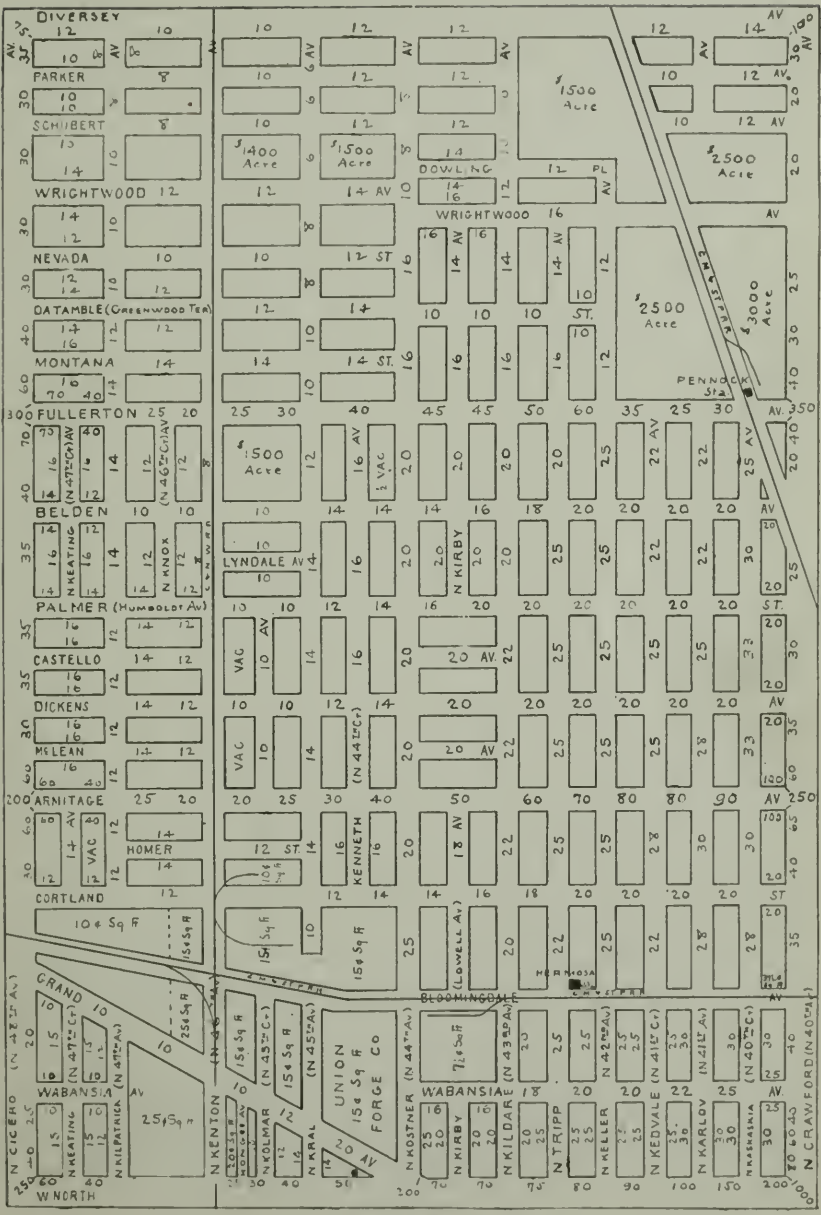
We build
Factories to
Suit on Easy
Payment
Plan

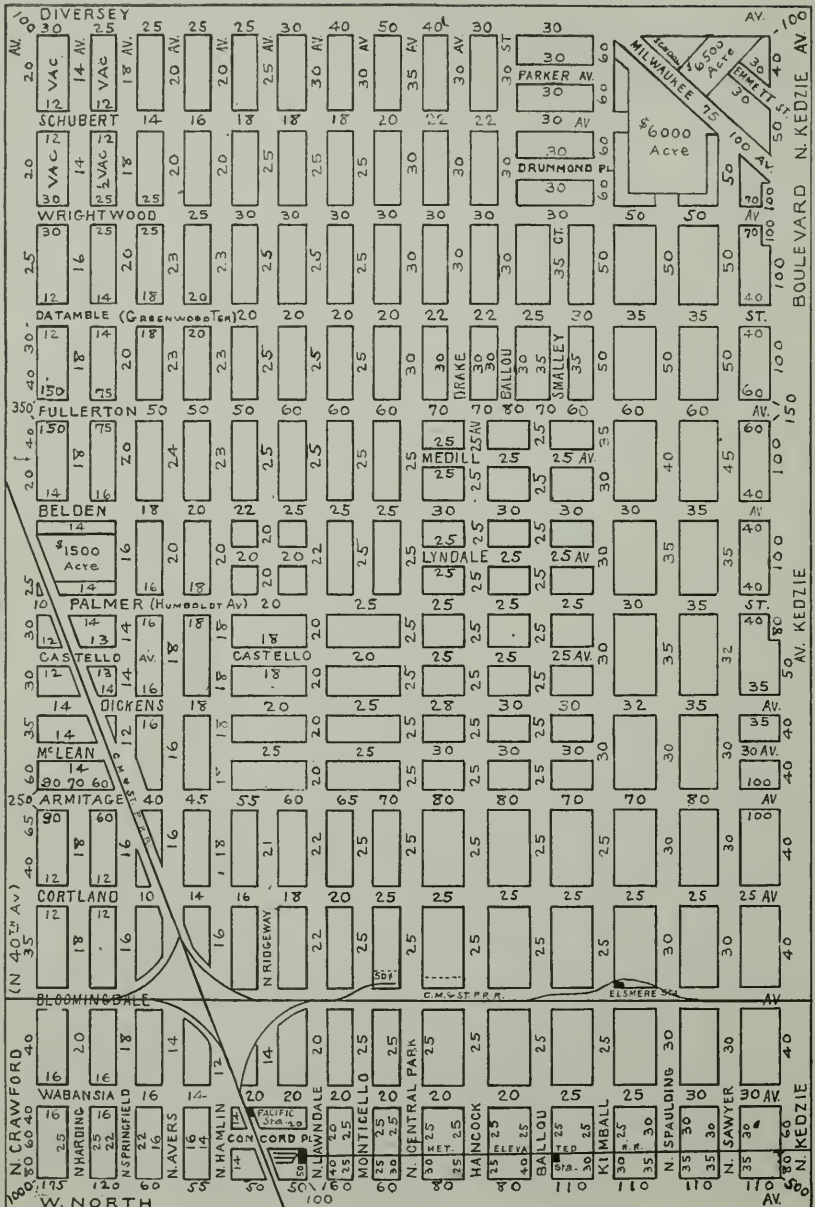
TELEPHONE:
Central 1121

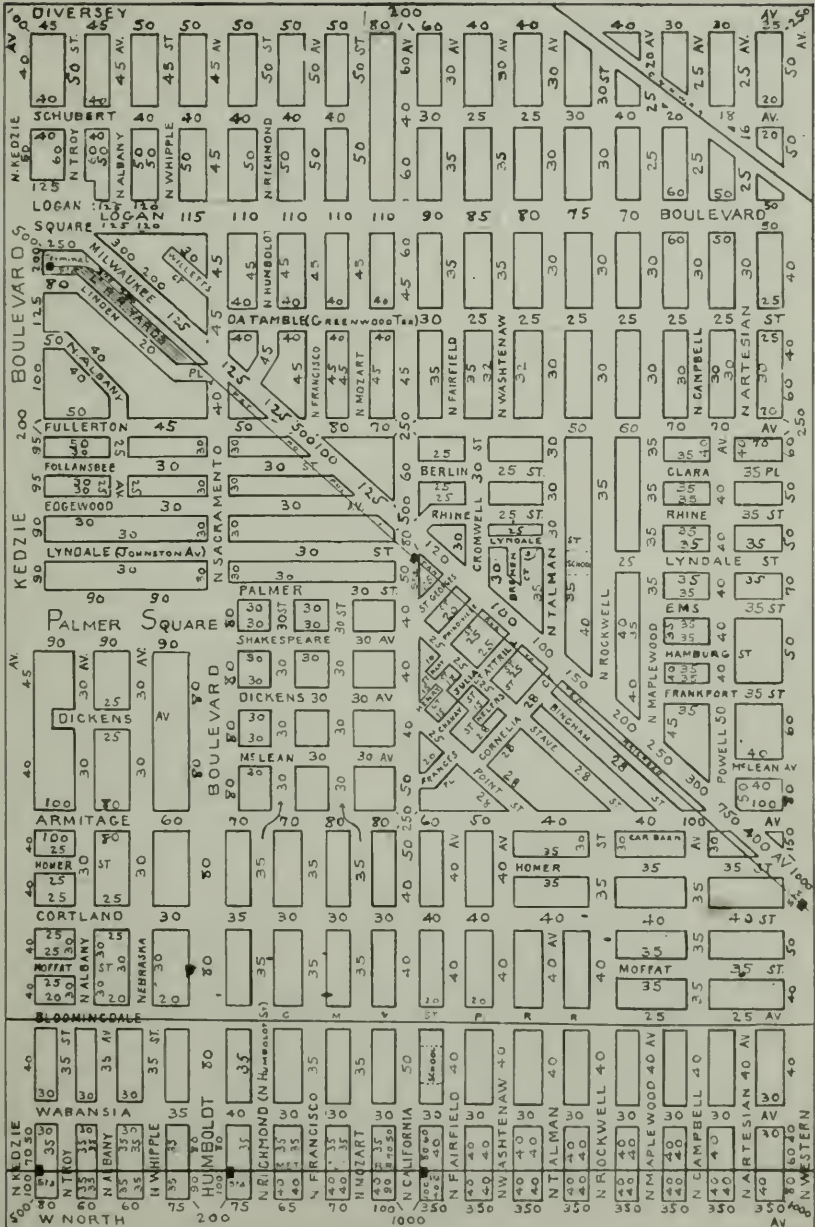


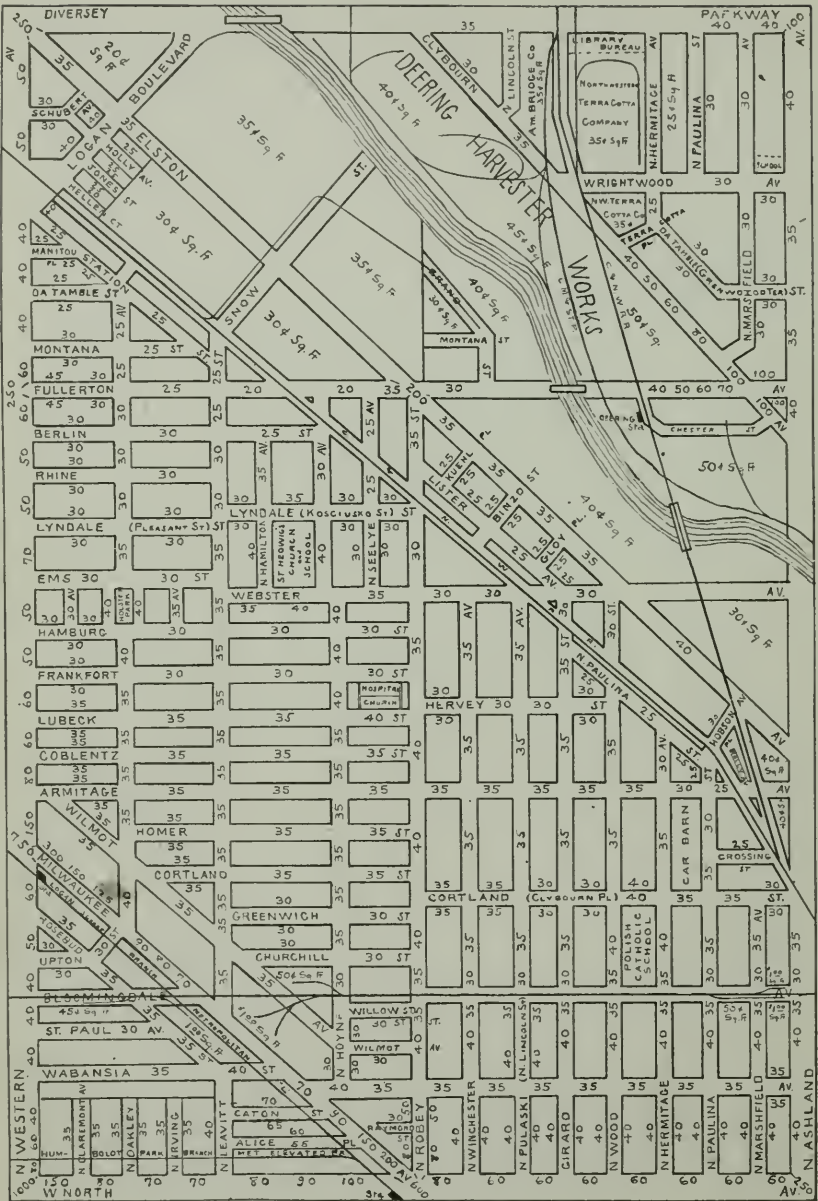


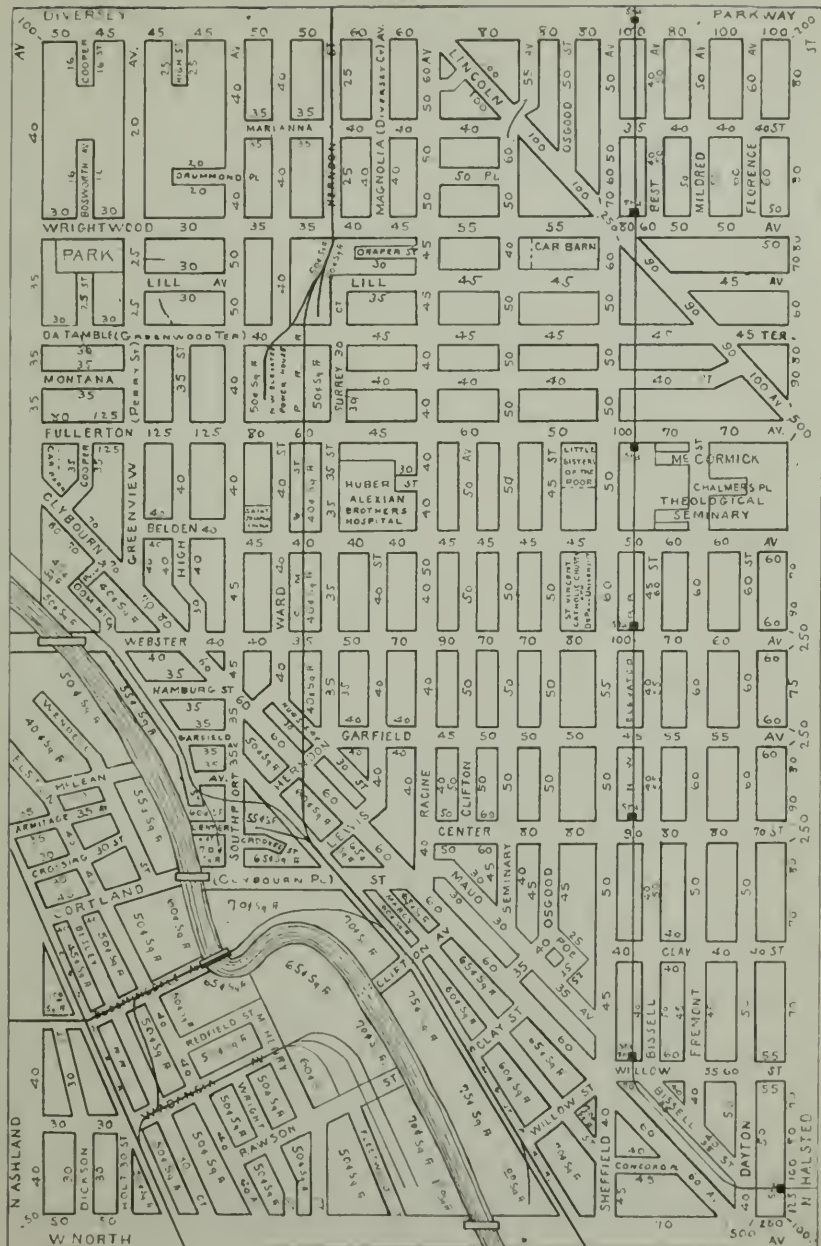


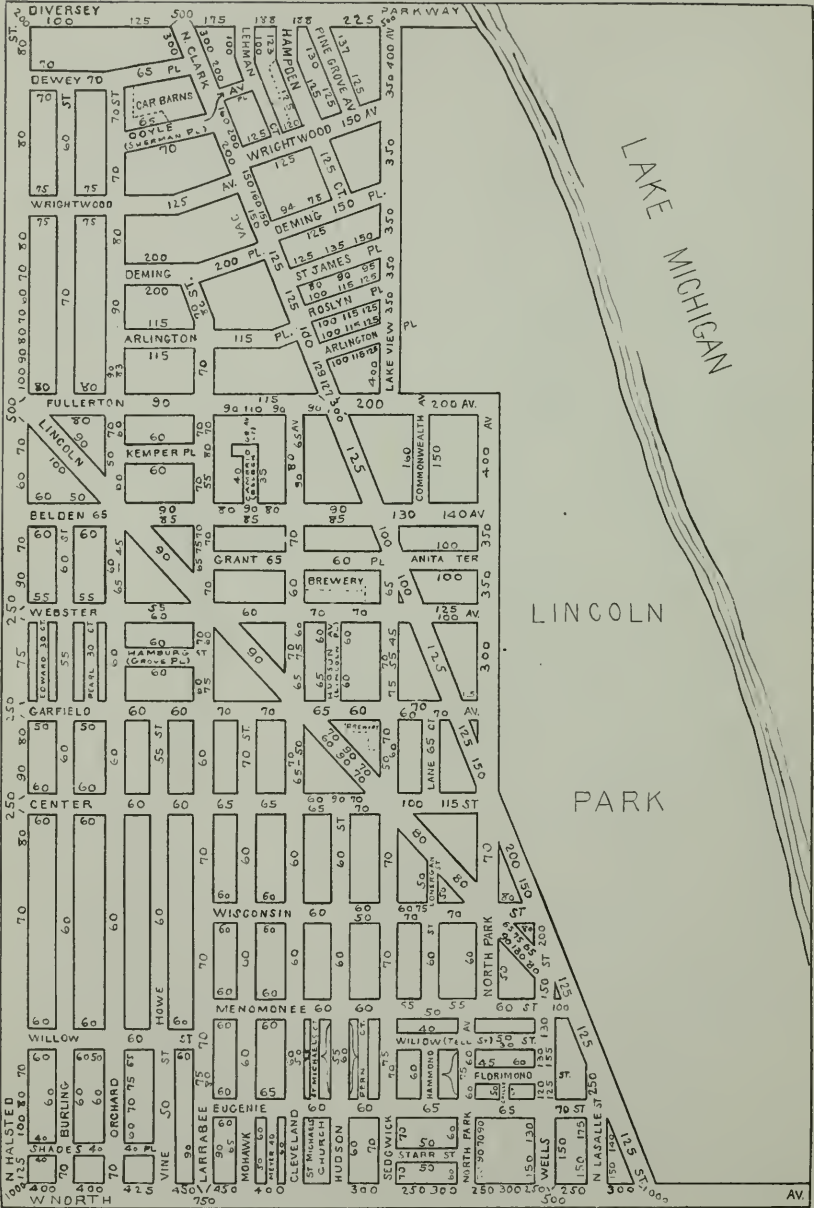


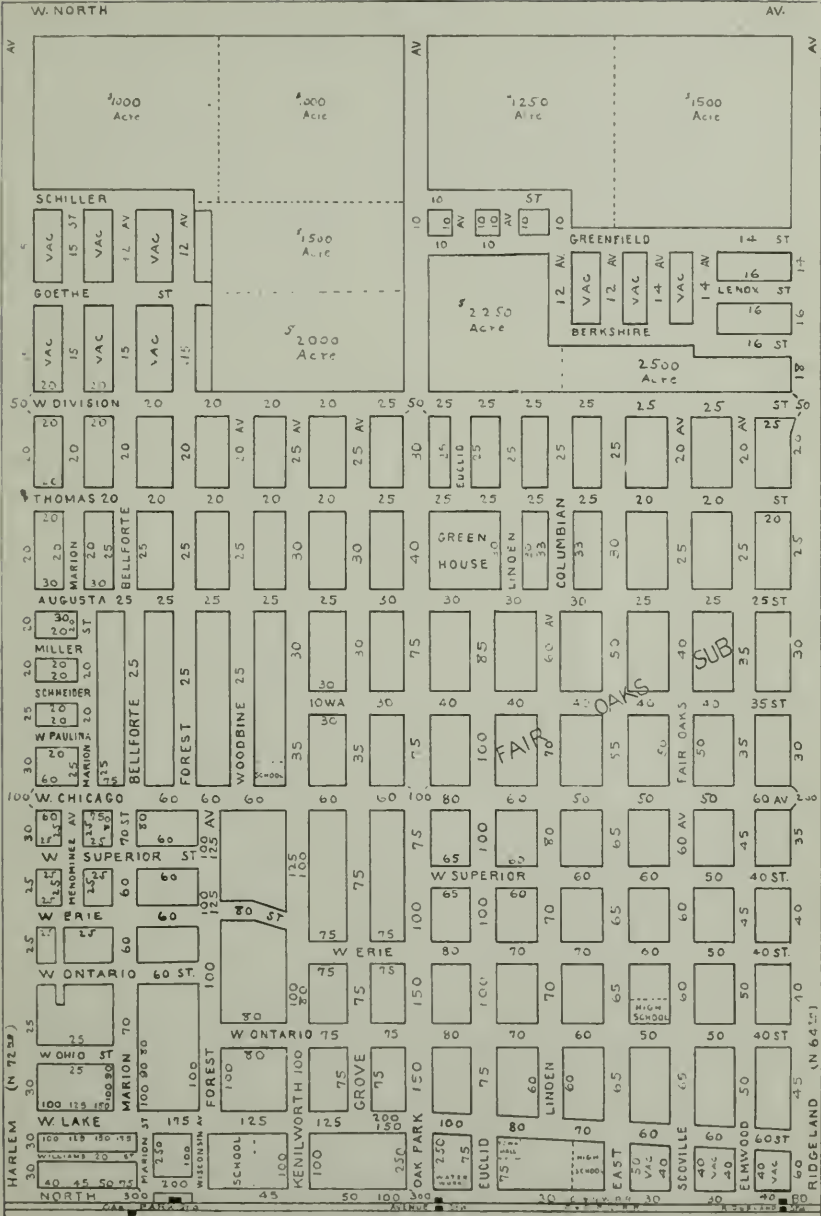


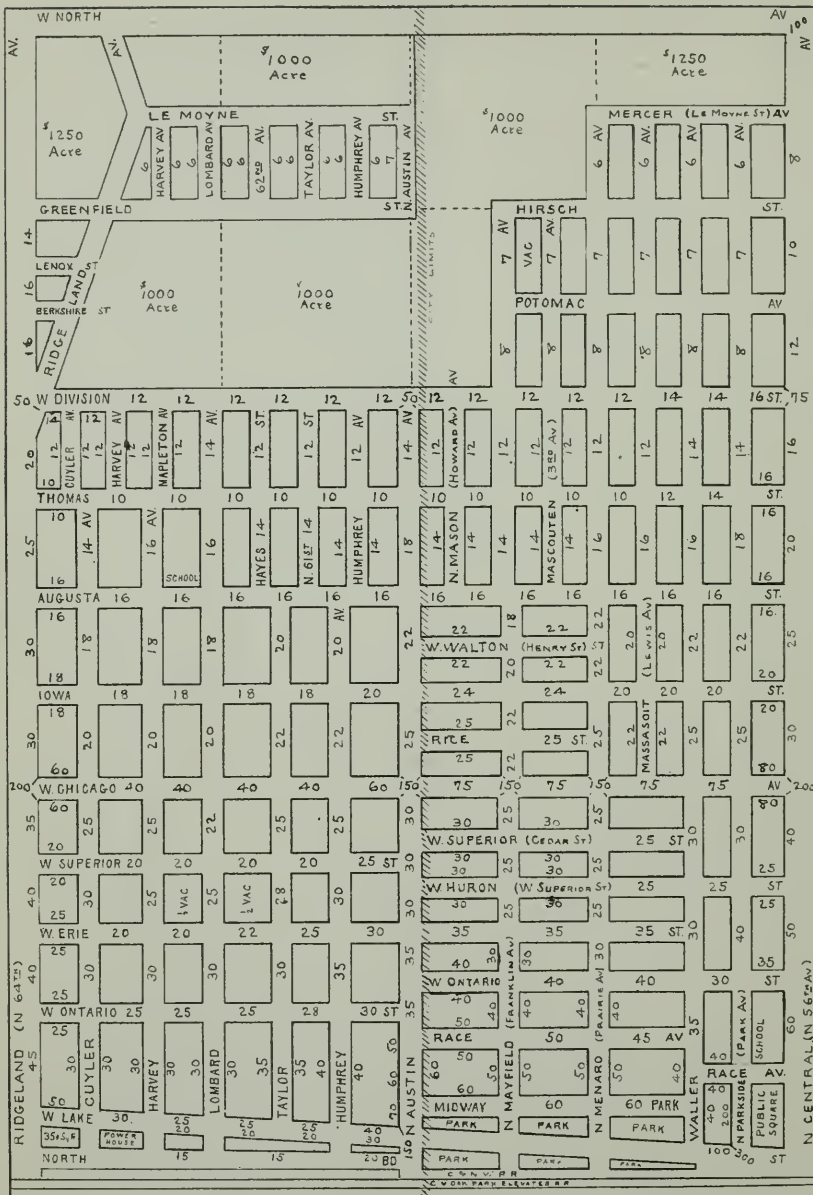


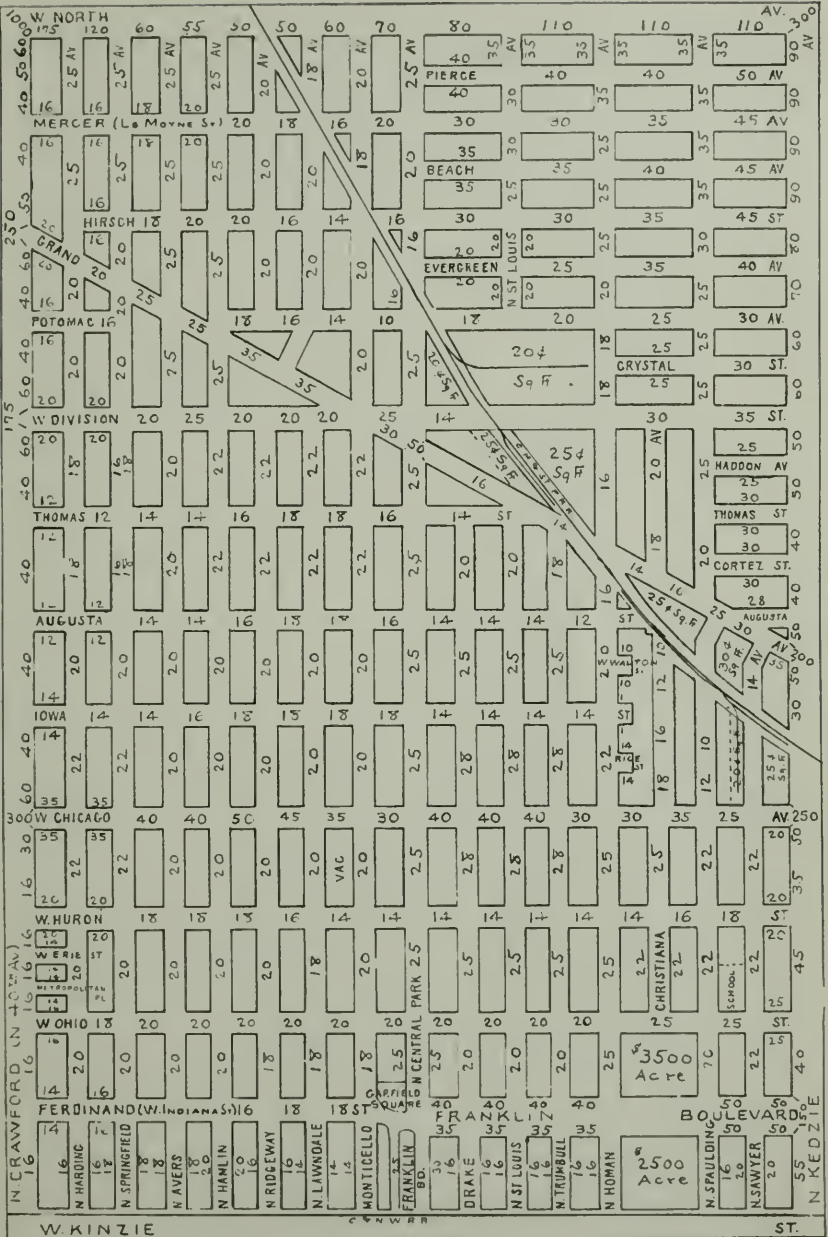


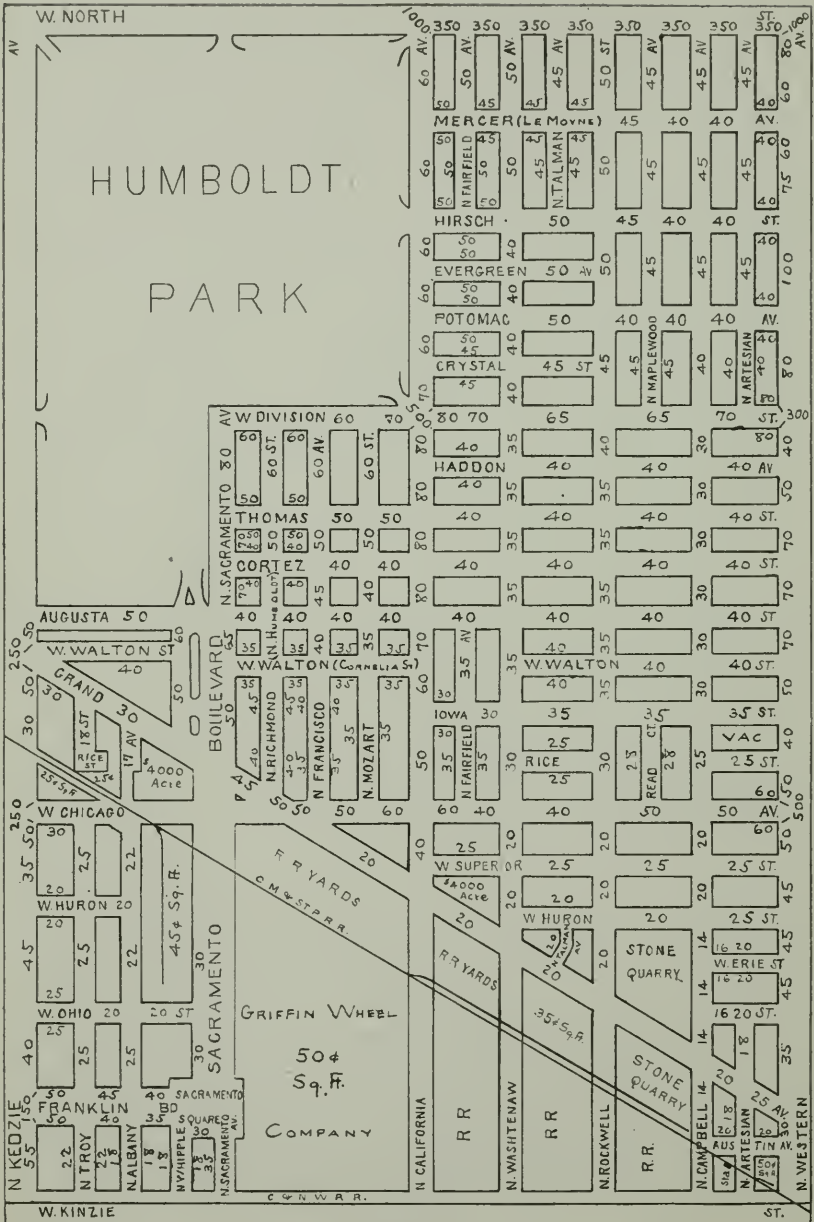












Buckingham Chandler

John Daniel Wild

CHANDLER, HILDRETH & CO.

REAL ESTATE LOANS, RENTING.

N. W. Cor. Dearborn and Washington Streets

Entrance 56 West Washington Street

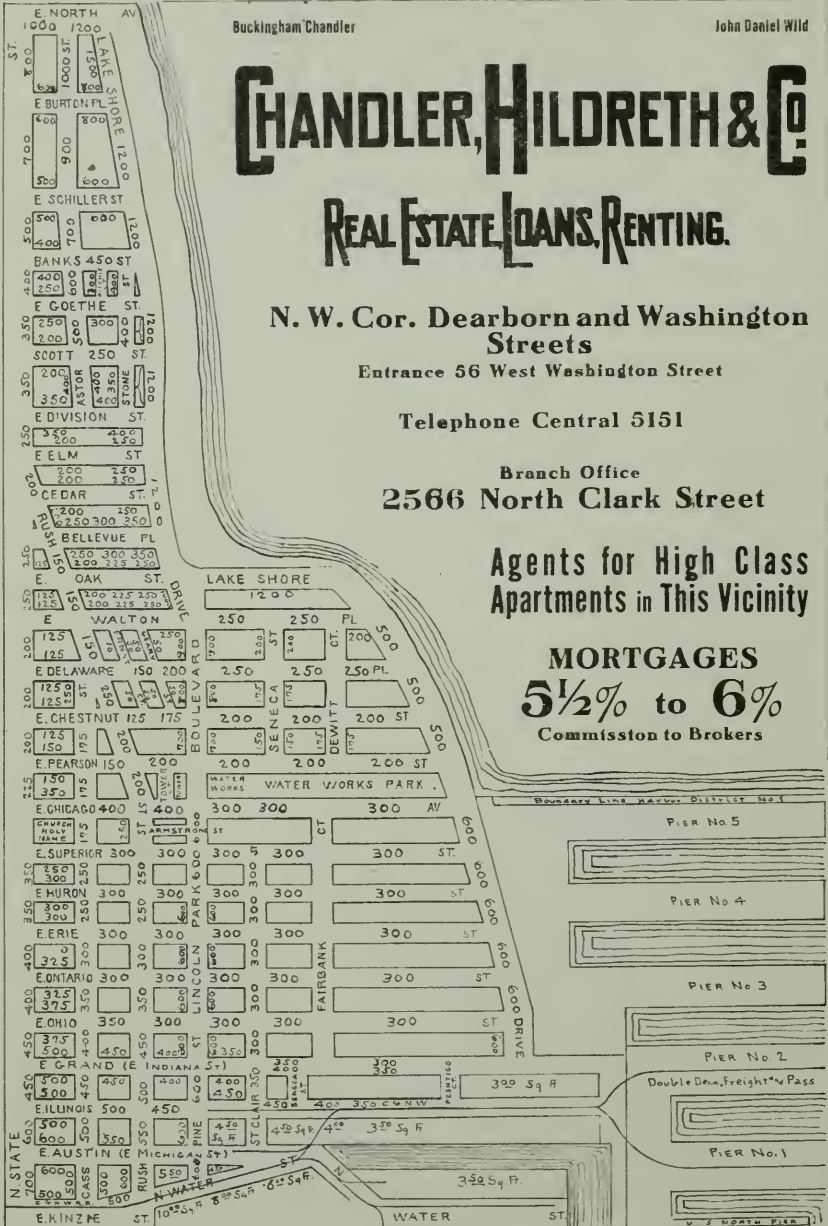
Telephone Central 5151

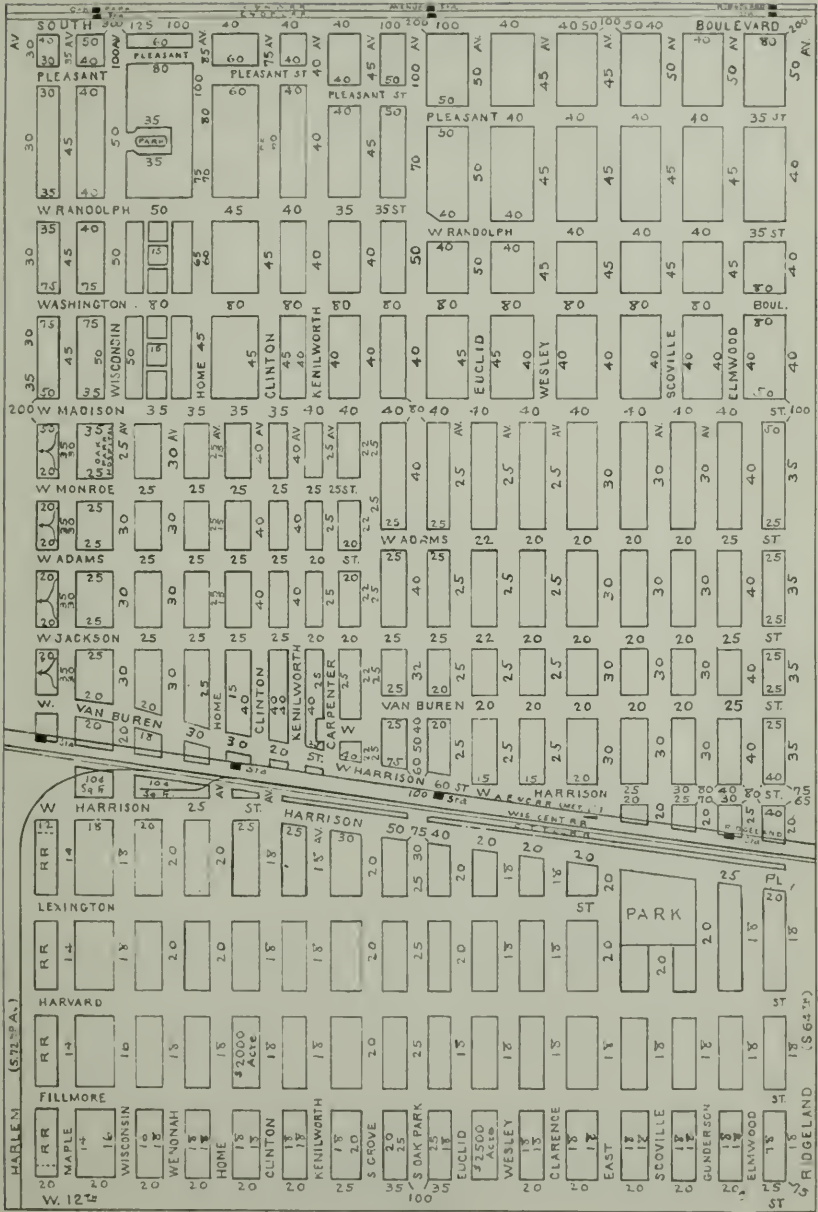
Branch Office
2566 North Clark Street

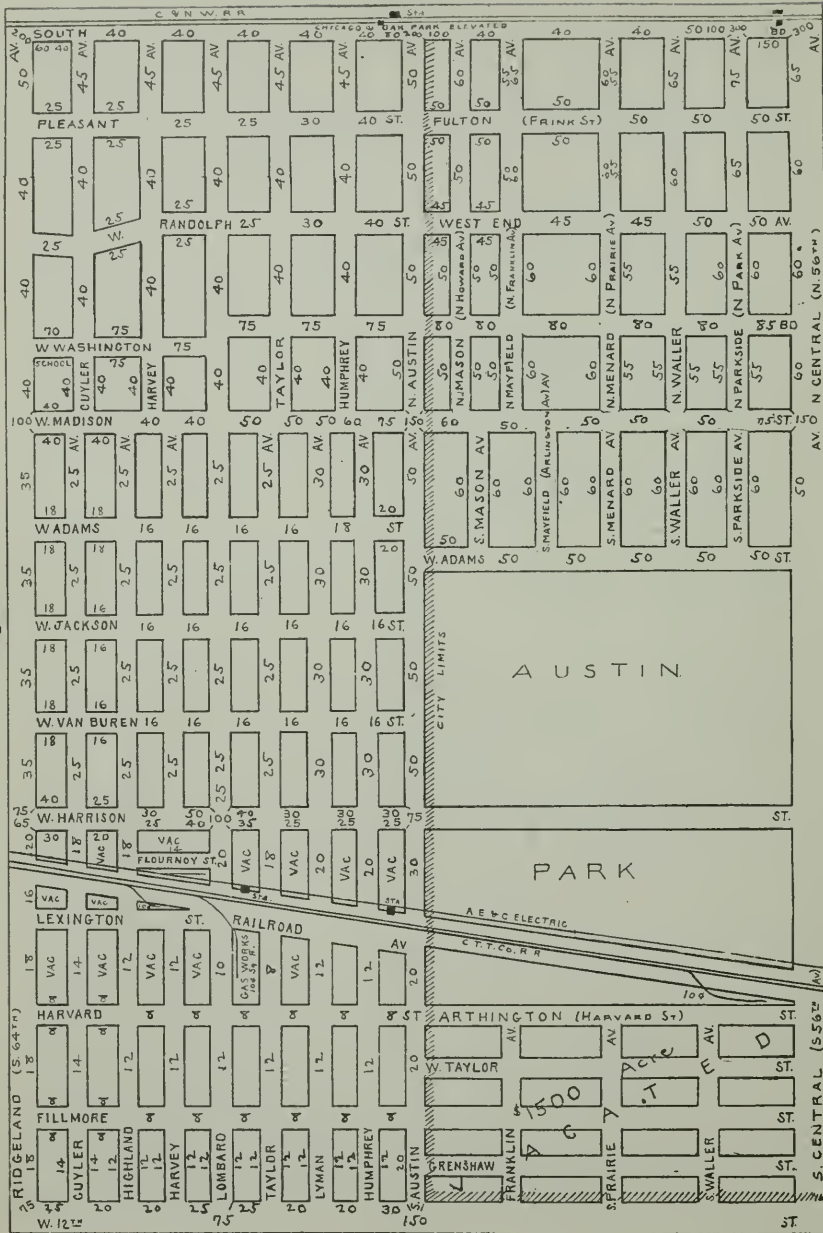
Agents for High Class
Apartments in This Vicinity

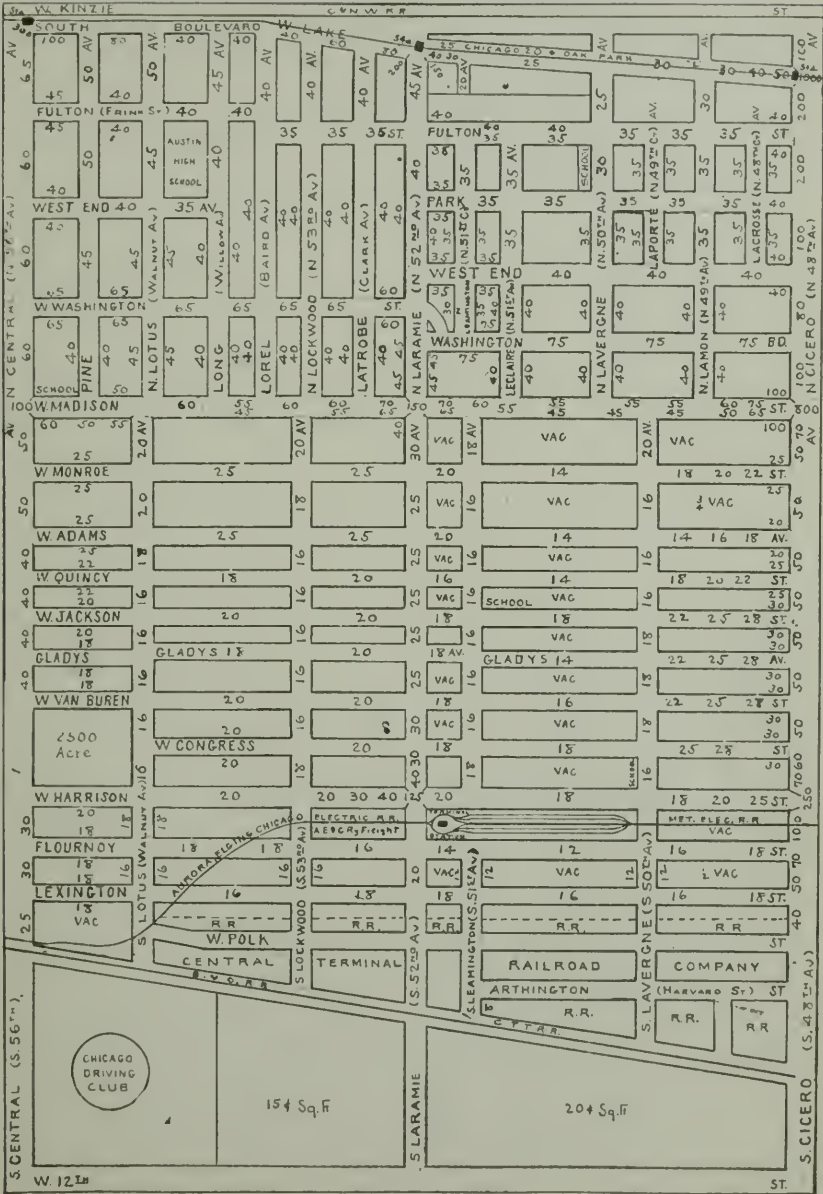
MORTGAGES
5½% to 6%
Comission to Brokers

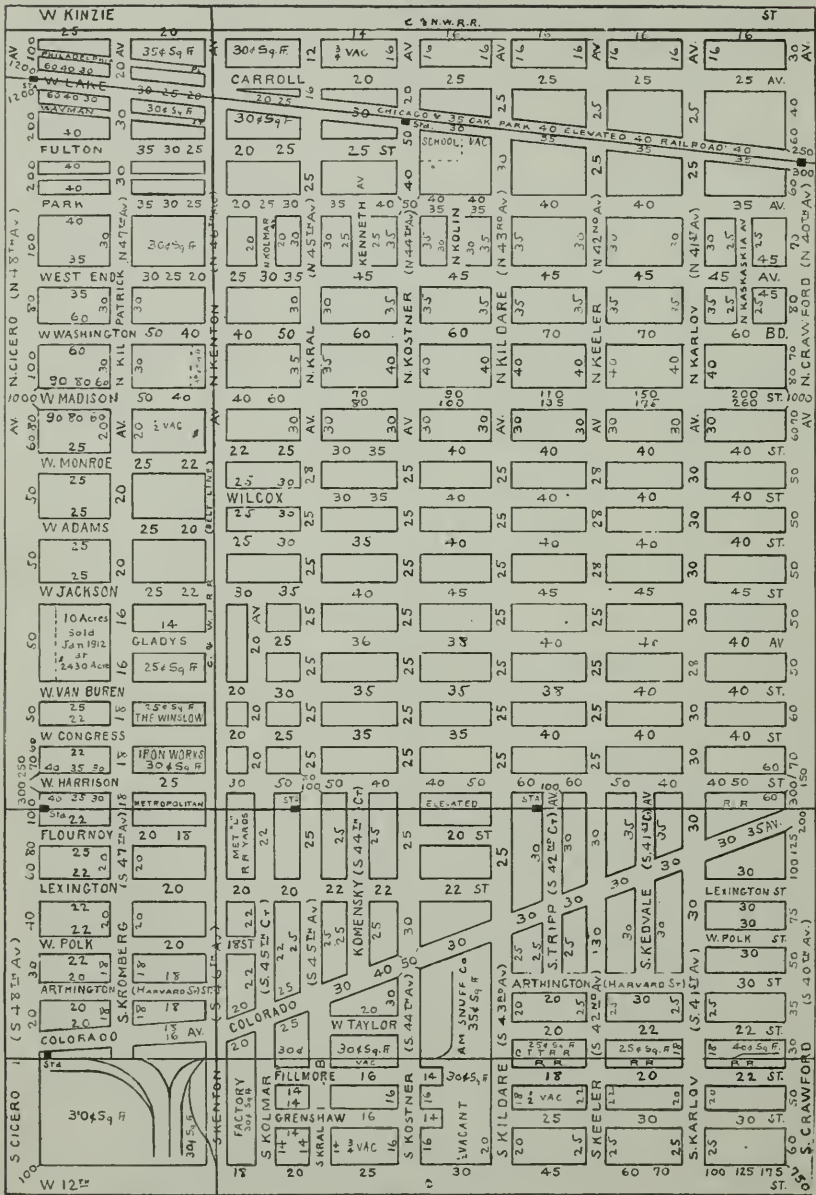
Page 71

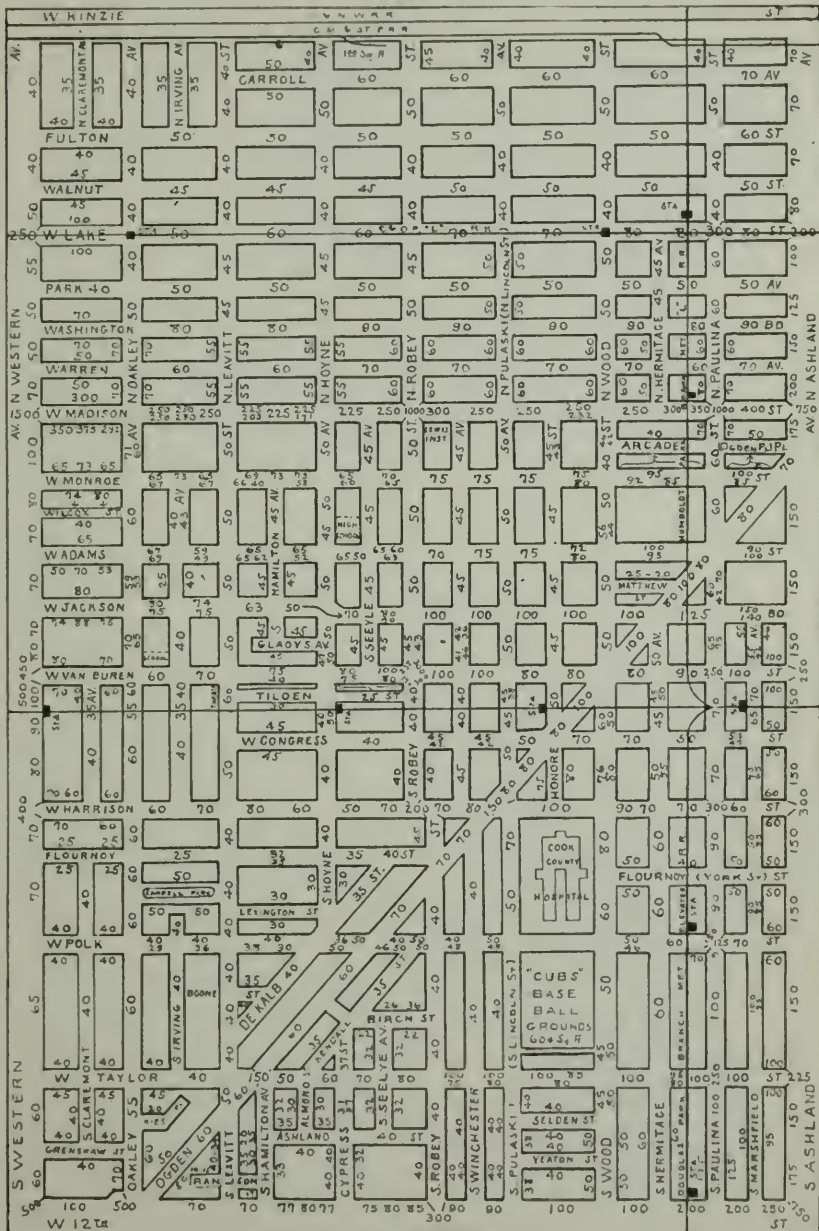






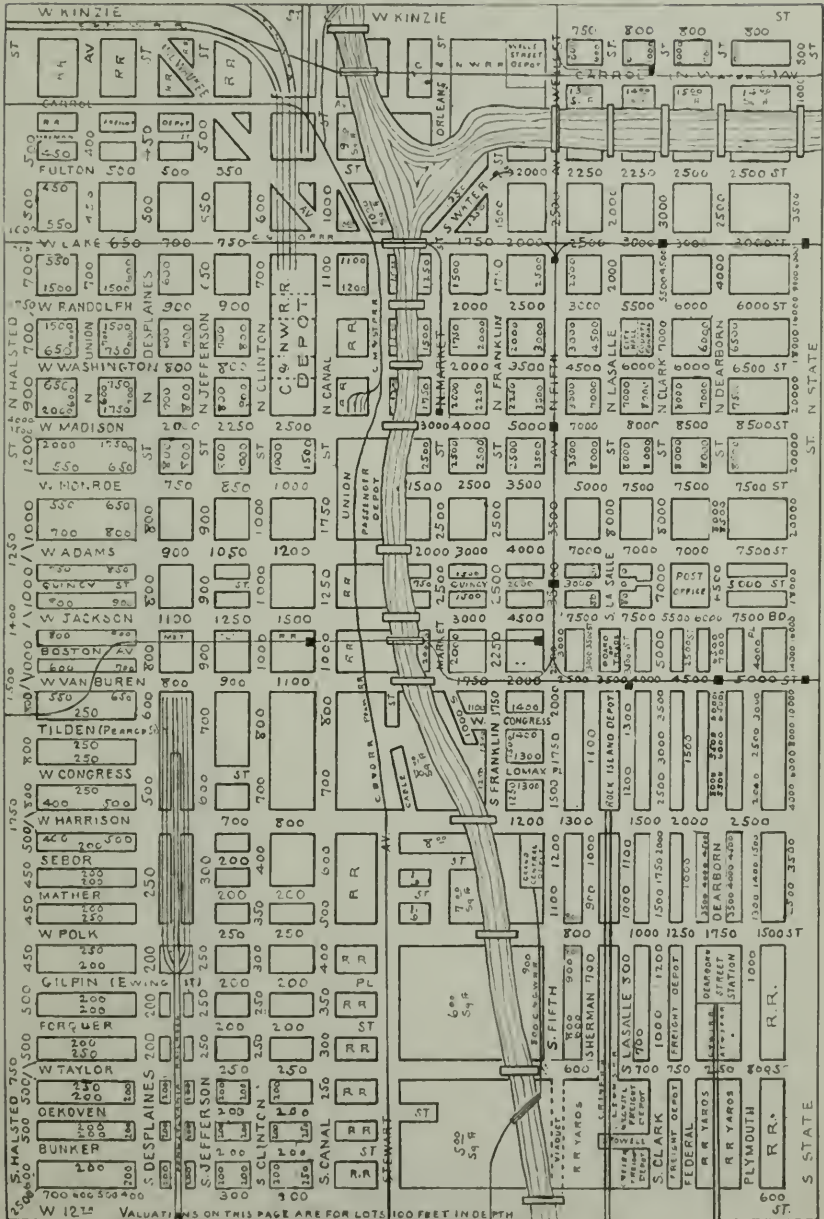






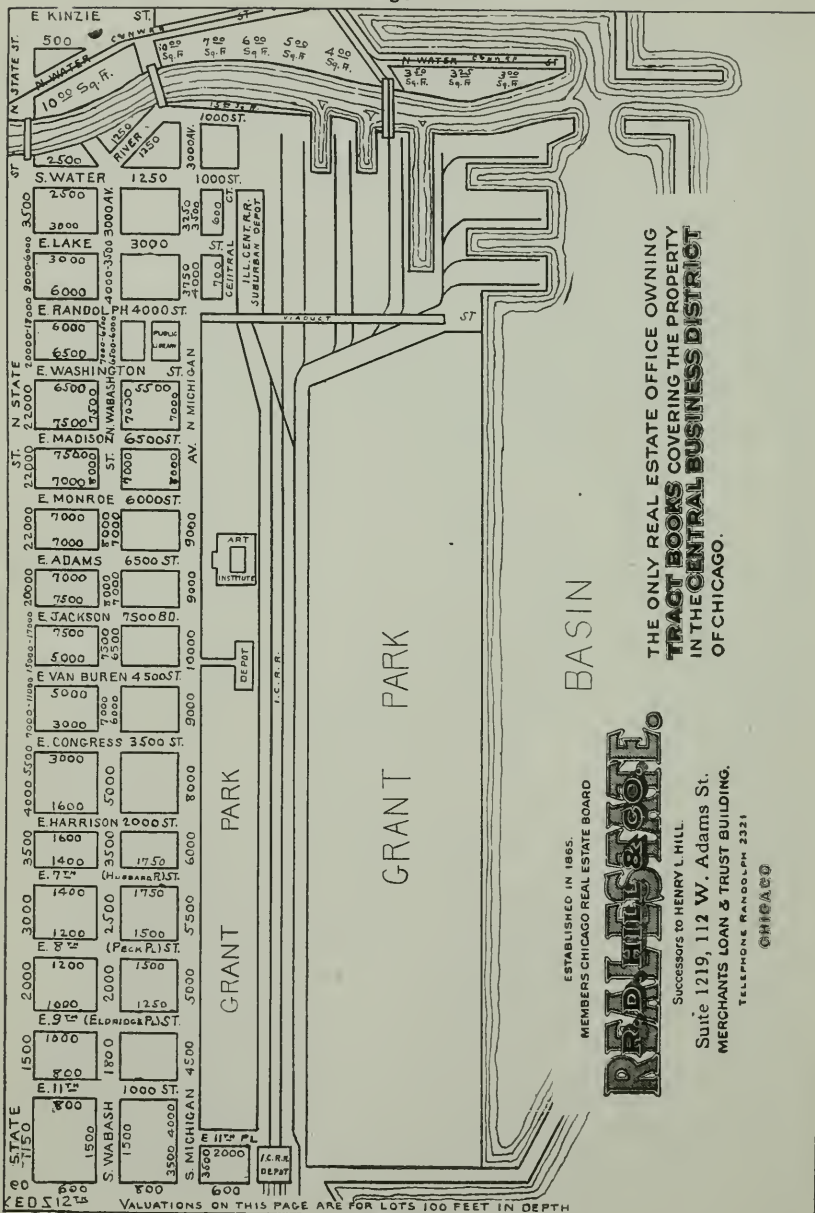
Valuations on this page are for lots 100 feet in depth

Page 71



Page 82

Valuations on this page are for lots 100 feet in depth



VALUATIONS ON THIS PAGE ARE FOR LOTS 100 FEET IN DEPTH

THE ONLY REAL ESTATE OFFICE OWNING
TRACT BOOKS COVERING THE PROPERTY
IN THE CENTRAL BUSINESS DISTRICT
OF CHICAGO.

BASIN

GRANT PARK

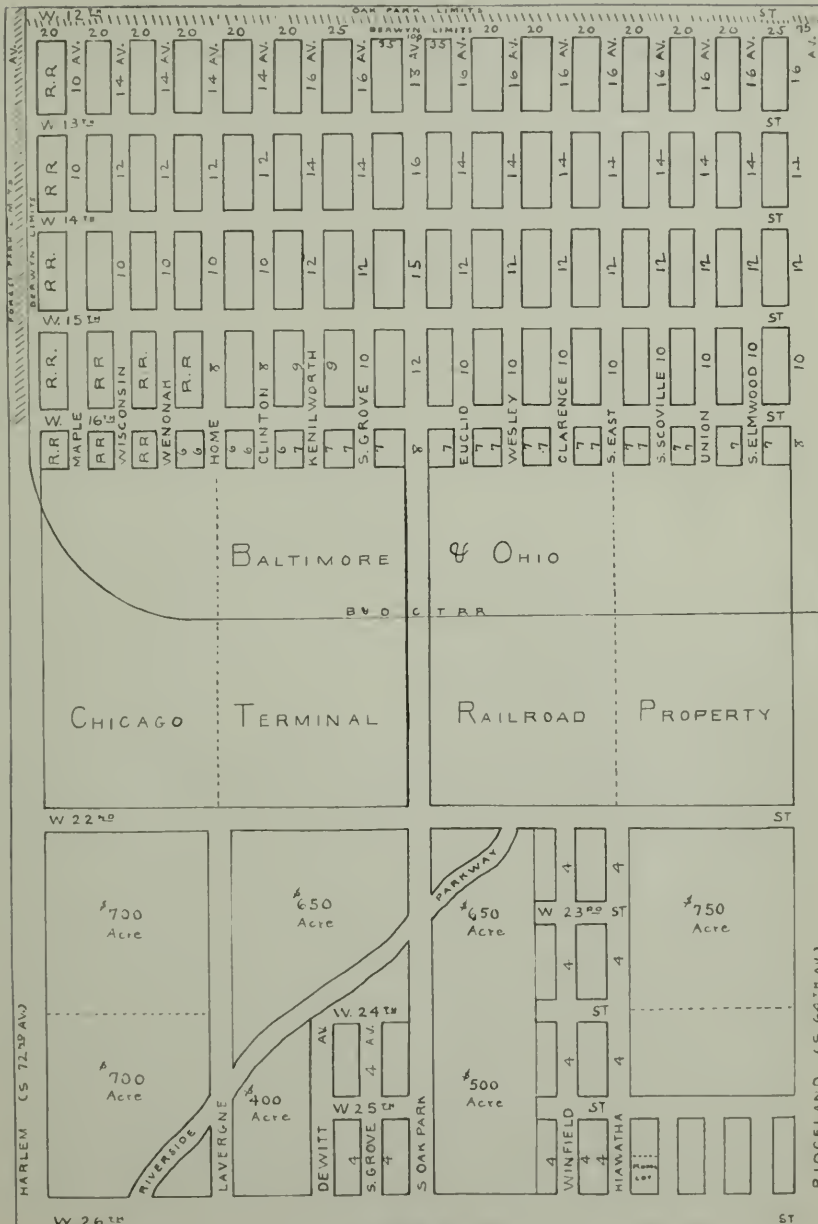
ESTABLISHED IN 1865.
MEMBERS CHICAGO REAL ESTATE BOARD

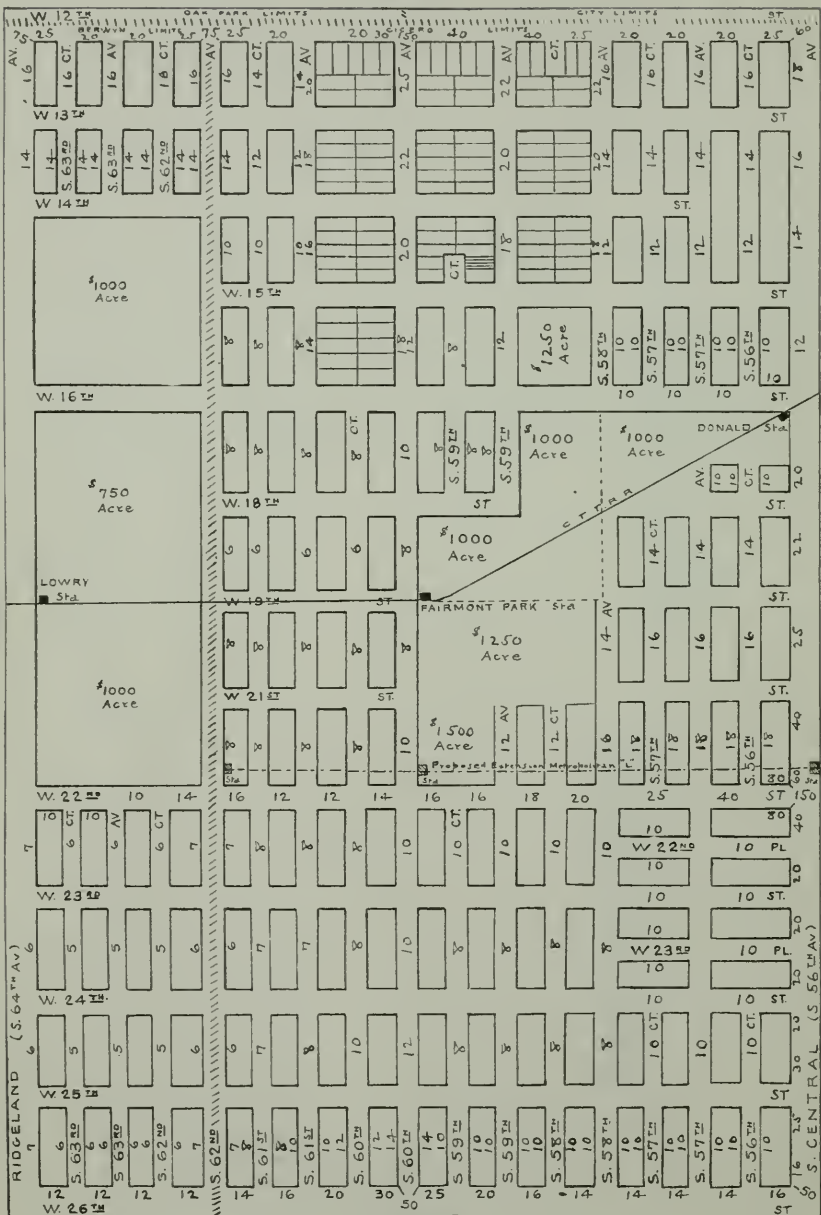
REAL ESTATE

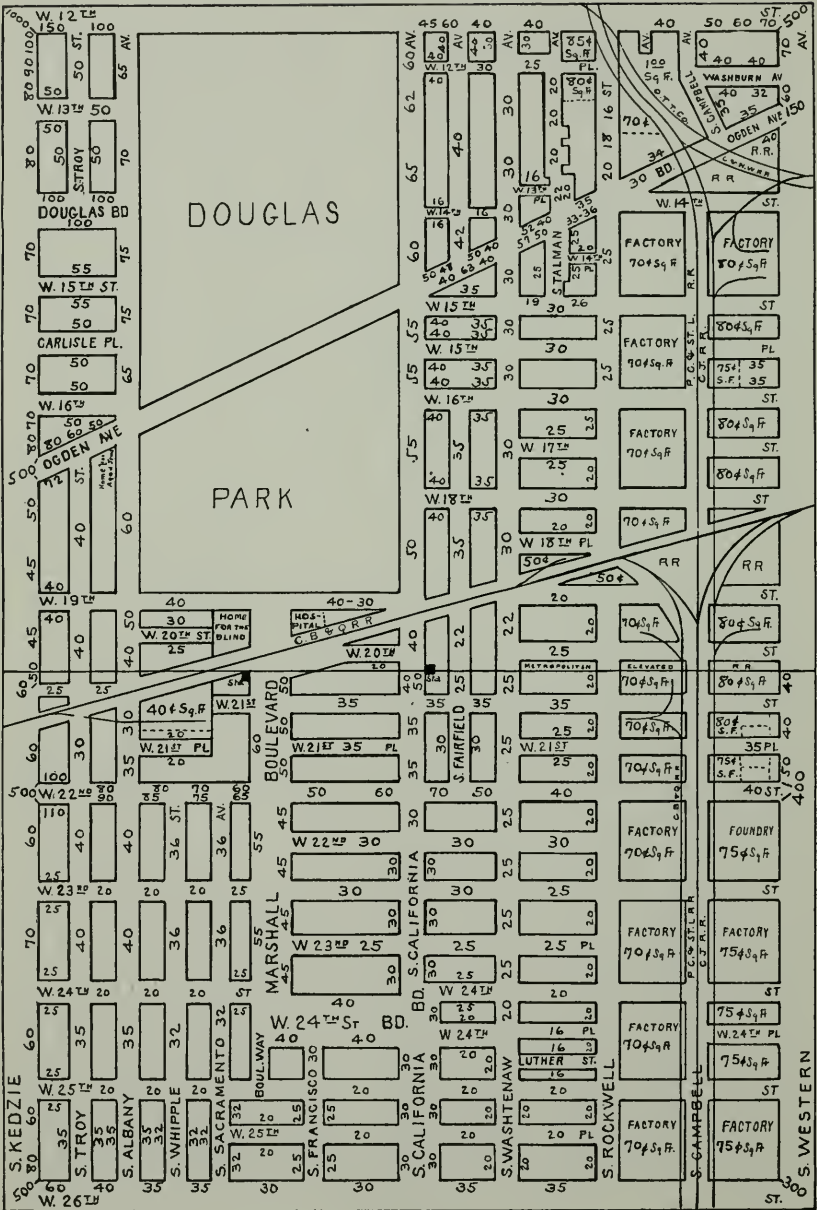
SUCCESSORS TO HENRY L. HILL.
Suite 1219, 112 W. Adams St.
MERCHANTS LOAN & TRUST BUILDING.

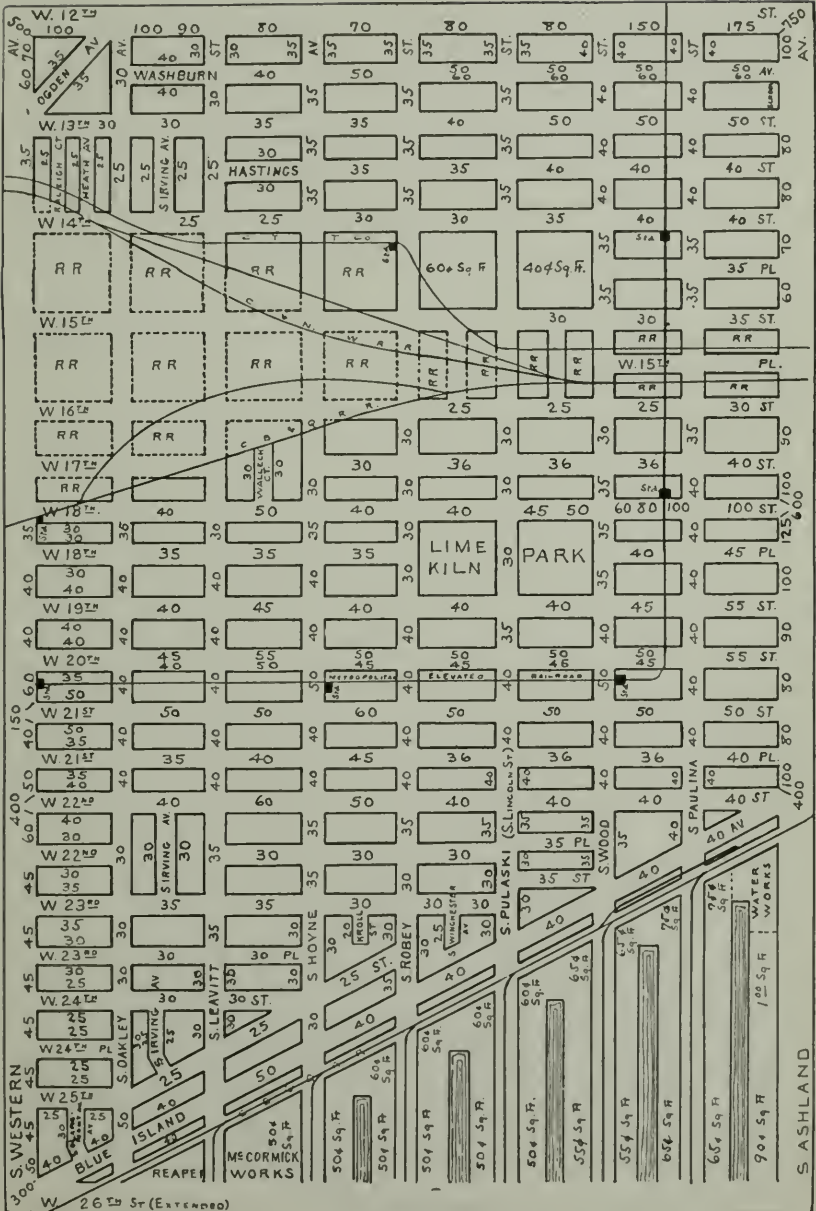
TELEPHONE RANDOLPH 3321

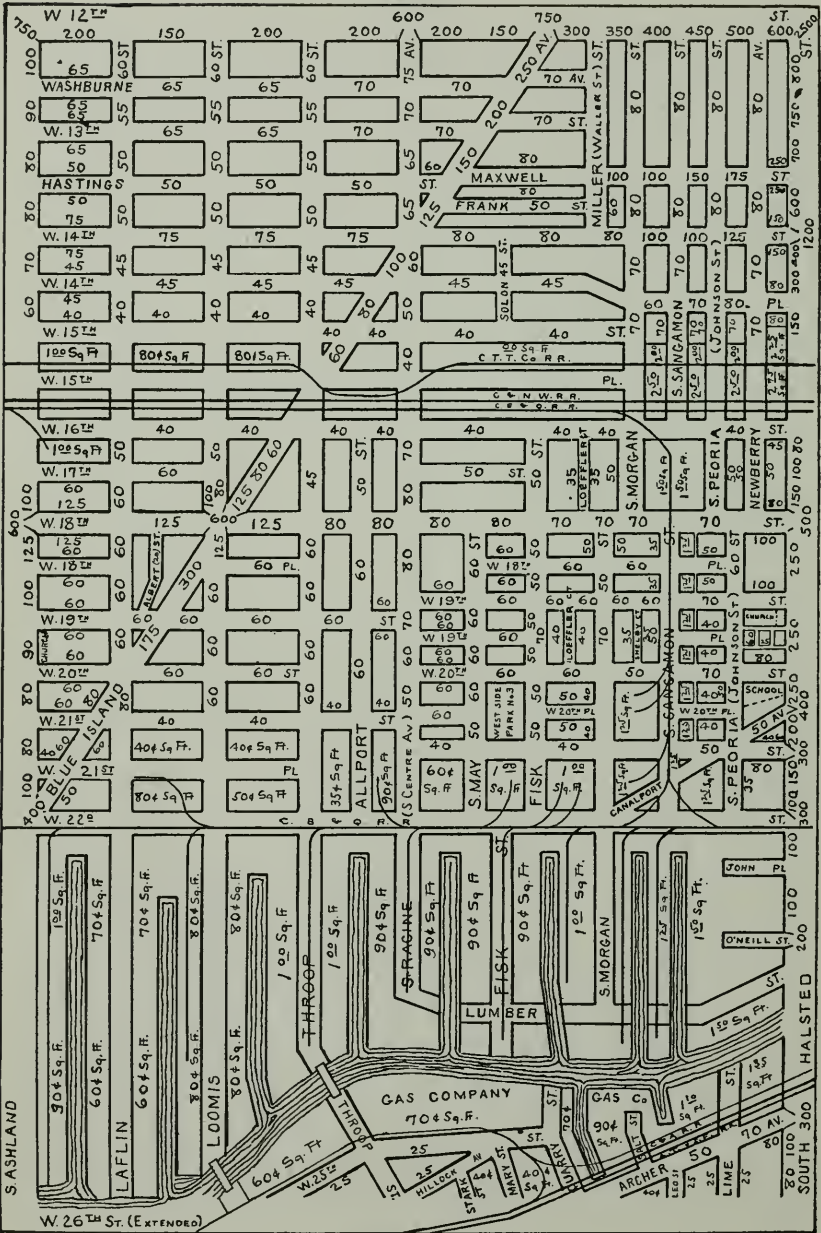
CHICAGO

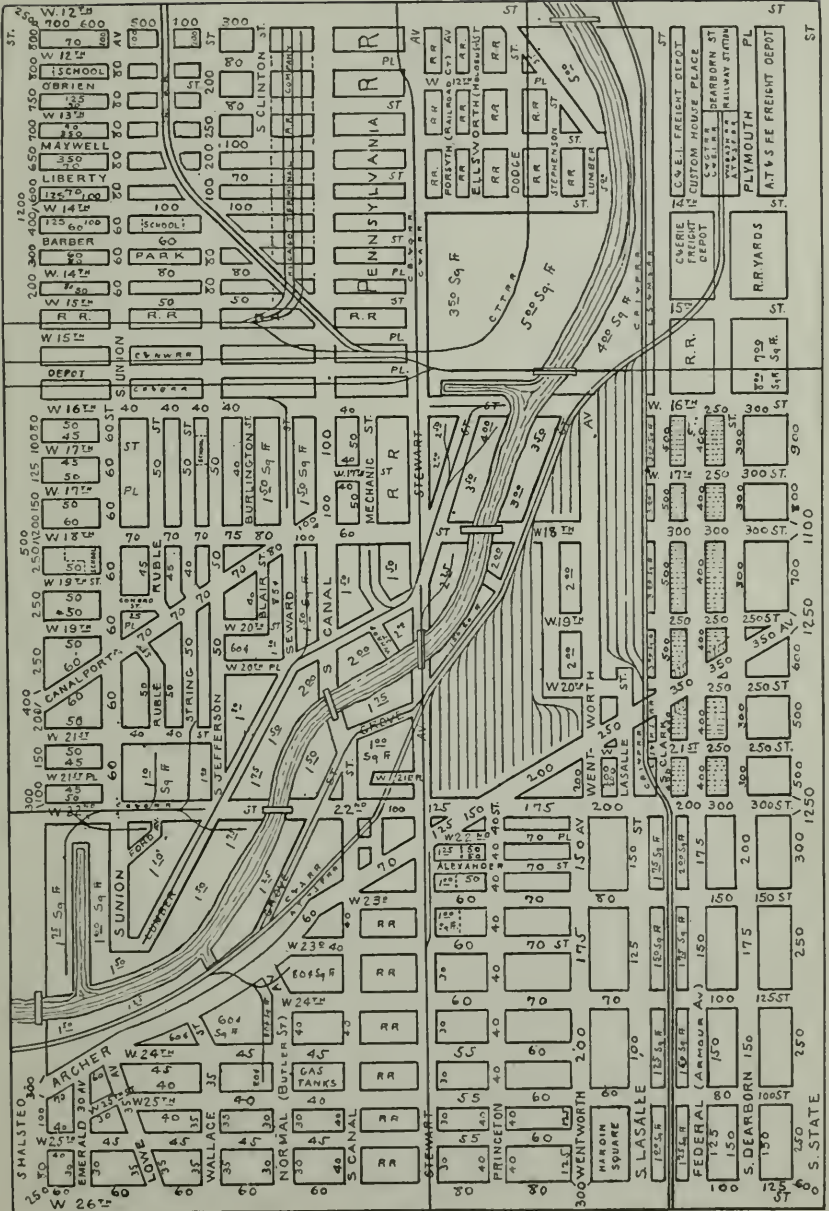


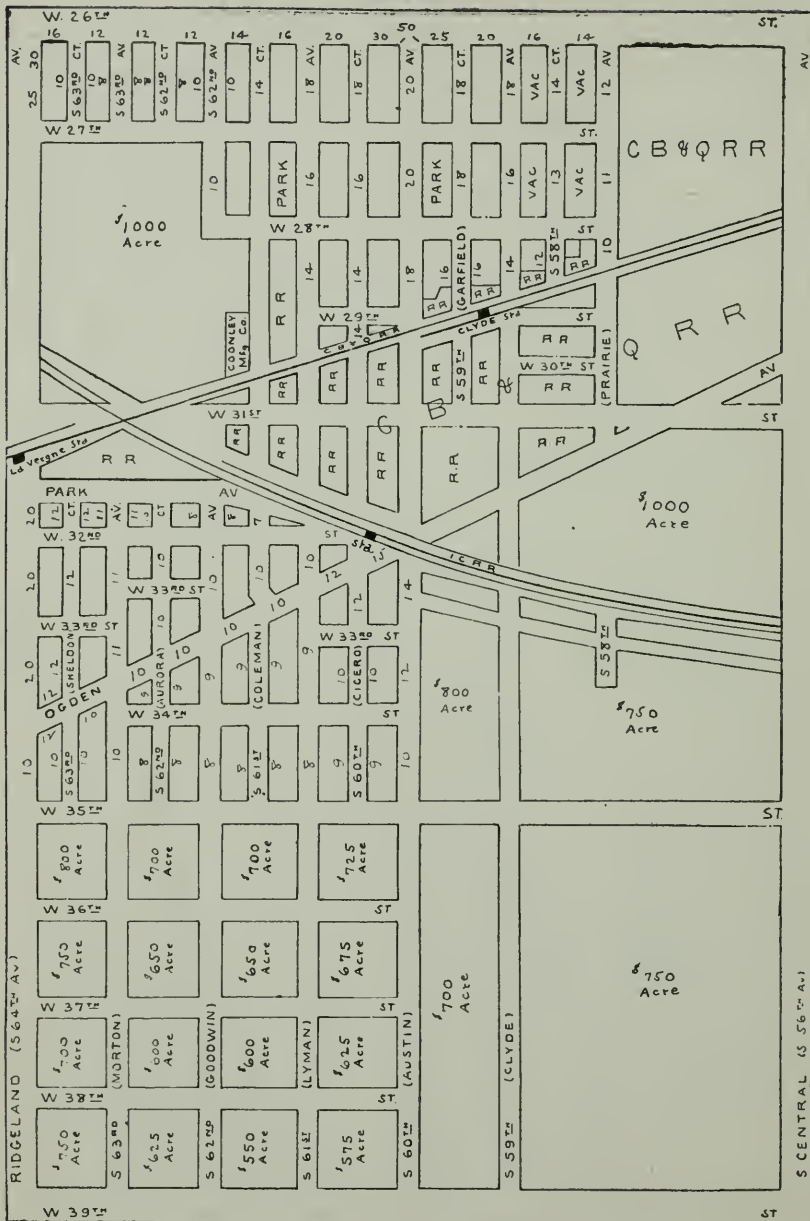


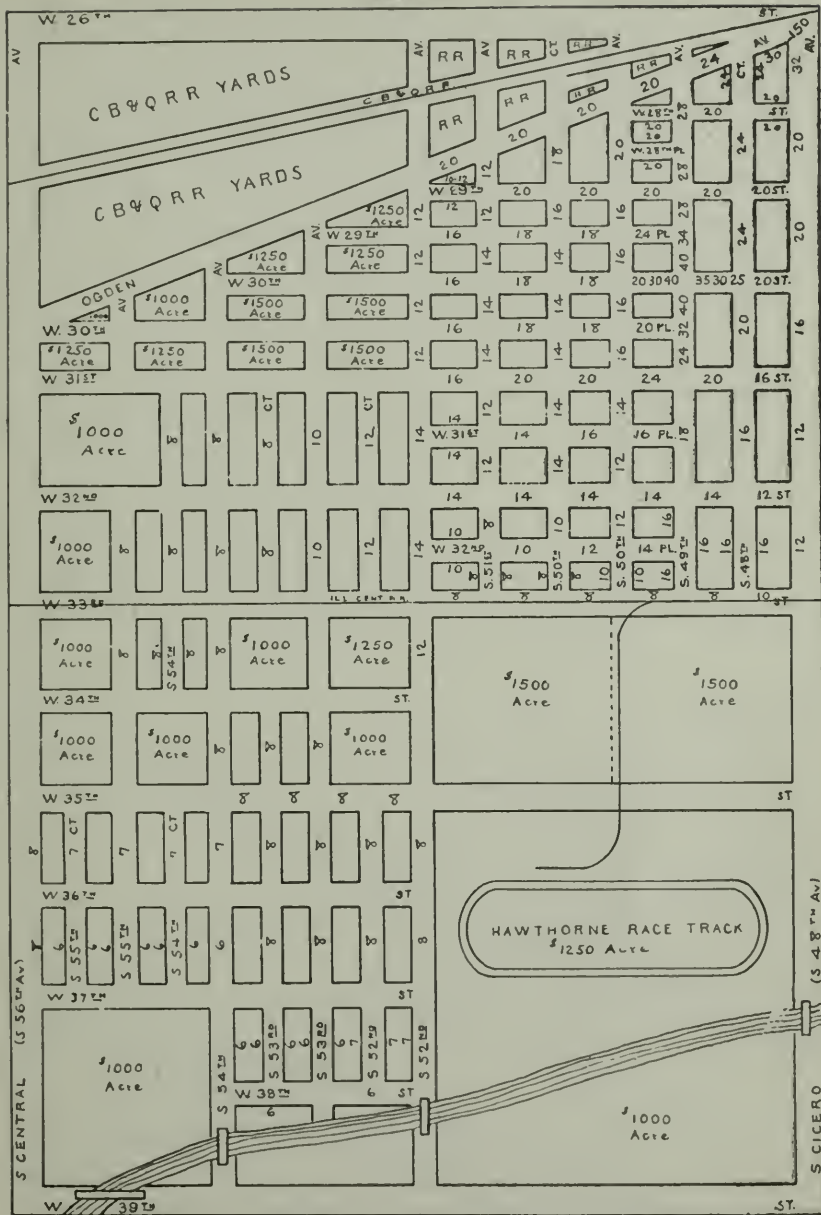


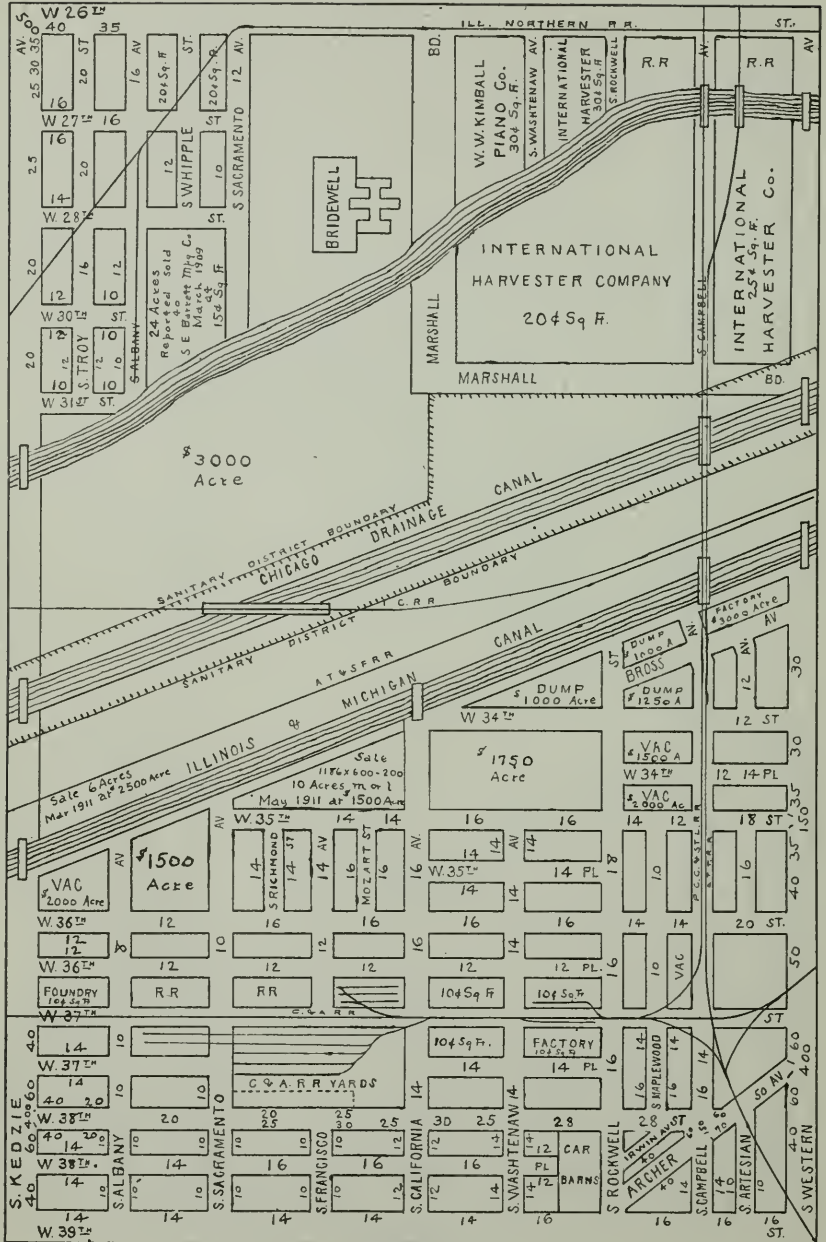












WALTER H. McDONALD

ALBERT D. MURRAY

Established 1867

VALUATIONS

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LOAN AND RENTING AGENCY

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Telephones { Randolph 4010
Automatic 42-235

CHICAGO

WILLIAM D. McKEY

CHARLES M. POAGUE

ARTHUR W. TOBIAS

McKEY & POAGUE

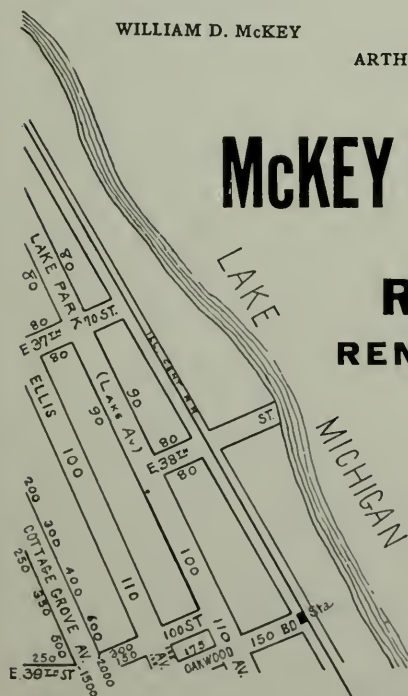
REAL ESTATE
RENTING AND LOANS

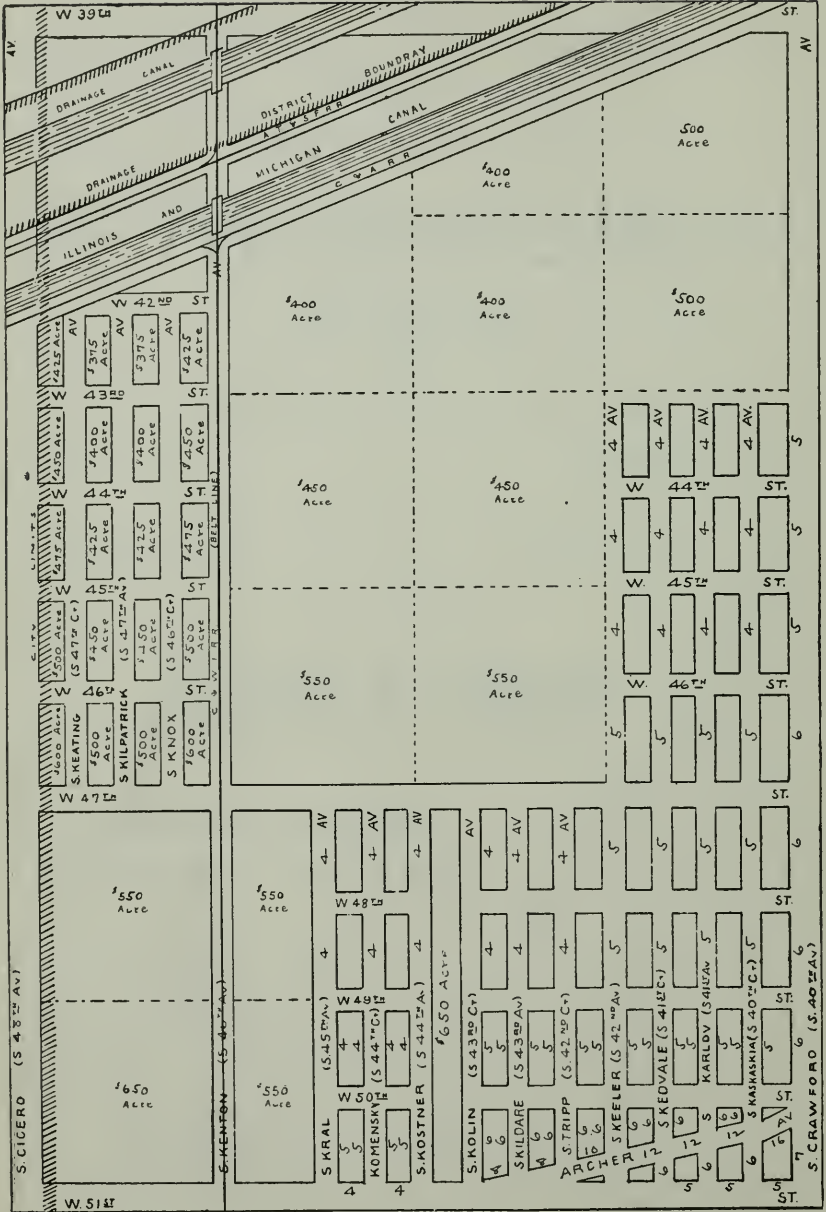
133 W. Washington St.
CHICAGO

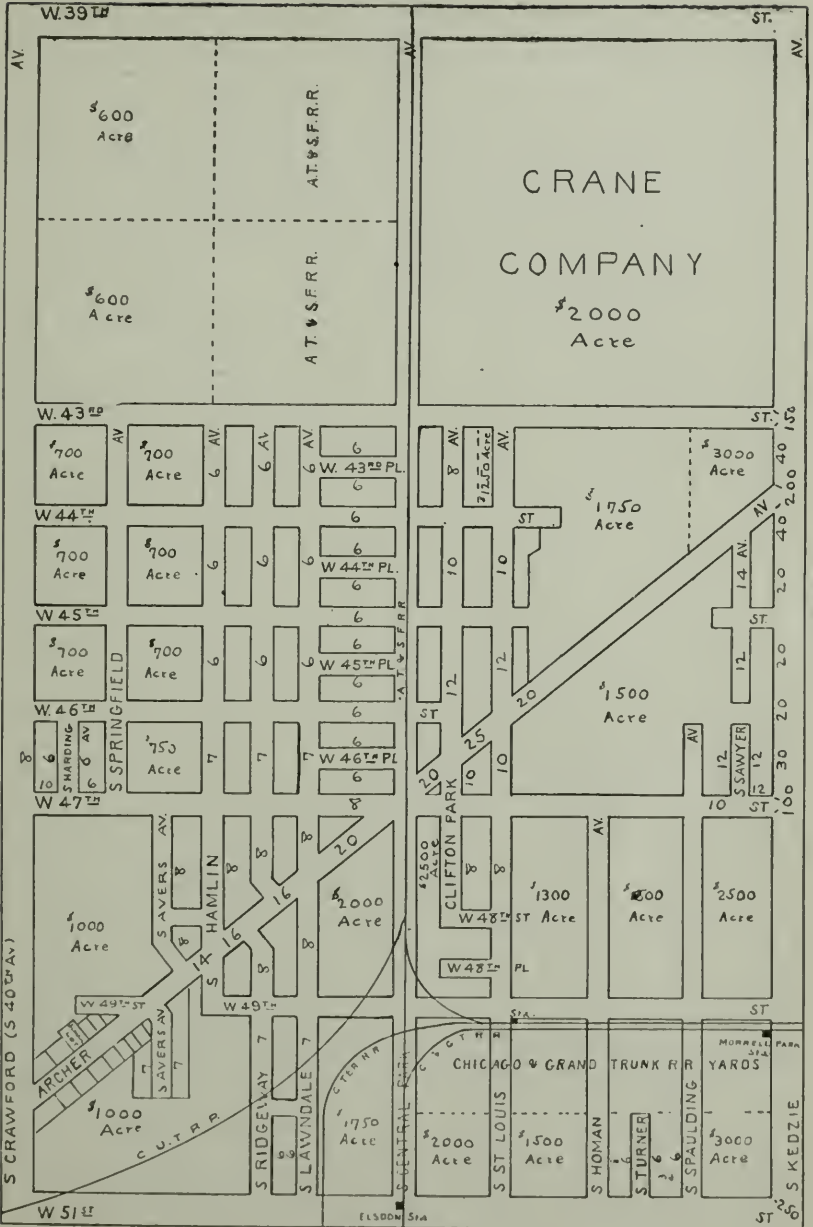
Telephones Main 4382 Automatic 3322

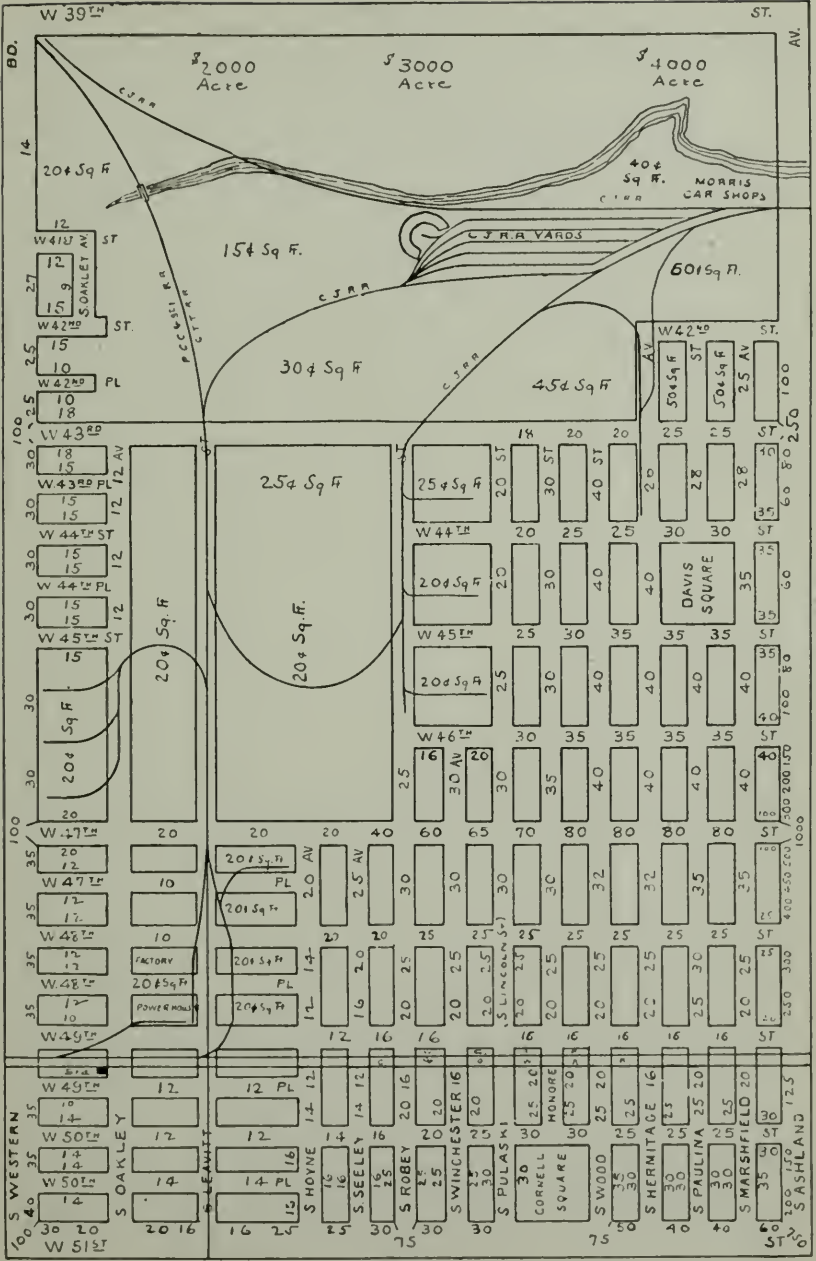
SOUTH SIDE OFFICES:

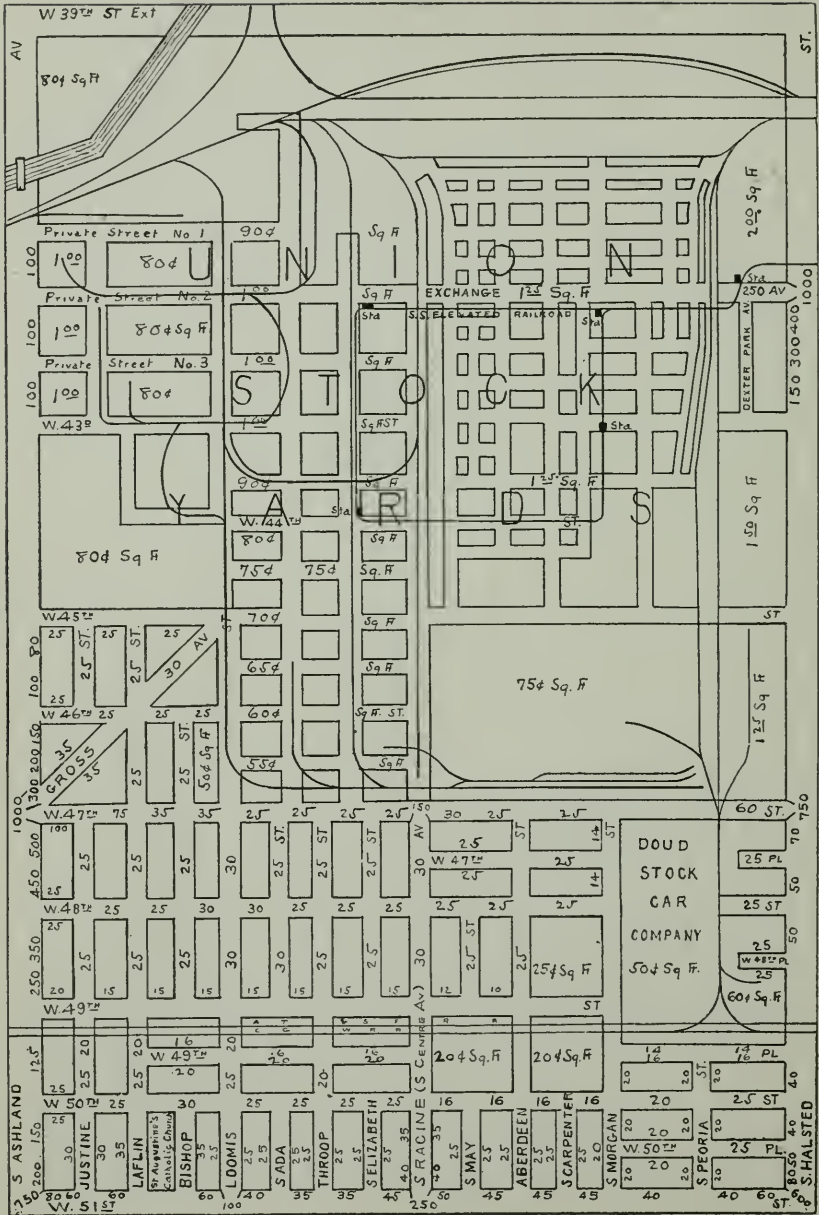
- 1206 East 63rd Street
- 311 East 47th Street
- 1356 East 47th Street
- 738 East 63rd Street

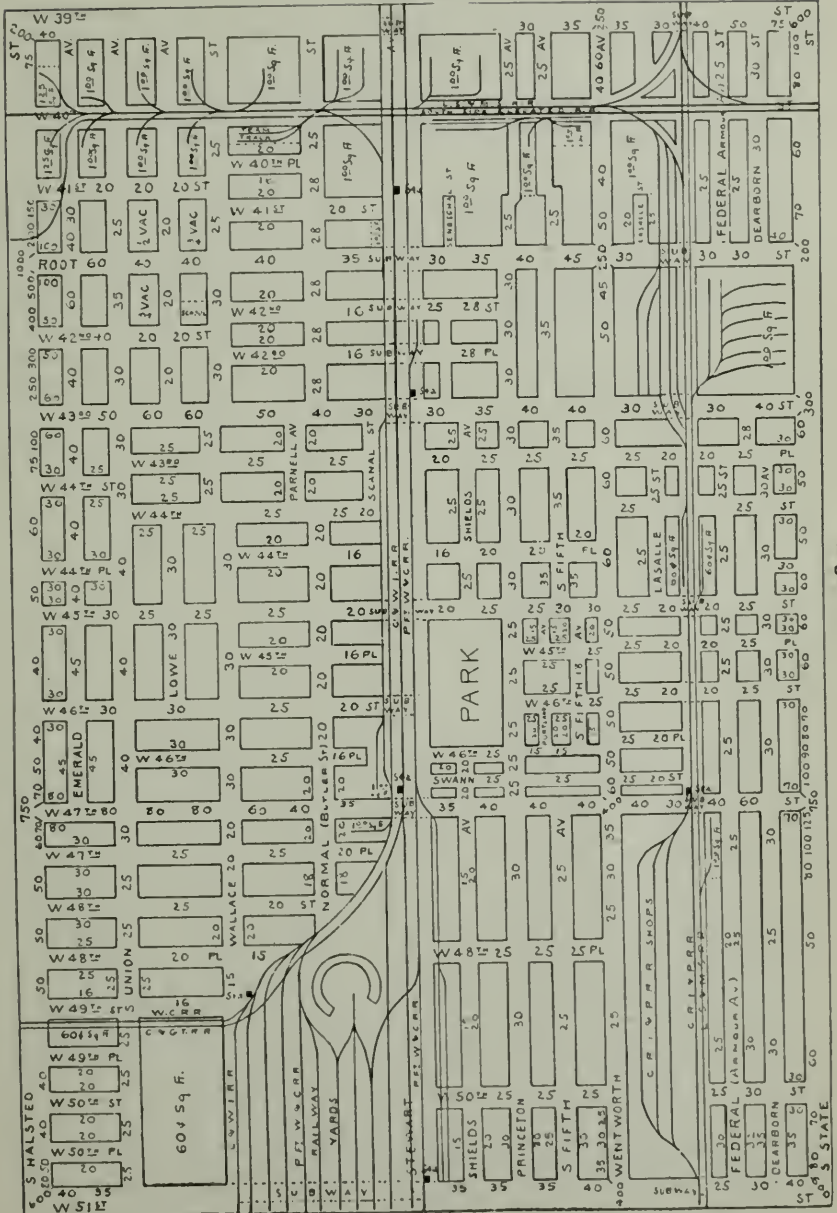


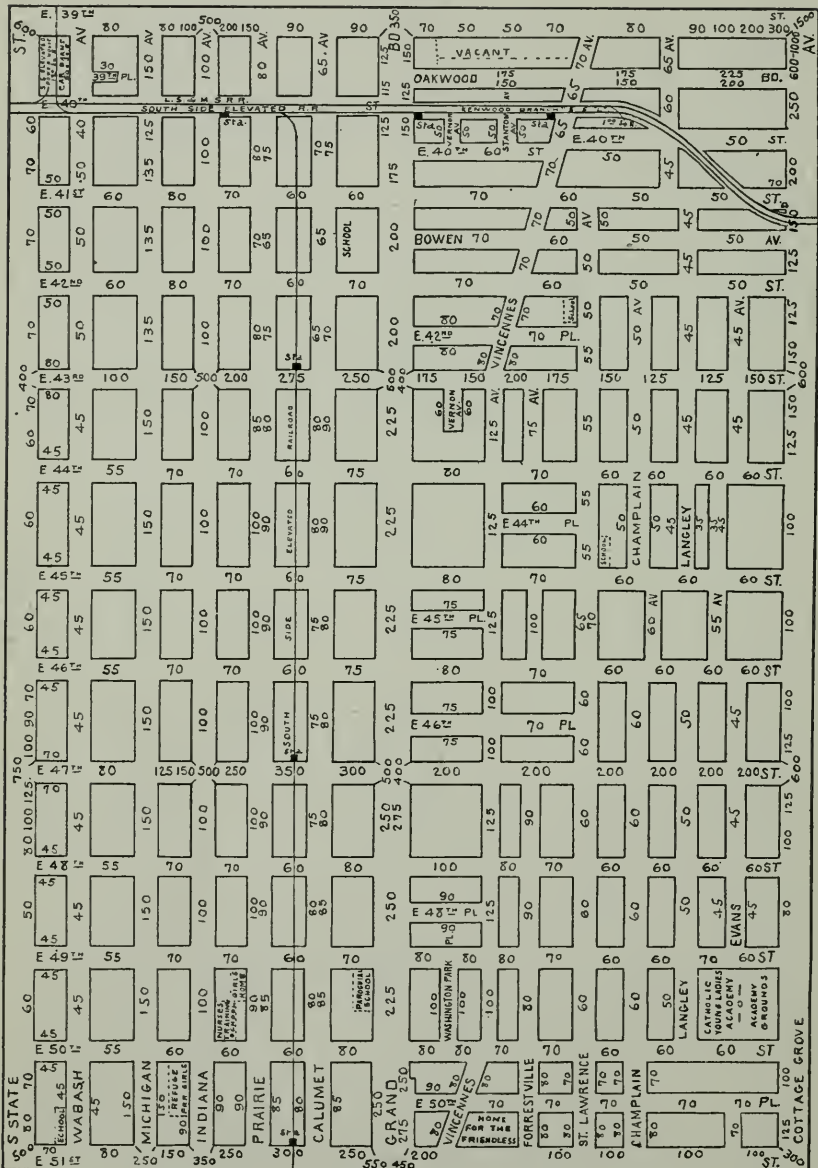












Largest Operators and Managers

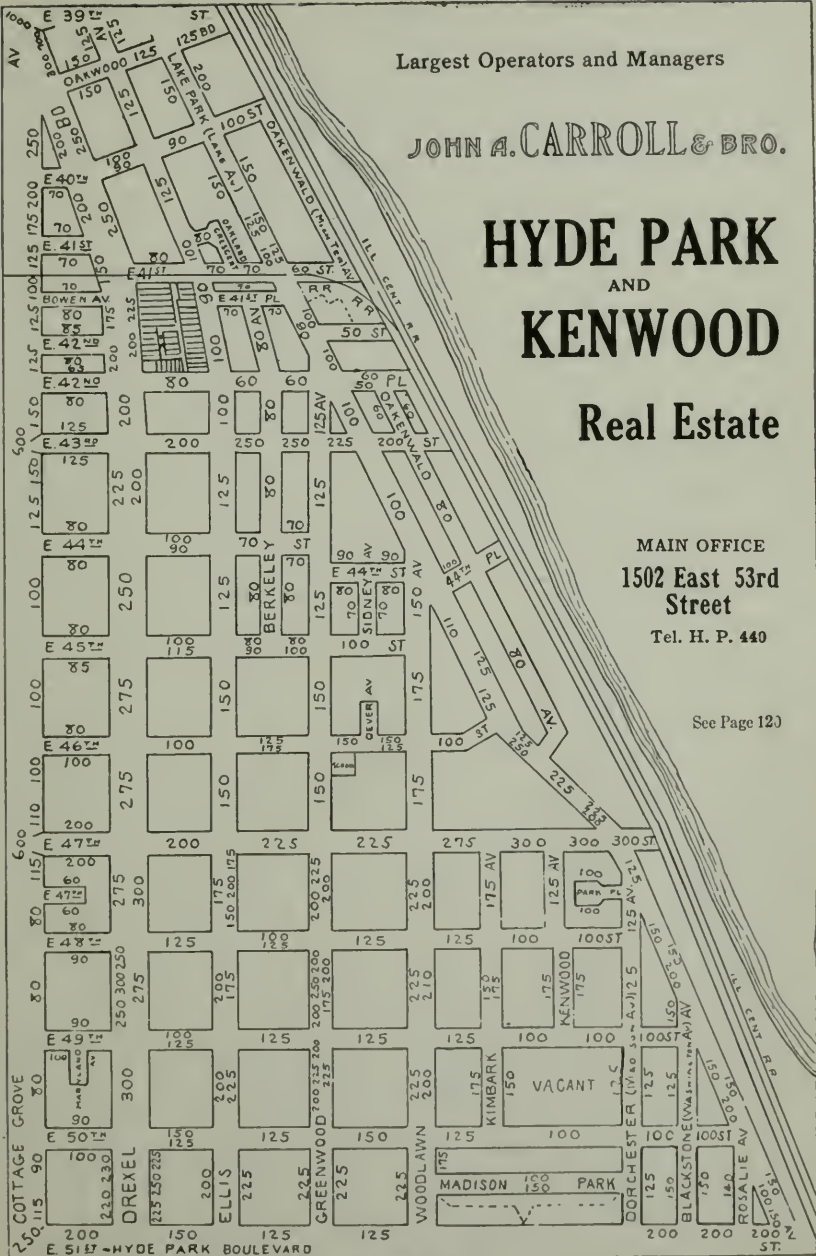
JOHN A. CARROLL & BRO.

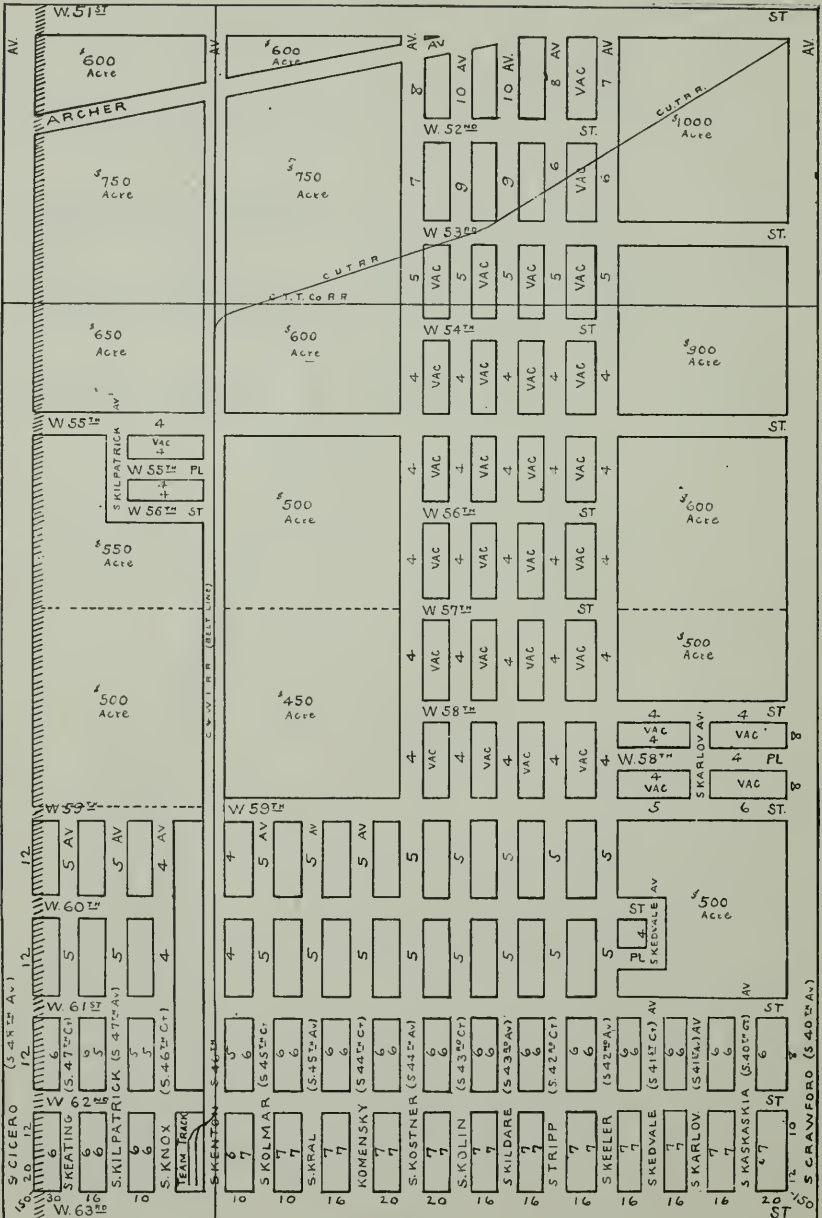
HYDE PARK AND KENWOOD

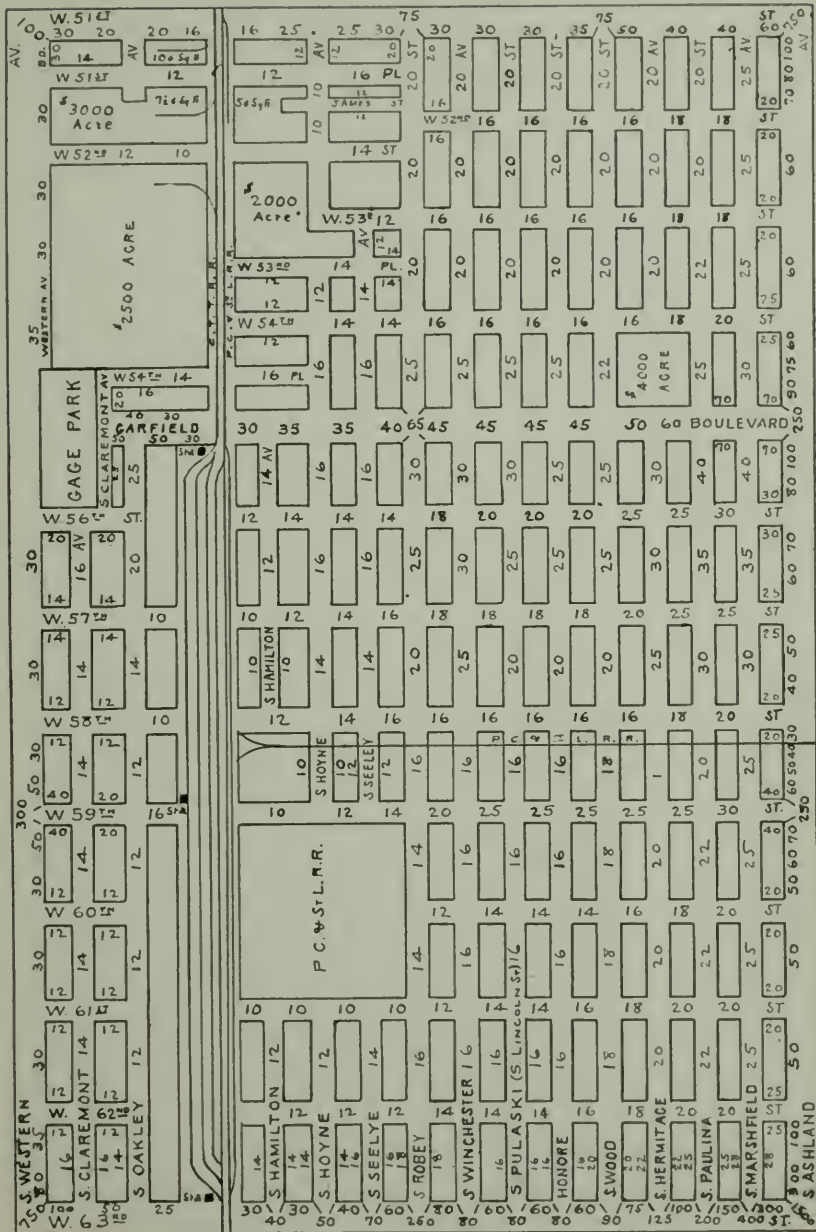
Real Estate

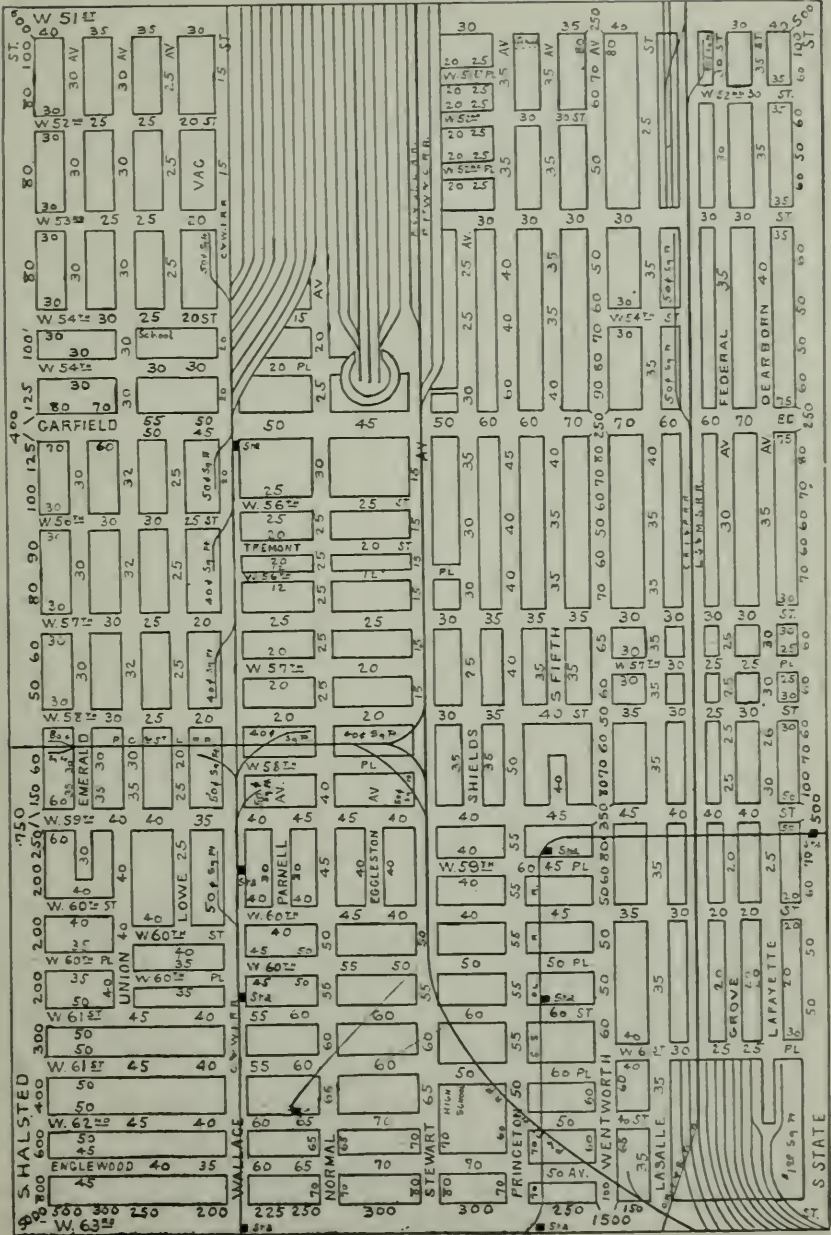
MAIN OFFICE
1502 East 53rd
Street
Tel. H. P. 440

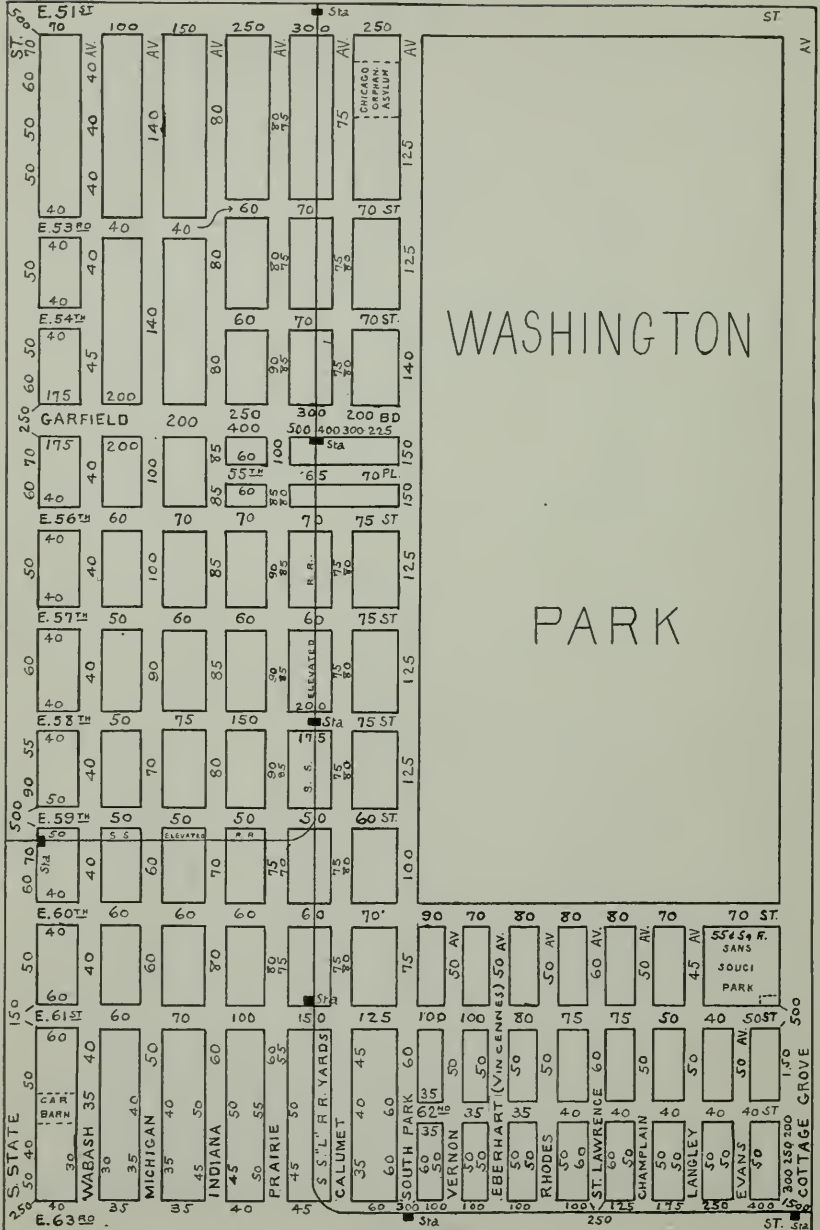
See Page 120

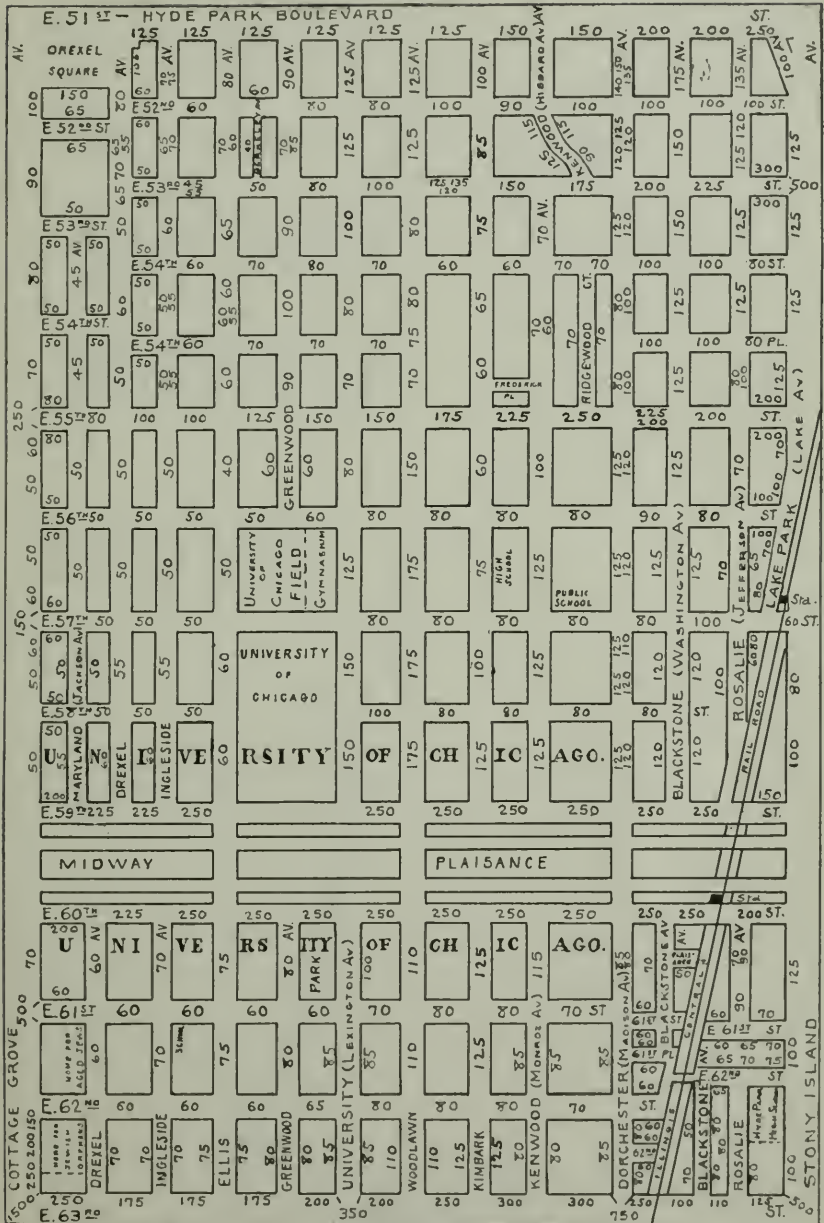












Largest Operators and
Managers

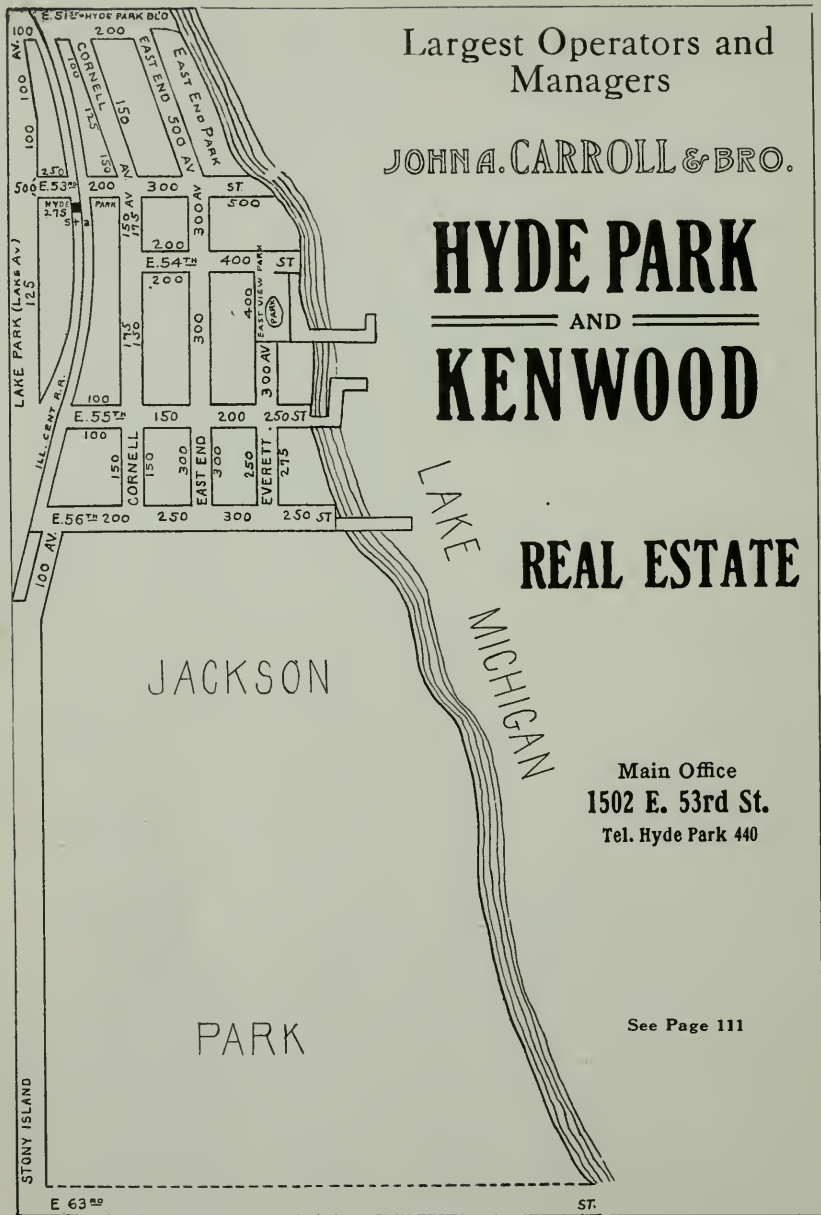
JOHN A. CARROLL & BRO.

HYDE PARK AND KENWOOD

REAL ESTATE

Main Office
1502 E. 53rd St.
Tel. Hyde Park 440

See Page 111



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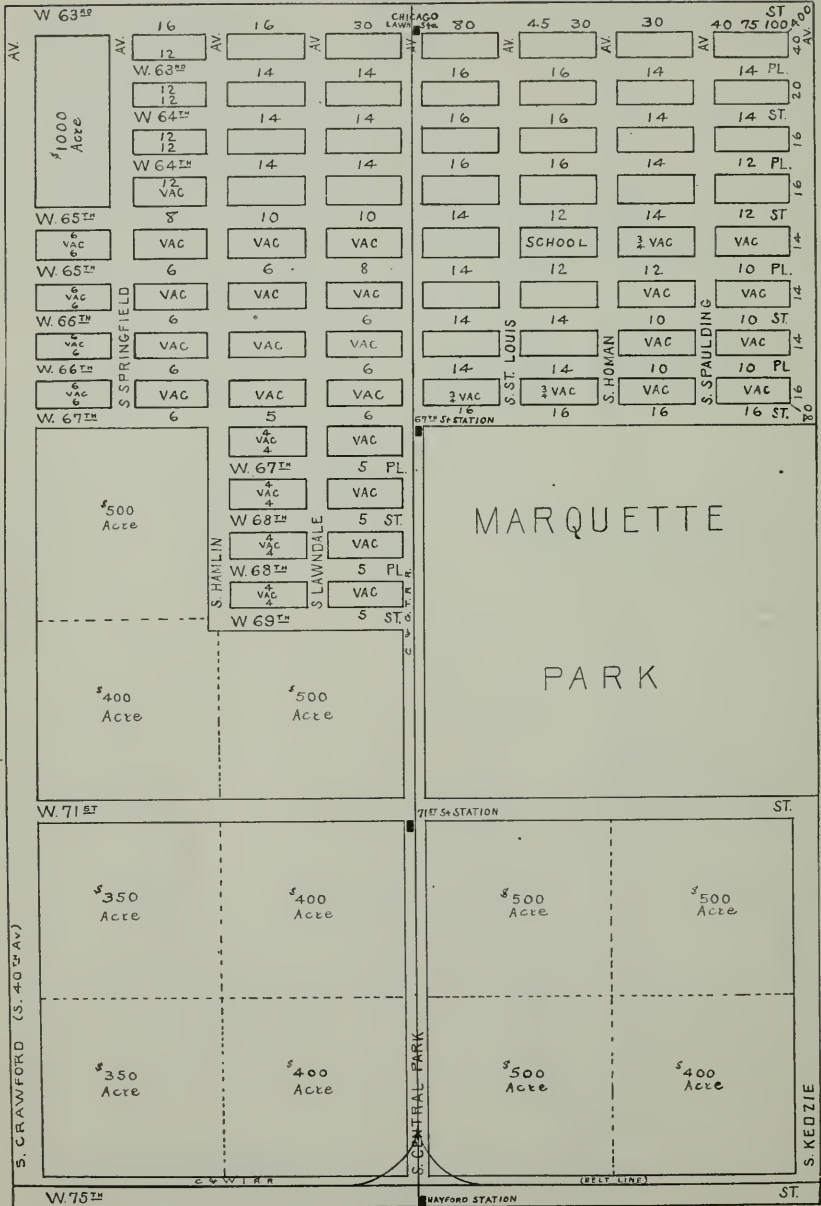
JACKSON

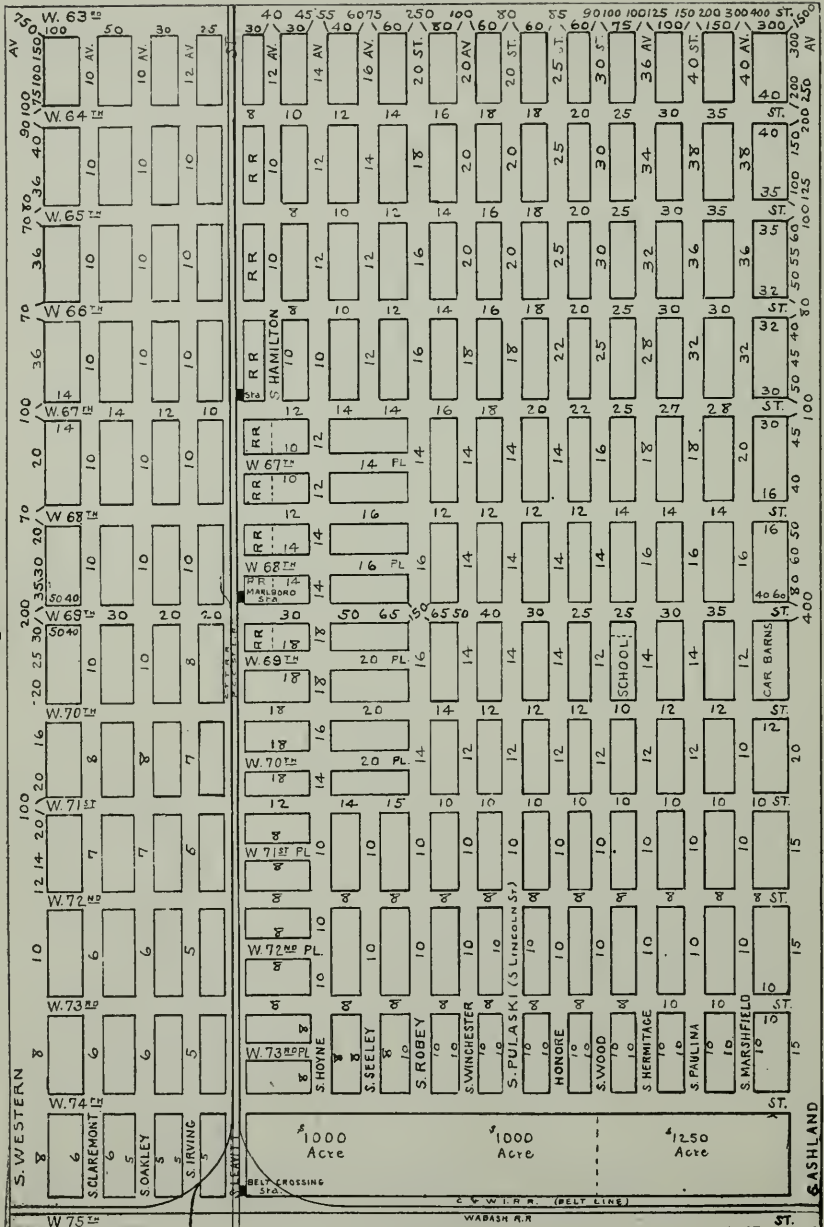
PARK

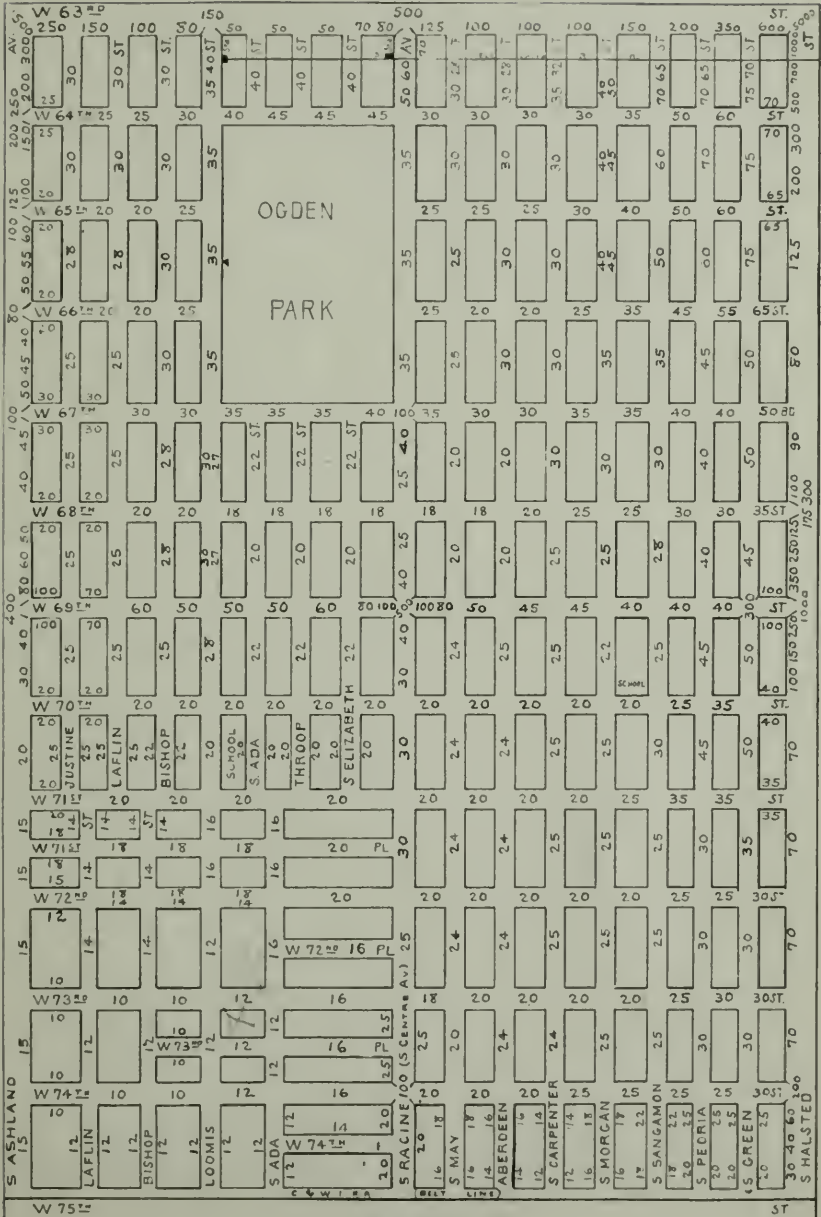
LAKE MICHIGAN

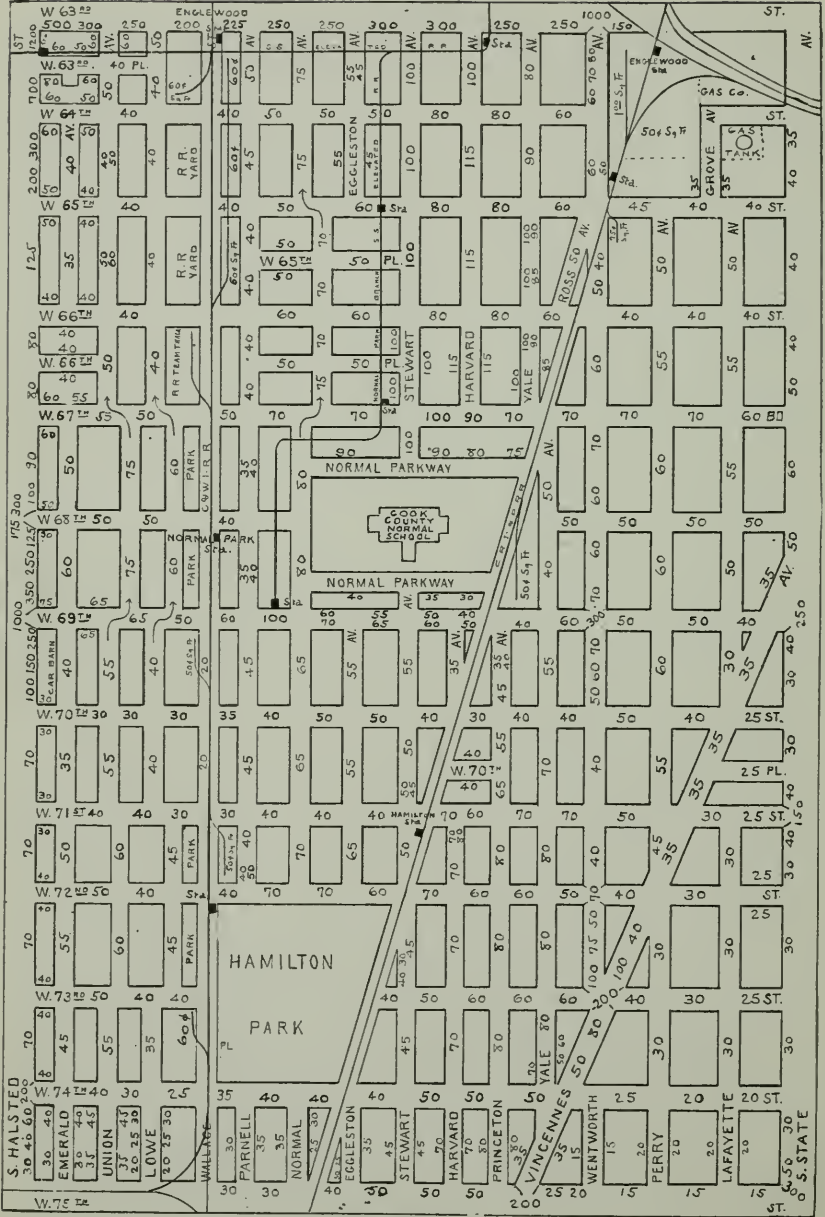
E 63RD ST.

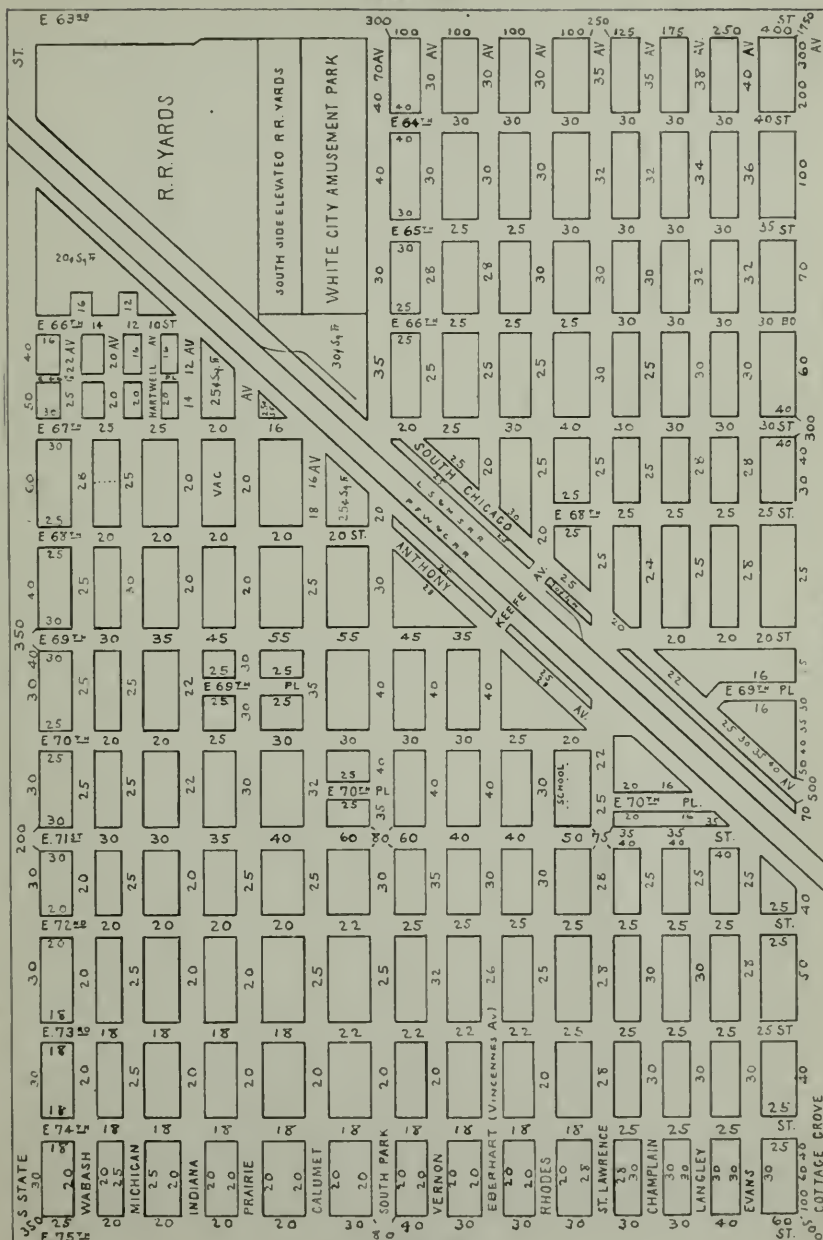
ST.

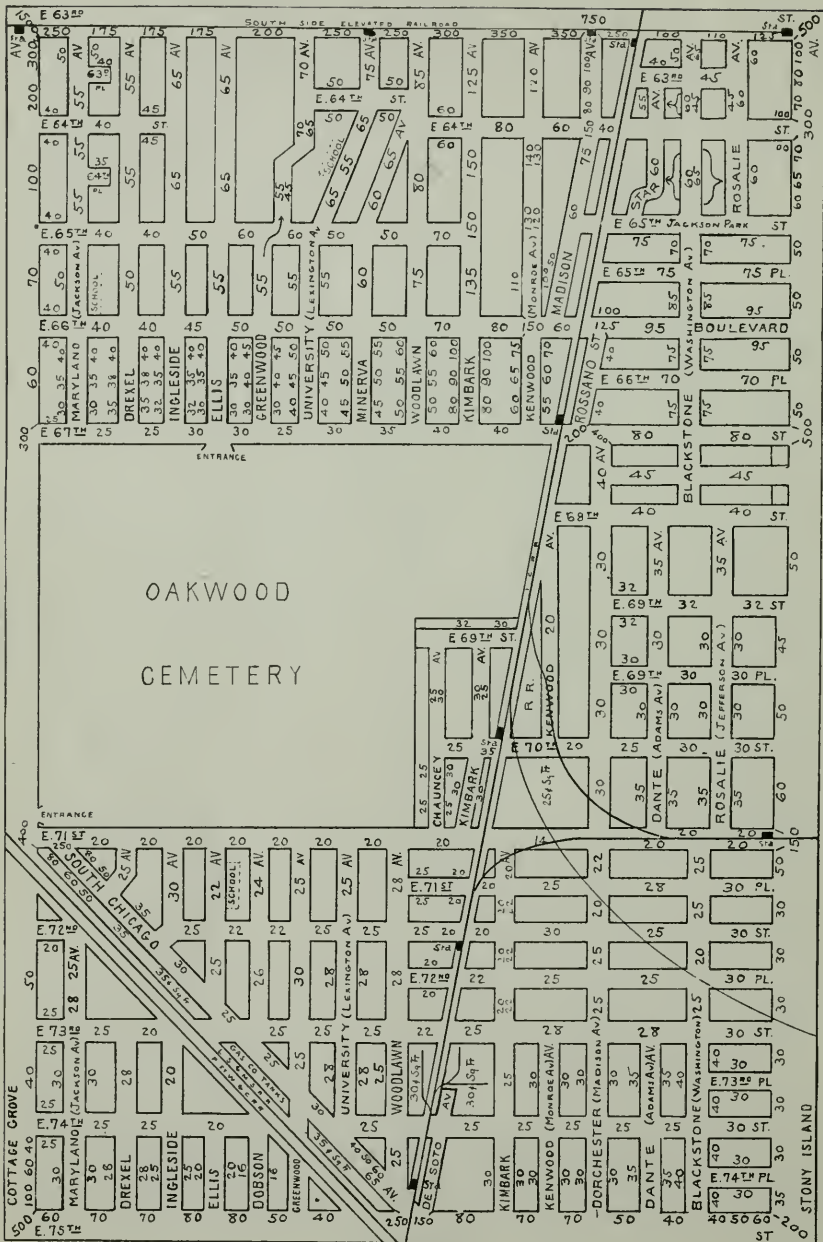


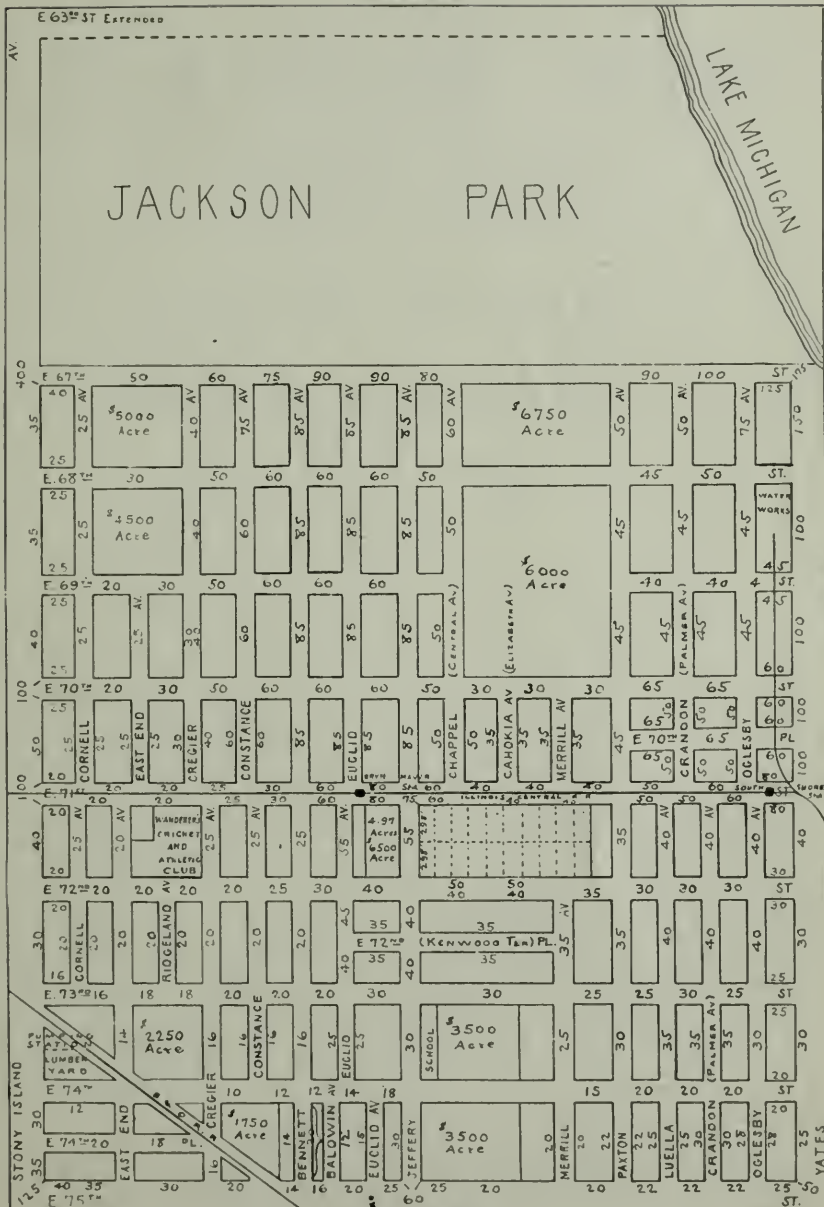












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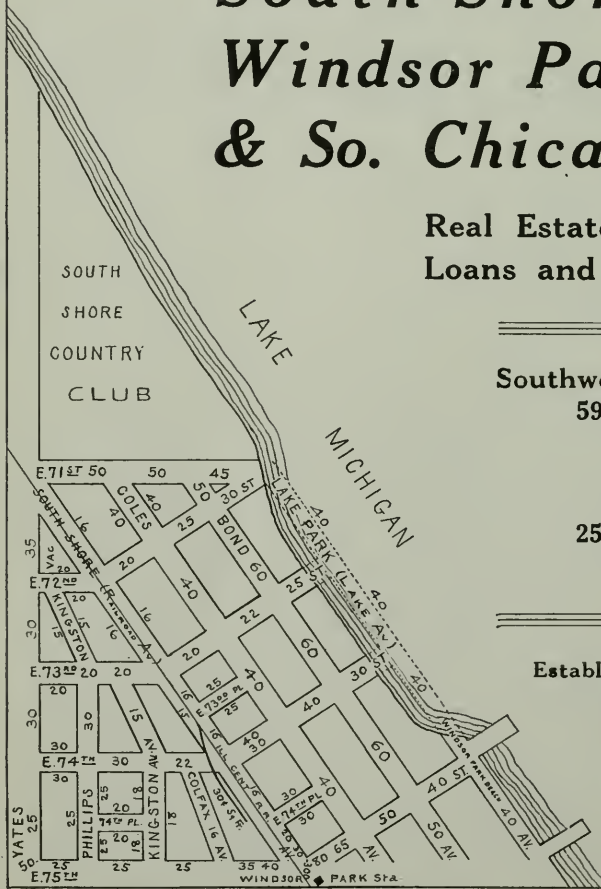
Southwest Side Office
59th Street and
Kedzie Ave.

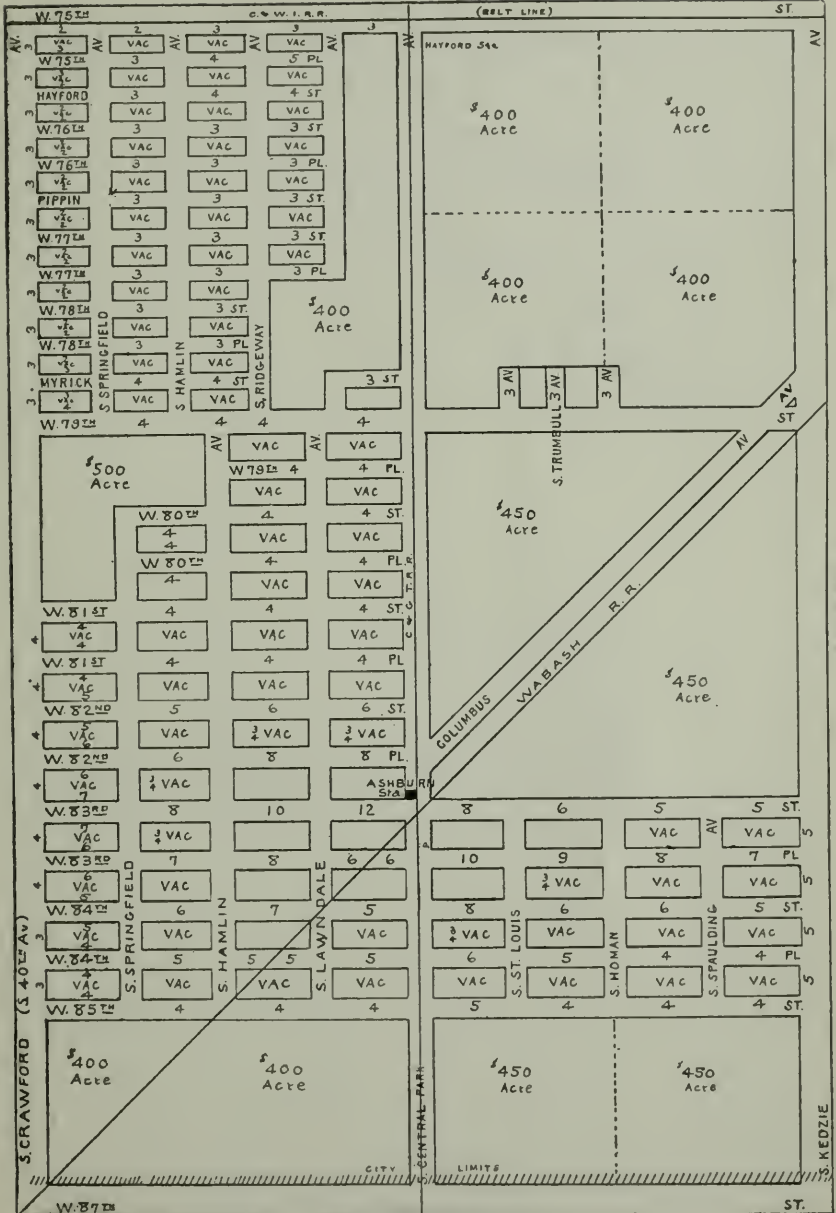
Main Office
25 N. Dearborn
Street

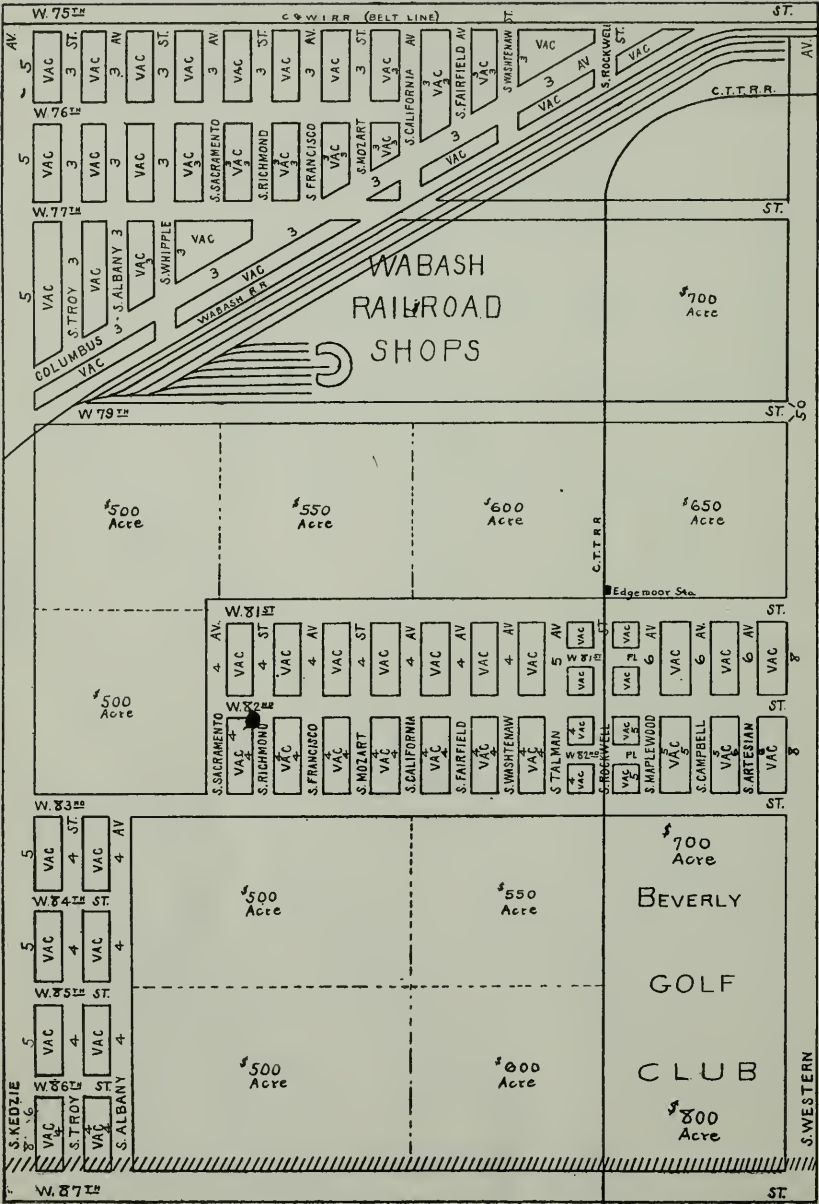
Established 1882 as

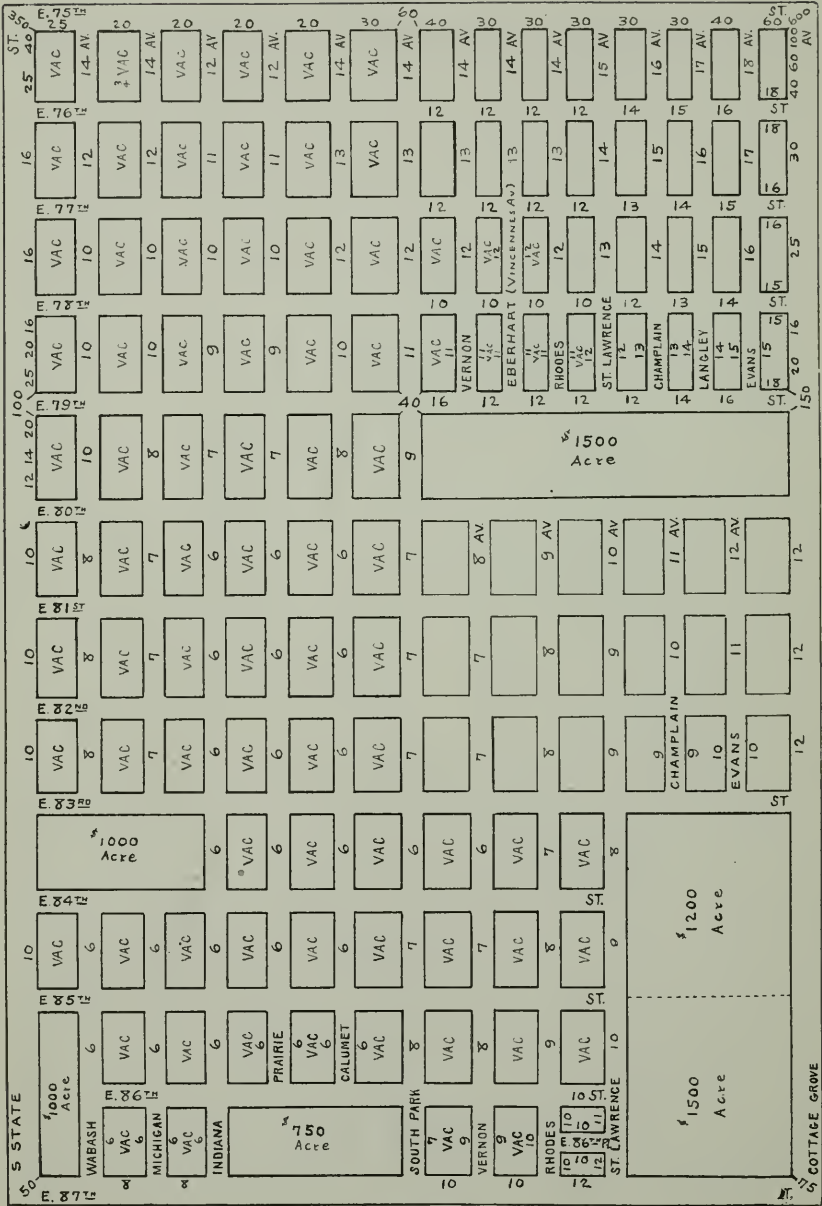
Cooper & Burhans

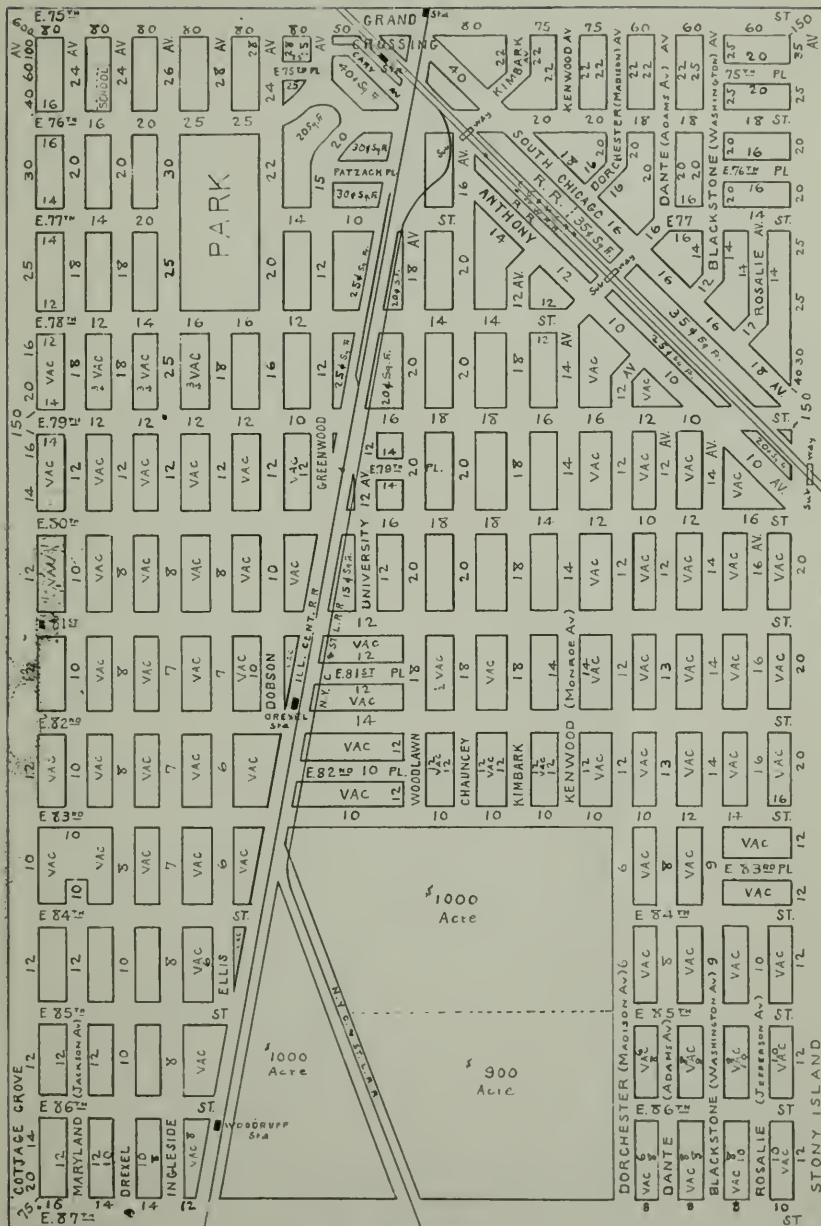
Page 129

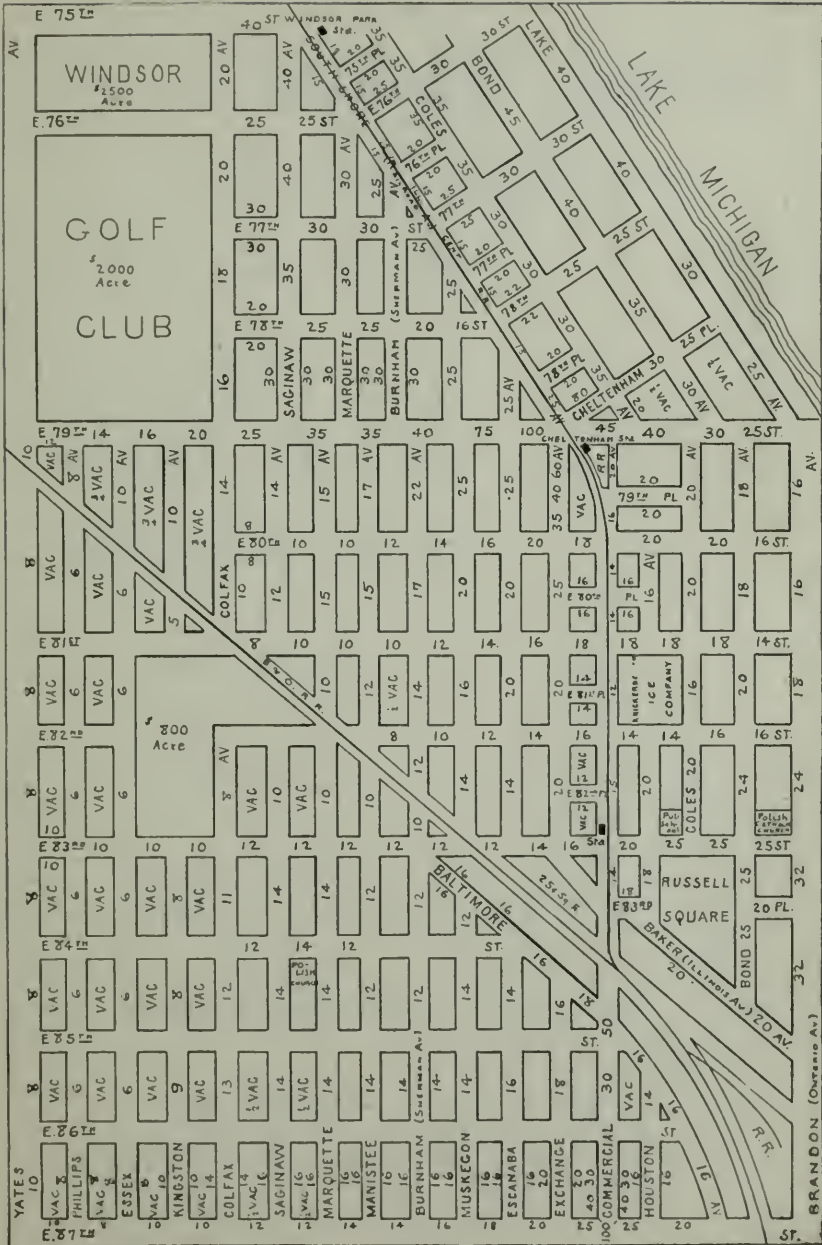


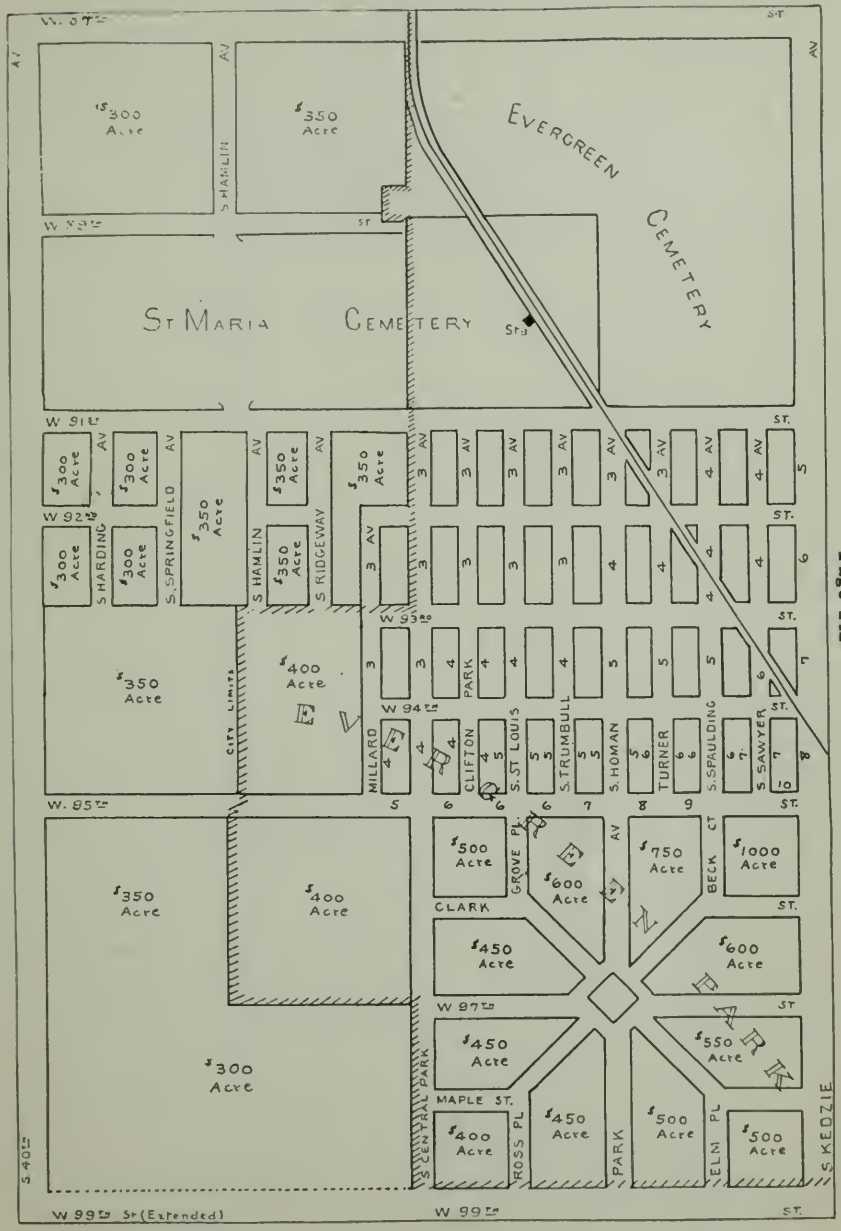


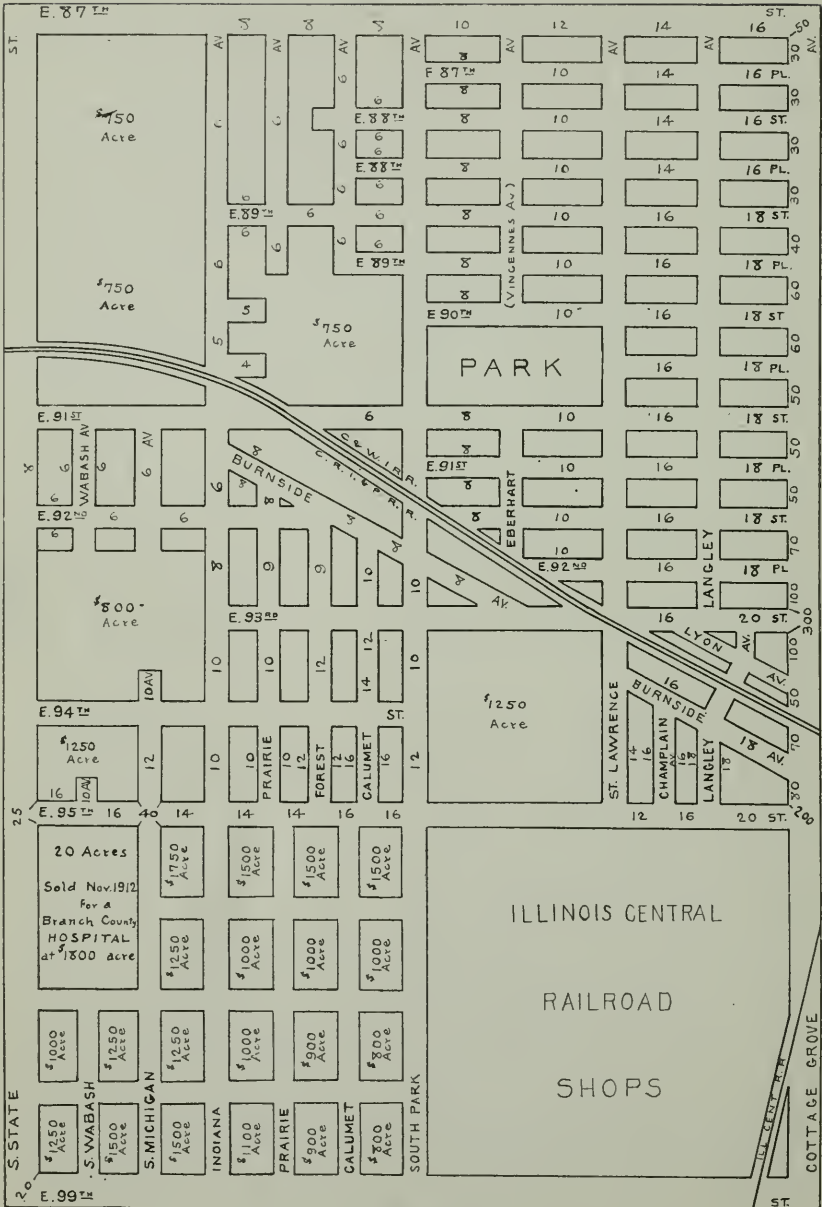


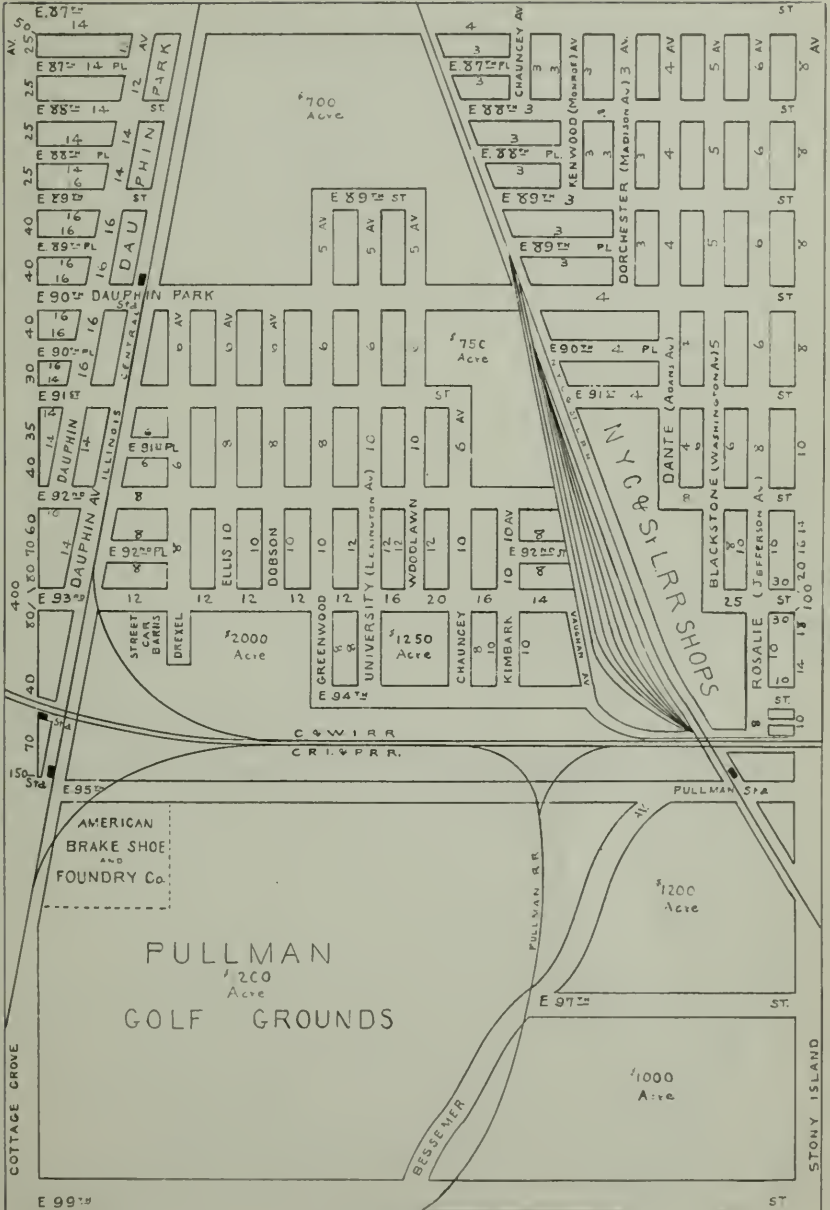


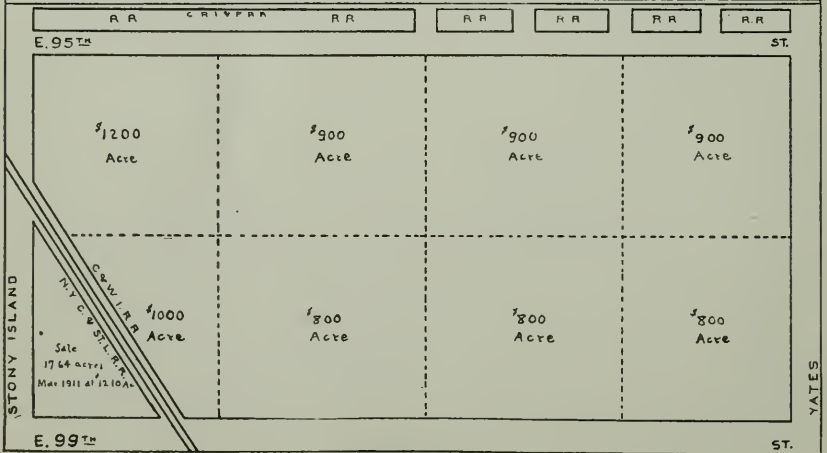
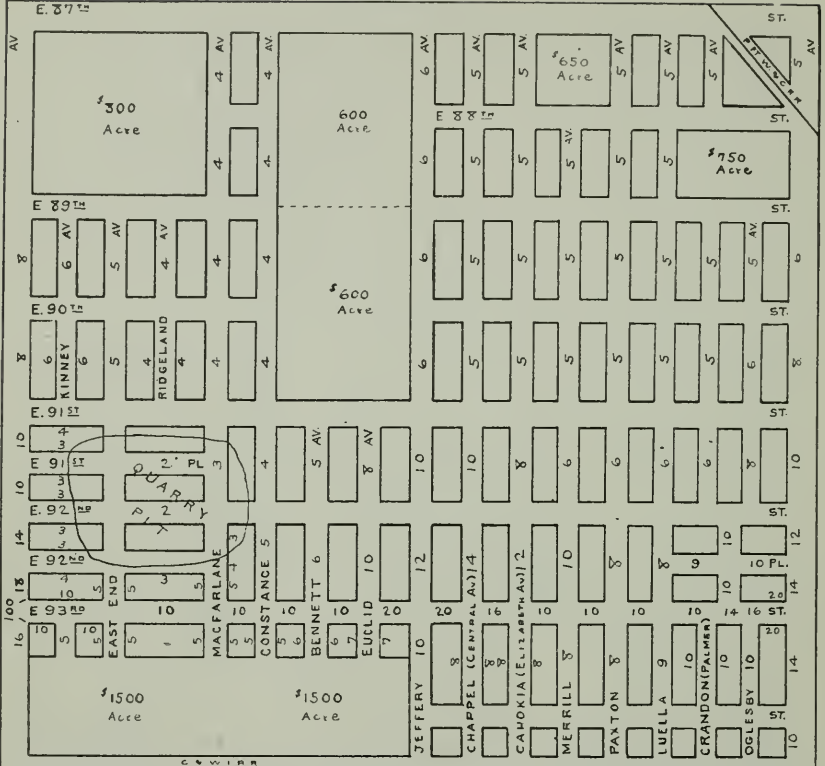


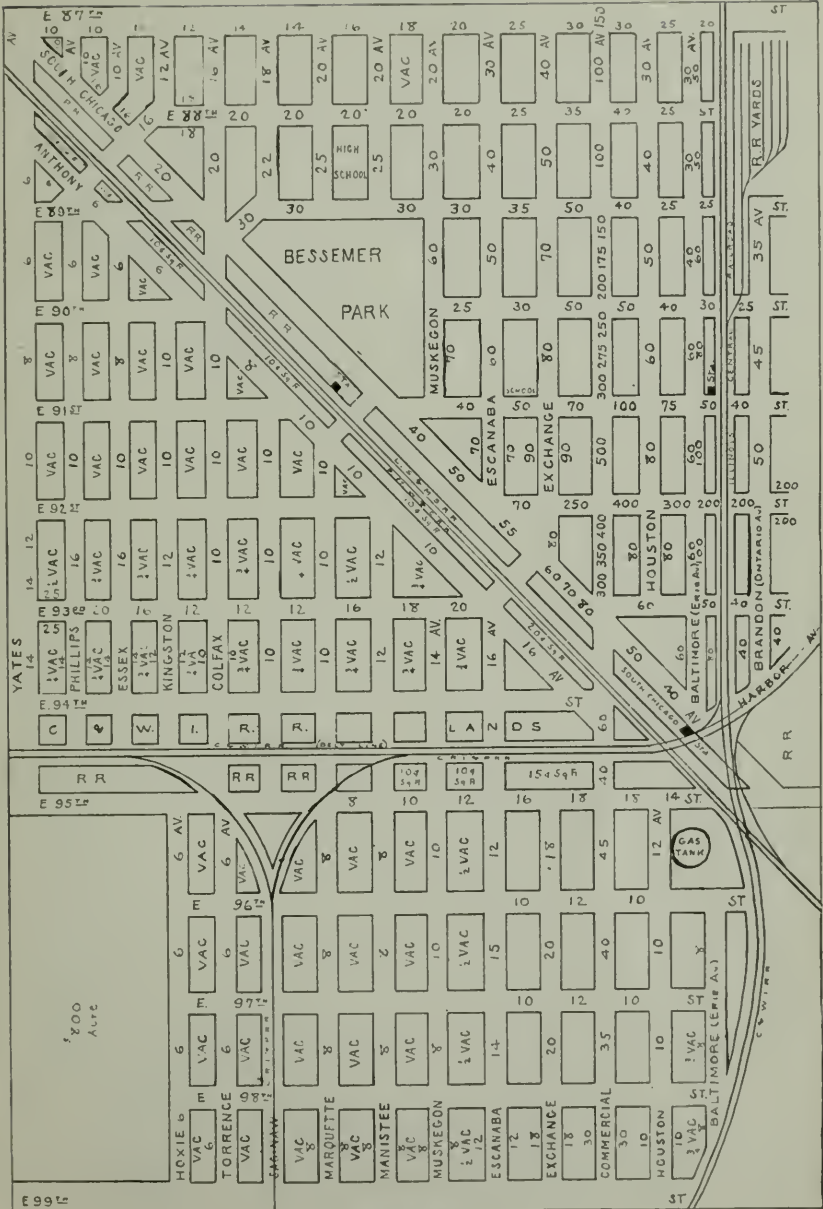


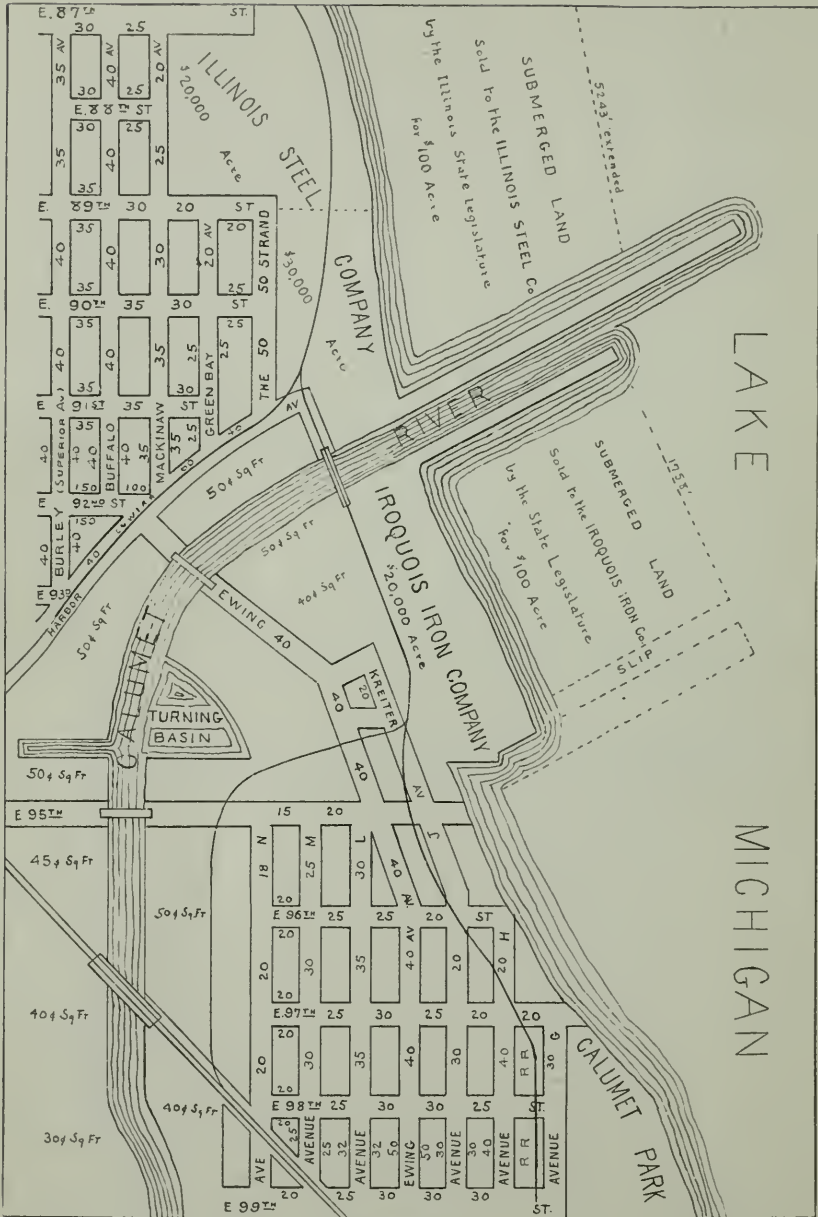


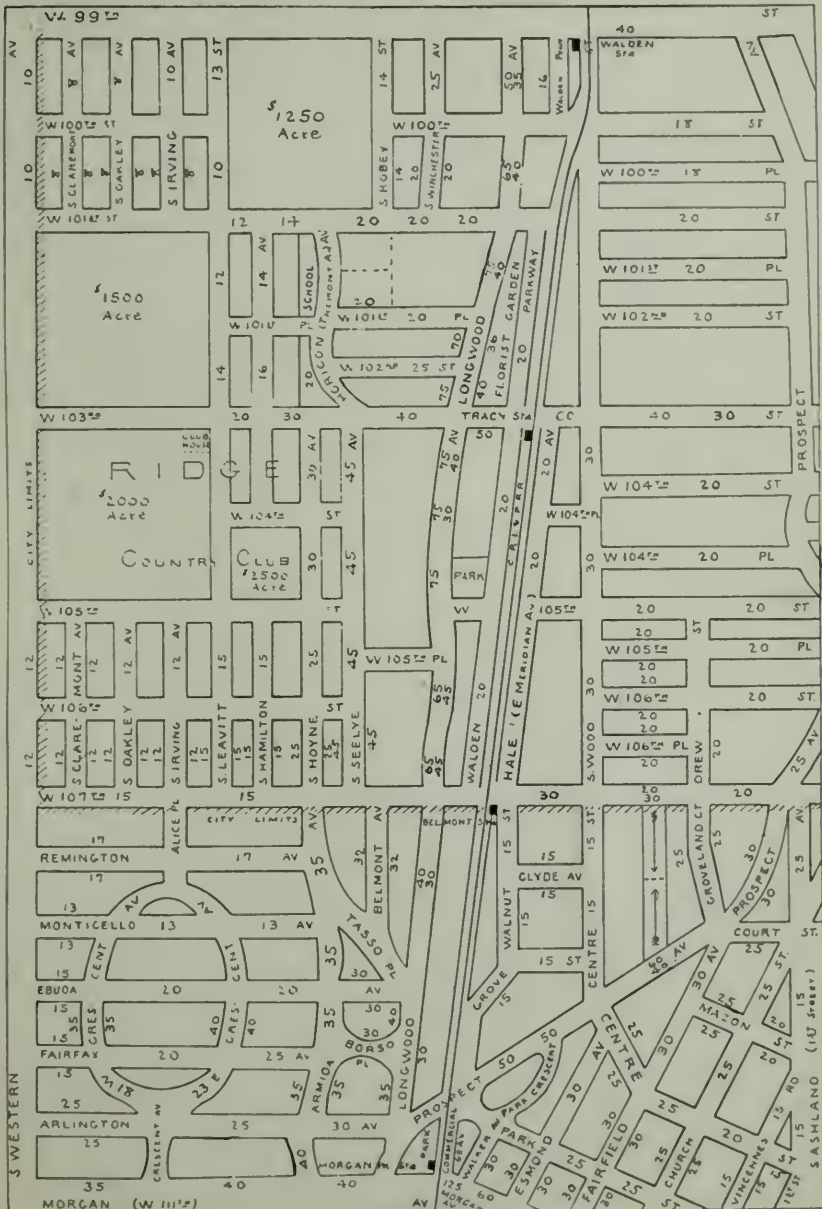


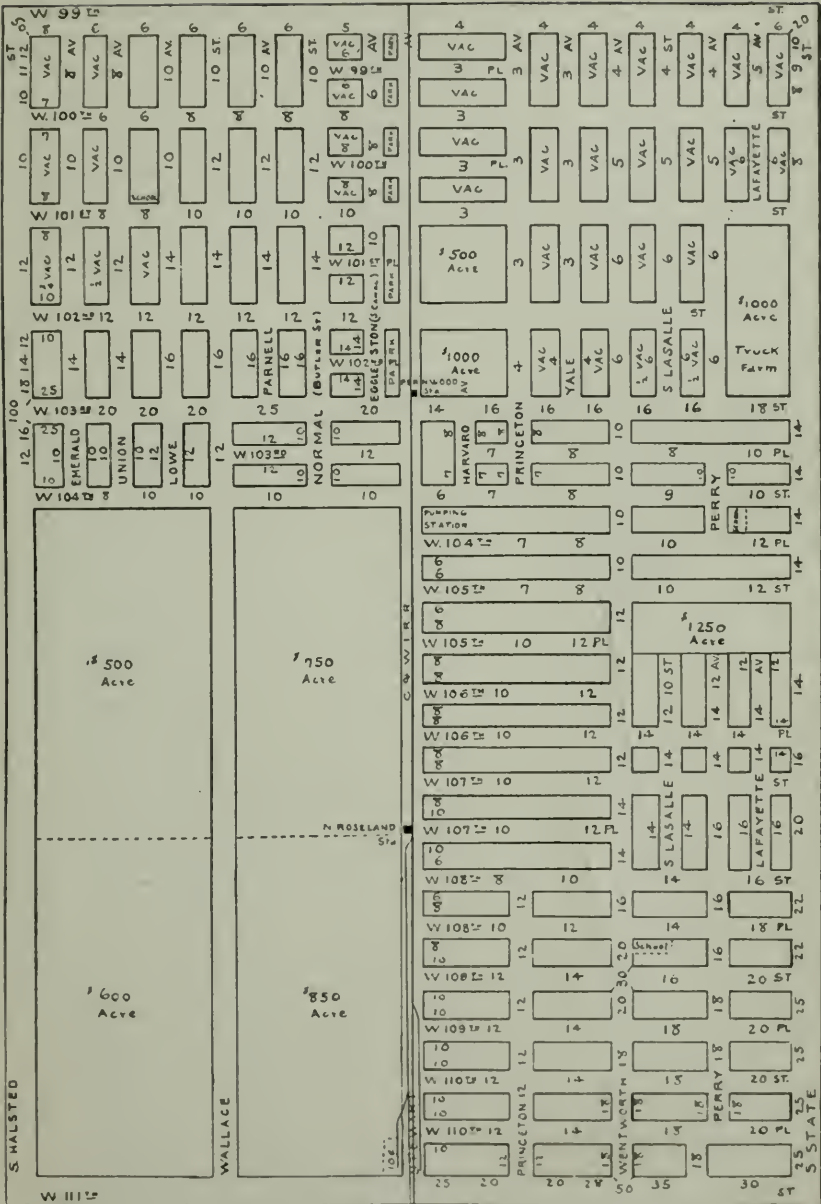


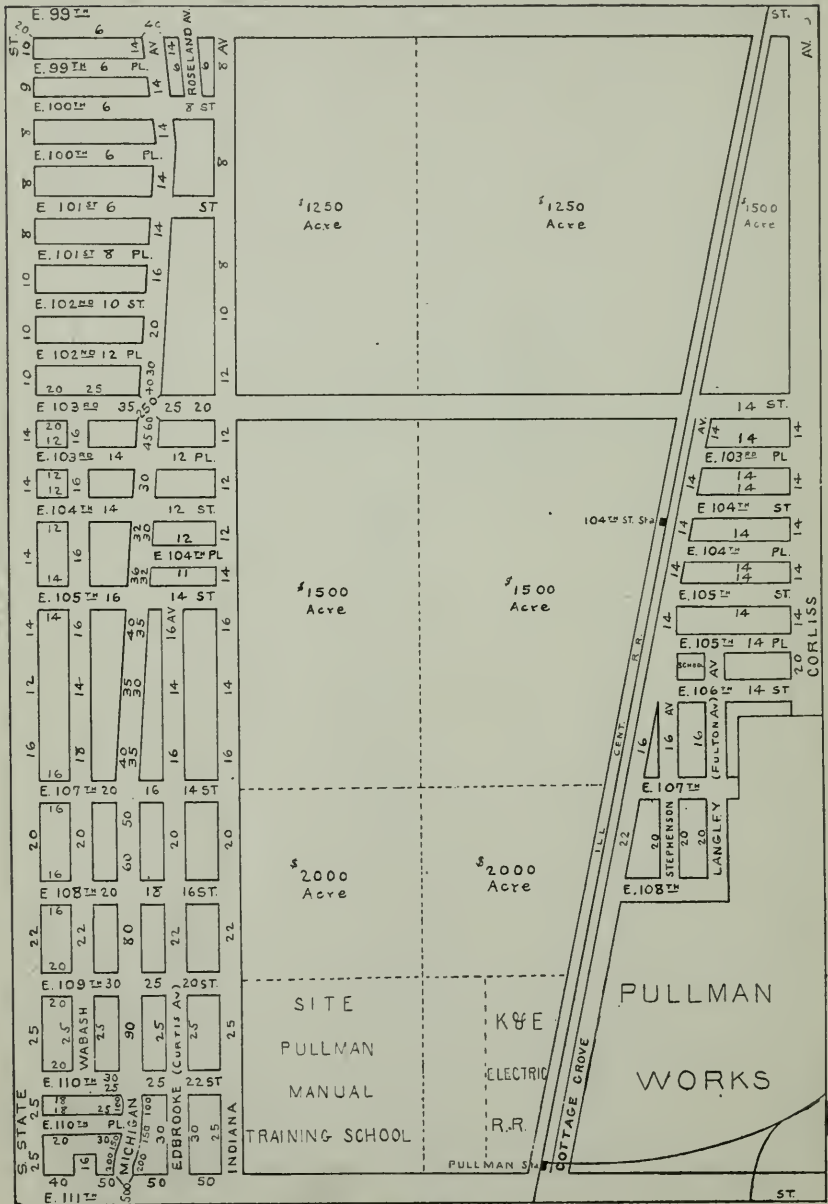


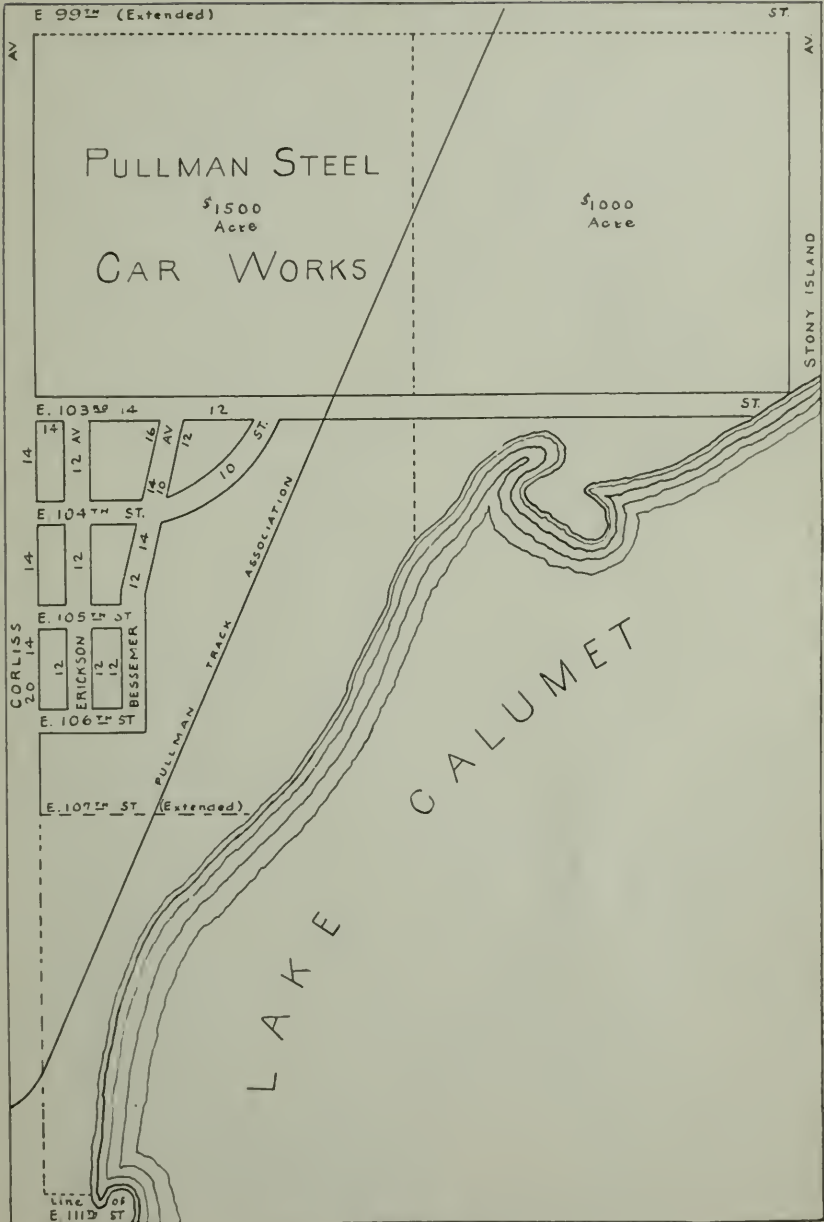


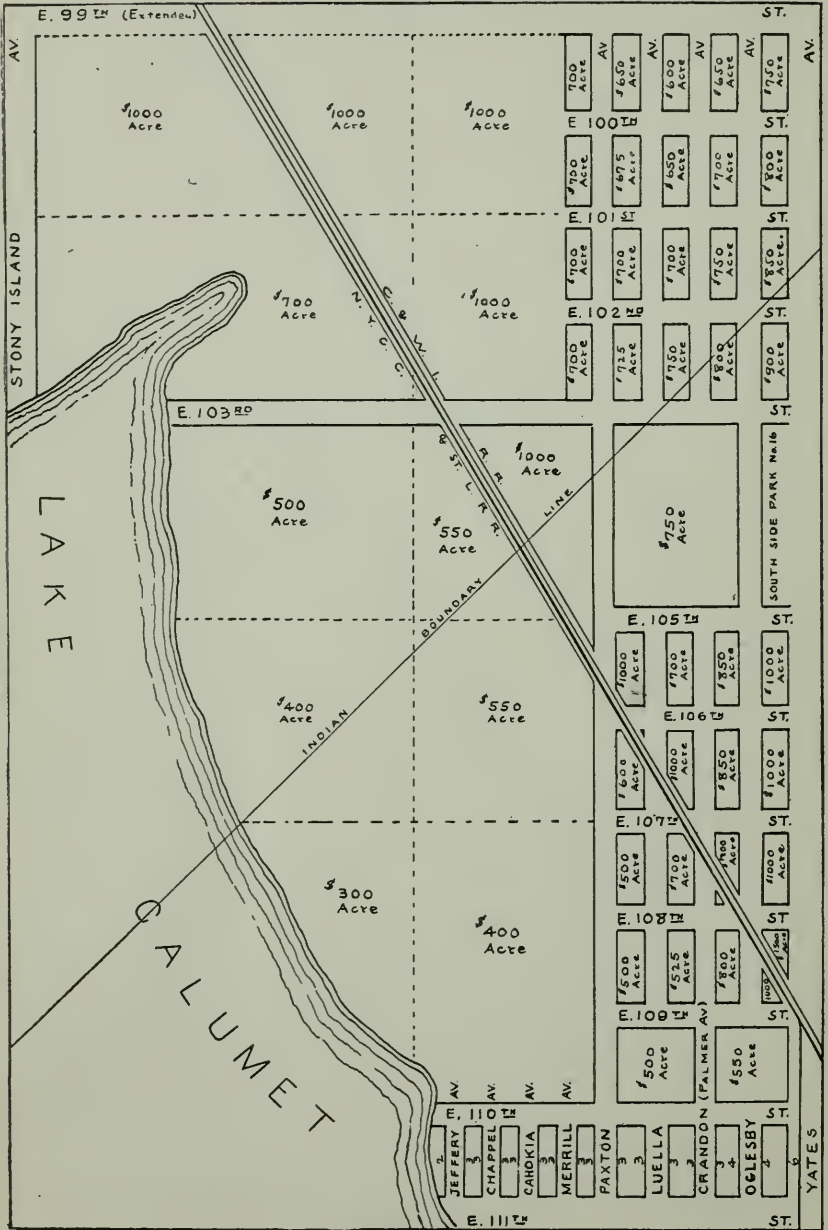


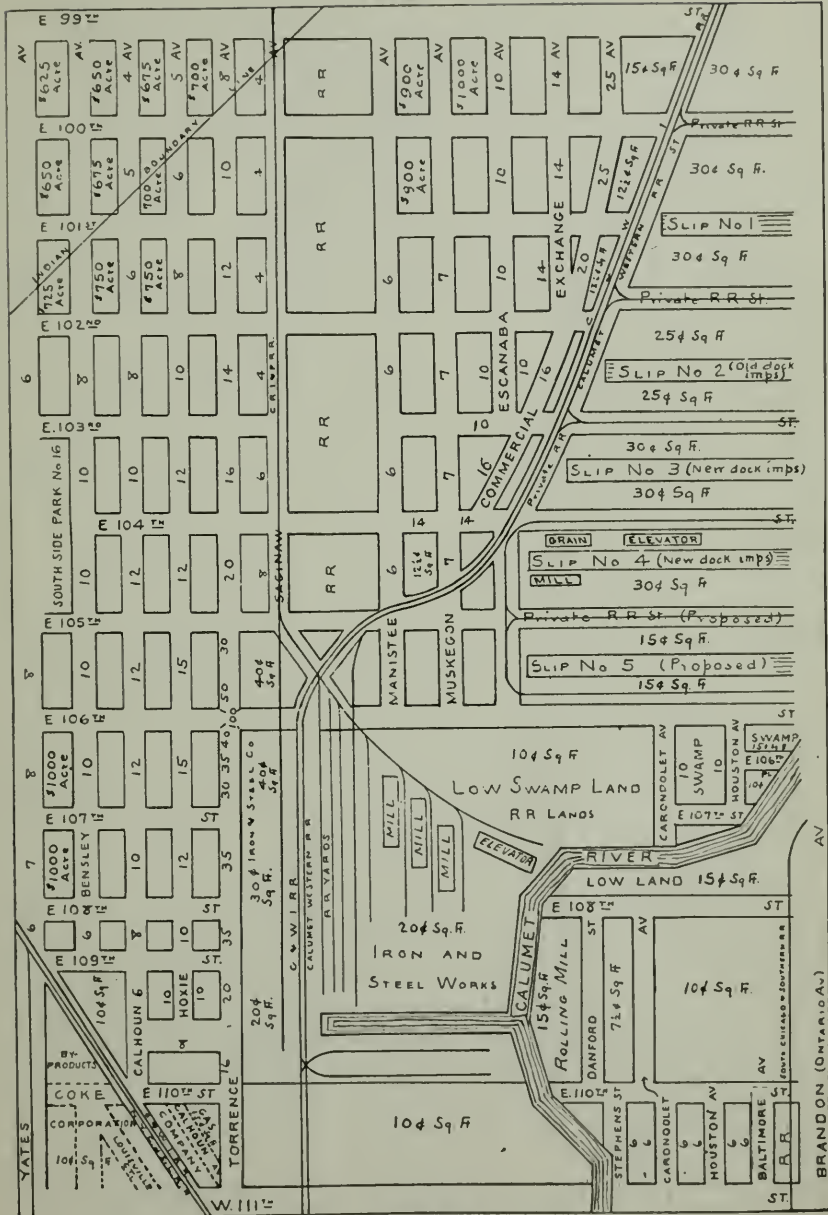


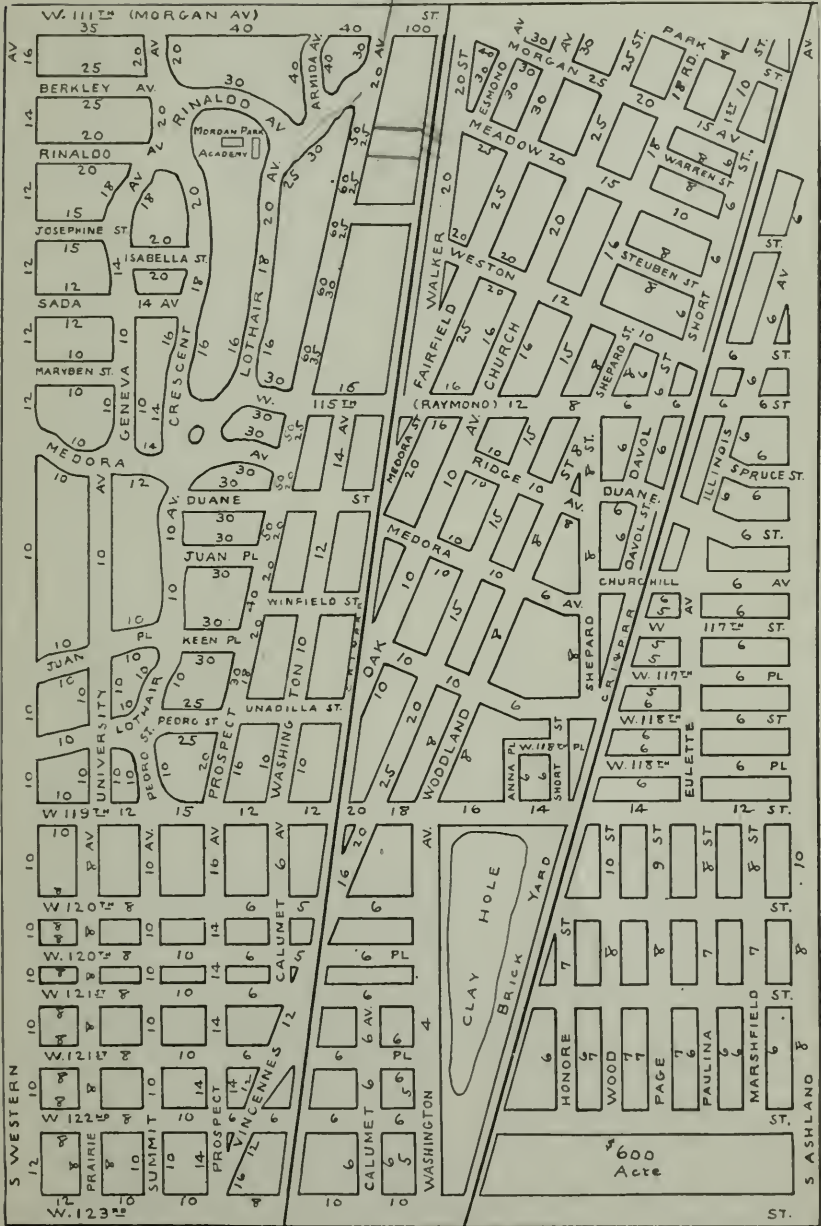


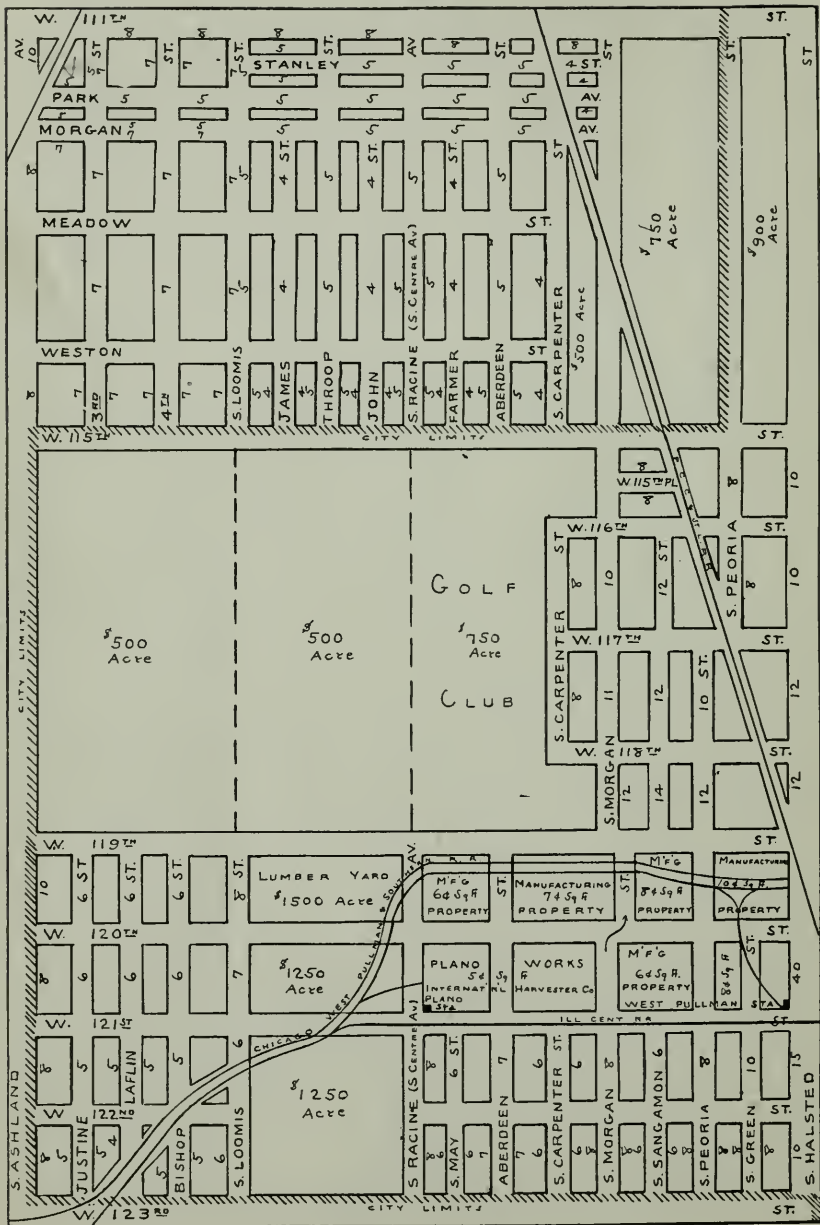


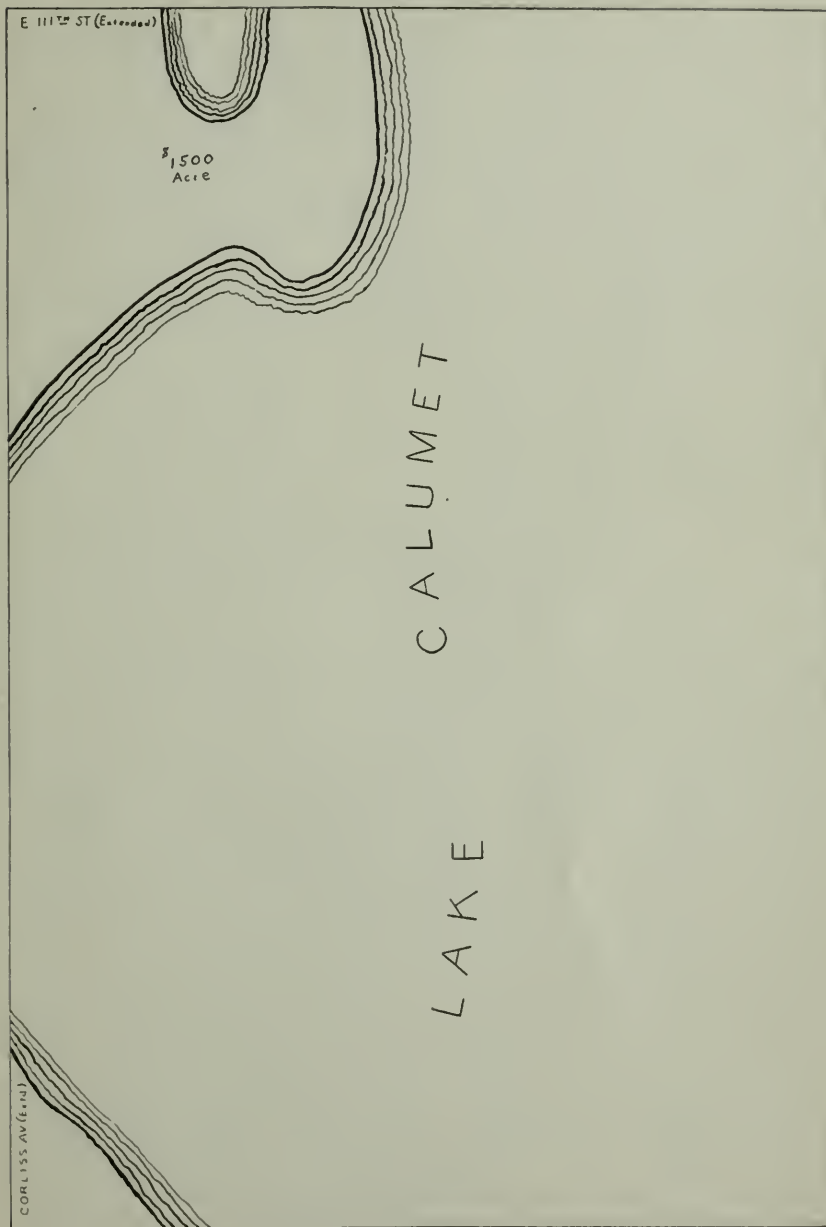




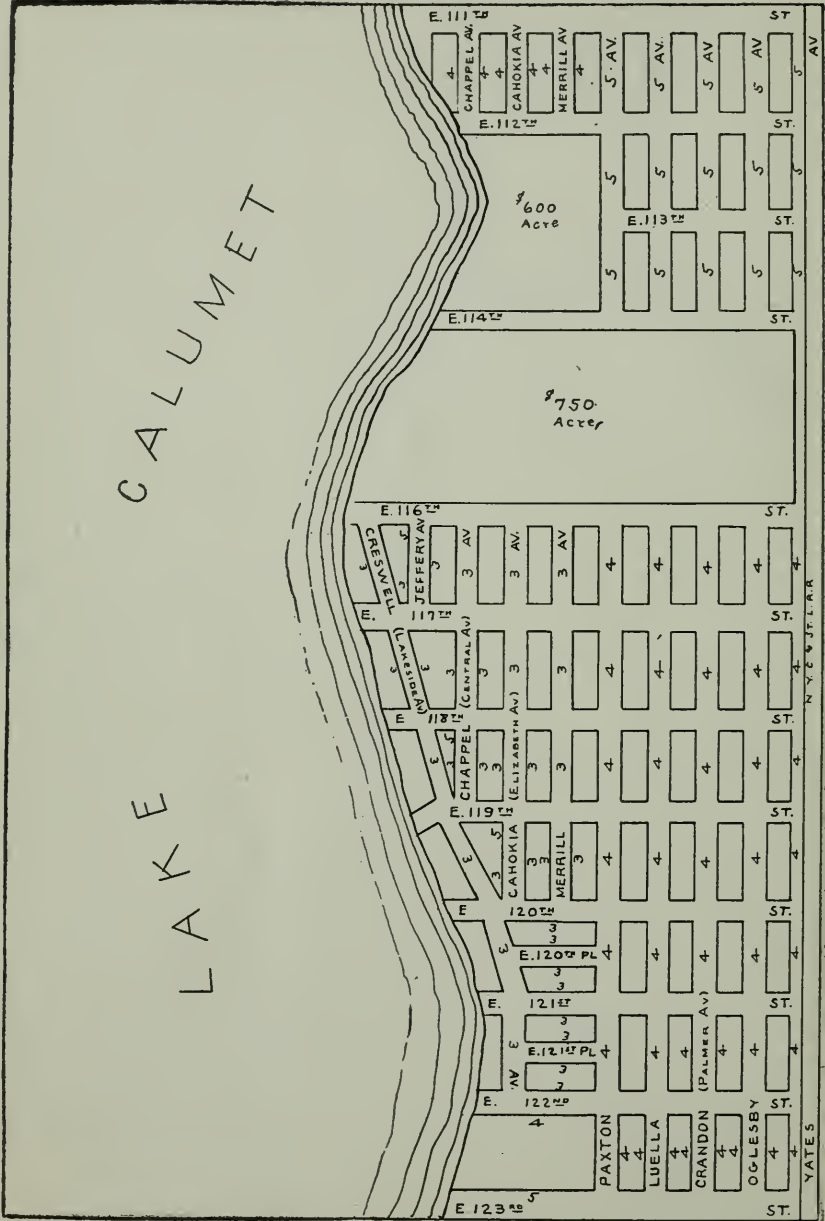


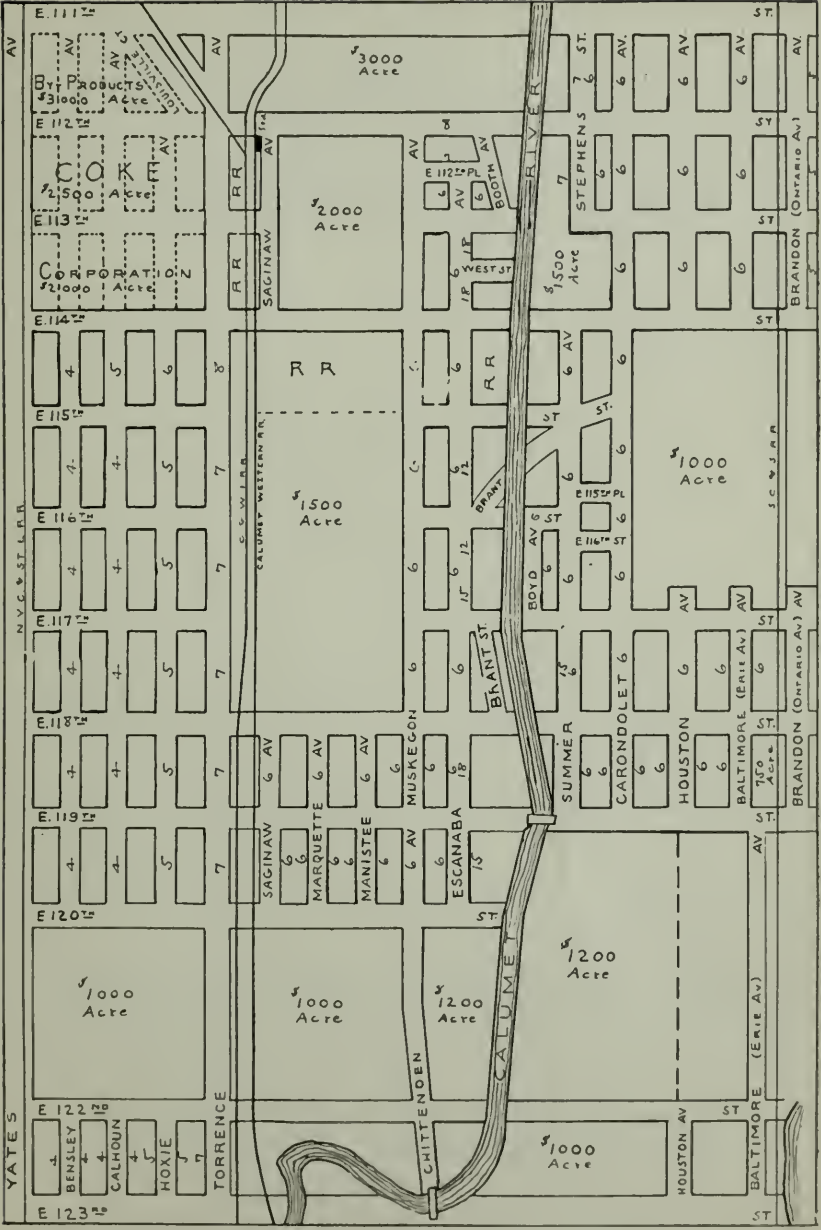






L A K E C A L U M E T





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SURVEYOR

ESTABLISHED 1888

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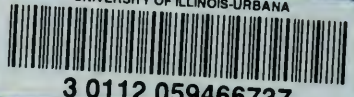
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DEARBORN AND ADAMS STS.
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