



Collection Information:

Folder: Parcel No. 1. 193 Eva Street.

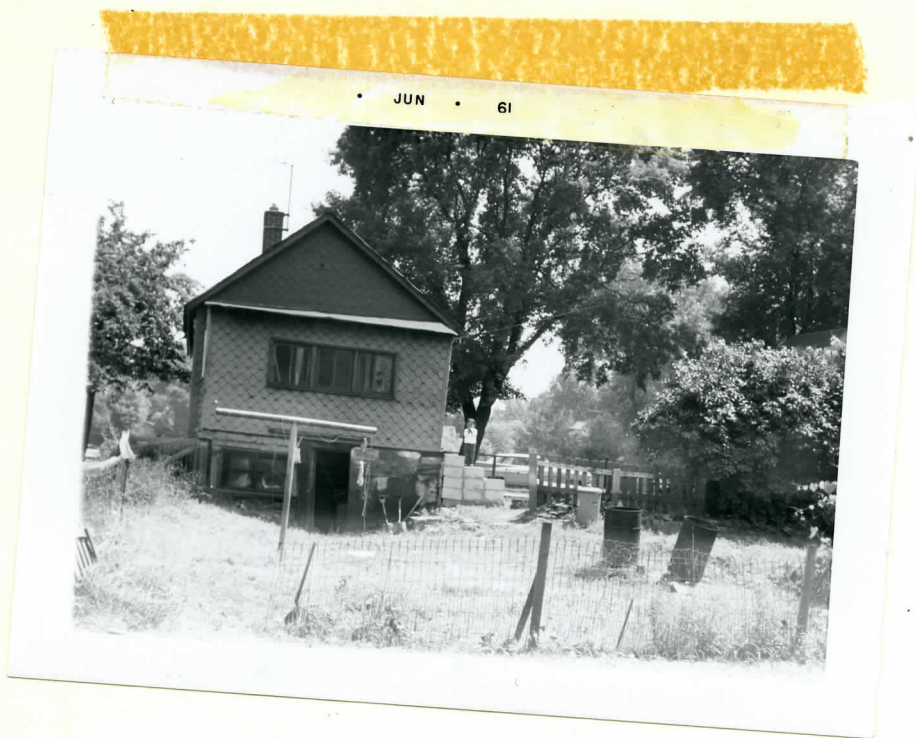
Series: Area 1-B, Parcels 1-240A, 1961-1962.

Collection: Port Authority of the City of Saint Paul.
Records.

Copyright Notice:

This material may be protected by copyright law (U.S. Code, Title 17). Researchers are liable for any infringement. For more information, visit www.mnhs.org/copyright.

Project Area 1-B
Parcel No. 1
193 Eva Str.



Project Area 1-B
Parcel No. 1
Michael Gerardo
Carol Contreras

193 Eva St.

Owner: Harry W. Beardsley
1344 Ohio Street

Legal: Lot 8, Block 17, Marshall's Addition

Lot Size: 50 x 150 feet *7500 Sq Ft*

Zoning: "B" Residential

Built: 1884

Assessors Value: Land \$500, Building \$600, Total \$1,100.00.

This is a one story frame bungalow with asphalt exterior and asphalt strip roof. Blacktop street, sewer and water, no sidewalk or curb. Lot drops off about 80 feet back, then levels off at 3-foot lower level. Good trees, shrubs and gardening section.

Consists of 4 rooms, bath and enclosed front porch. Maple floors, plastered walls, kitchen with cabinets and cabinet sink, good linoleum floor, inset tub, low flush off kitchen. Full basement, concrete blocks, 7 foot height, octopus gravity H. A. gas heat, 30-gallon gas water heater, no tubs, no drain.

Property generally in good condition. Rental \$50.00.

Cost Approach:

11,520 cubic feet @ 70¢	\$8,064.00
Physical depreciation 45%	
Economic depreciation 10%	<u>4,435.00</u>
Depreciated value of dwelling	3,629.00

Land:

50x150 feet	<u>750.00</u>
Indicated value by Cost Approach	\$4,379.00

This is a total taking. Based on the Cost Approach and the Comparable Sales Approach, it is your appraisers' opinion that the total damages are:

Land	\$ 750.00
Improvements	<u>3,650.00</u>
Total	\$4,400.00

"FOUR THOUSAND FOUR HUNDRED DOLLARS"

Project Area 1-B
Parcel No. 1
193 Eva

MARKET APPROACH

Comparable Sales:

1. 800 Stewart. Sold Sept. 4, 1959, \$3,500 cash. Same size and condition but no central heat, only 1/2 bath and smaller lot. Comparable location.
2. 9 Douglas St. Sold June 13, 1961, \$3,000 cash. Larger house, smaller lot, only gas space heater. Comparable location.
3. 621 No. Western. Sold Jan. 23, 1961, \$4,000 cash. About same size and condition. Smaller lot and space heater but better location and 1-car garage.
4. 115 Edward. Sold Oct. 20, 1959, \$4,200, \$1,000 down, balance contract for deed. Much larger, but comparable in condition. Smaller lot, comparable location. Also had garage.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of subject property is \$4,400.00.