



## **Collection Information:**

Folder: Parcel No. 23. 177-179 Eva Street and 172-182 E. Chicago Avenue.

**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](http://www.mnhs.org/copyright).

Project Area 1-B  
Parcel No. 23  
177-179 Eva Street

• SEP • 61



• SEP • 61

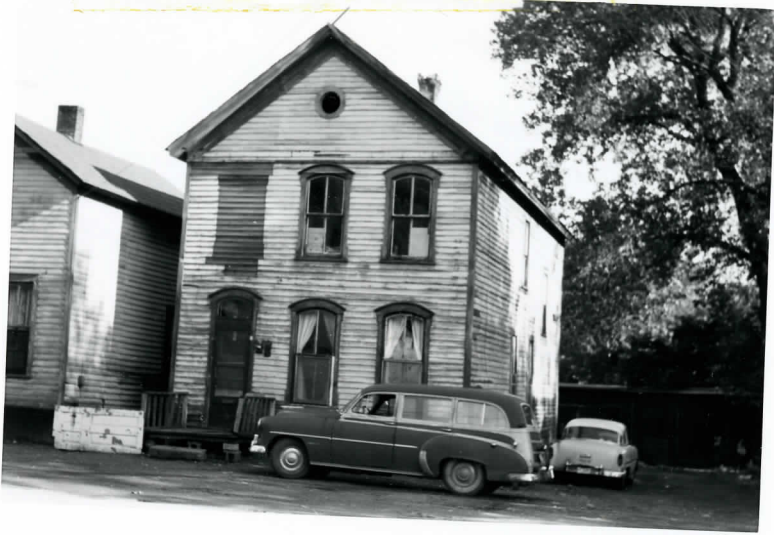


• SEP • 61

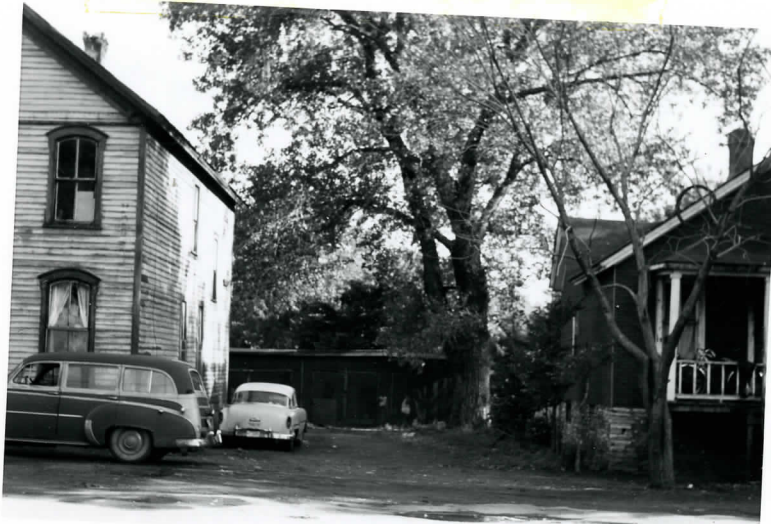


Project Area 1-B  
Parcel No. 23  
172 E. Chicago

• SEP • 61



SEP • 61

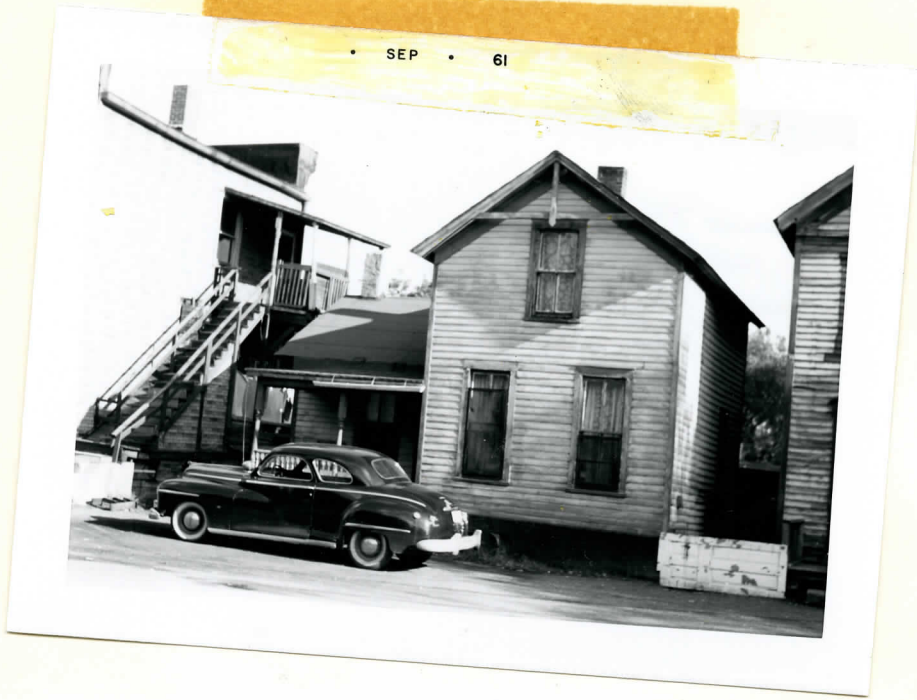


• SE



Project Area 1-B  
Parcel No. 23  
182 E. Chicago

• SEP • 61



• SEP • 61



# JAMES J. HUSPEK & SONS



*Realtors*

R E A L E S T A T E . L O A N S . I N S U R A N C E

OFFICE CA 2-8566

COMMERCE BLDG., ST. PAUL 1, MINN.

January 12, 1962

Port Authority of the  
City of Saint Paul  
60 E. Fourth Street  
Saint Paul 1, Minnesota

Gentlemen:                      Re:    Project Area 1-B  
   Parcel No. 23  
   177-179 Eva and 172-  
   182 E. Chicago Ave.

Pursuant to your request, we have reviewed the appraisal on the above property. We feel that if this matter can be settled for an additional \$500, it would be perhaps the most practical thing to do.

However, this only pertains to the corner properties, being parcel No. 23 and does not apply to the most recent appraisal of the property at 187 Eva Street, being Parcel No. 154 in Project Area 1-B.

Very truly yours,

  
Ray W. Faricy

  
James C. Huspek

Project Area 1-B  
Parcel No. 23  
177-179 Eva and  
172-182 E. Chicago Ave.

Owners: Thomas M. and Peter M. Isaac and Margaret Walsh  
Legal: Lots 4 and 5, Block 17, Marshall's Addition  
Lot Size: Lot 4 50 x 100 feet  
Lot 5 50 x 100 feet  
Zoning: "B" Residential  
Built: All buildings old  
Assessors Value: Lot 4 - Land \$375, Building \$1,250, Total \$1,625  
Lot 5 - Land \$475, Buildings 4,000, Total 4,475  
Total assessed value - Land \$850, Buildings \$5,250,  
Total \$6,100.

This is a group of buildings on 2 lots. In order to simplify the appraisal we have estimated the buildings separately.

179 Eva Street.

This is a concrete block store building 16x26x20 with flat rolled roof, full basement with dirt floor, rear walk-out. The walls are plaster, with wood winsoat, hardwood floor with poor linoleum covering. There is no heat, no toilet, no hot water, sink only. Presently vacant.

16 x 26 feet = 416 square feet

416 square feet @ \$6.00 per square foot	\$2,496.00
Physical depreciation 50%	
Economic depreciation 10%	<u>14,97.00</u>
Depreciated value of store building	\$999.00

Rounded to \$1,000.

177 Eva Street.

This is a 2½ story frame building with imitation asphalt brick covering, asphalt roof, poor storms and screens. There is a small raised concrete sidewalk across the lot at the front of this building. Both Eva Street and East Chicago Street are gravel oiled. All improvements are in the streets. There is no sidewalk or curb on East Chicago Street and no curb on Eva Street.

Project Area 1-B  
Parcel No. 23  
177 Eva St. (continued)

First floor consists of 8 rooms and bath off rear hall. Two of these rooms are rented out at \$20.00 per month. The remainder is occupied by the owner. Larger kitchen, no cabinets, wall sink, fair linoleum. Plaster walls and ceilings, hardwood floors.

Second floor consists of two 4 room and toilet only apartments, each rent for \$25.00 per month. These apartments have access by outside stairs, kitchen does not have cabinets but wall sink. No heat, no hot water. Rear apartment very poor condition. Floors sag, no sink, toilet broken.

Full basement has poured concrete and concrete block walls, 9 foot height. Part concrete, part dirt floor. Octopus type hot air gas heat, 30 gallon gas water heater. No tubs, no drain. Furnace heats only first floor. Rental value \$50.00.

Cost Approach:

37,360 cubic feet @ 60¢	\$22,416.00
Physical depreciation 70%	
Economic depreciation 10%	<u>17,932.00</u>
Depreciated value of corner building	\$ 4,484.00

Rounded to \$4,500.

182 E. Chicago.

This is a 1½ story frame building badly in need of exterior covering, strip asphalt roof. First floor contains 3 rooms, toilet off kitchen, hardwood floors poor with poor linoleum covering. Plaster walls, badly cracked. Kitchen has no cabinets, wall sink. Stairs from living room to 2 rooms up, hardwood floors, plaster walls badly cracked. No heat, no hot water, full basement outside entrance, concrete blocks dirt floor. Rents \$20.00.

Cost Approach:

13,800 cubic feet @ 60¢	\$ 8,280.00
Physical depreciation 65%	
Economic depreciation 10%	<u>6,210.00</u>
Depreciated value of dwelling	\$ 2,070.00

Rounded to \$2,100.

Project Area 1-B  
Parcel No. 23 (continued)

172 E. Chicago.

This is a 2 story frame dwelling with exterior badly in need of covering, strip asphalt roof and 3-car frame garage with rolled asphalt siding, swinging doors and dirt floor.

Contains 4 rooms and toilet only on first floor. Hardwood floors, soft trim, no cabinets in the kitchen, wall sink. No heat, no hot water. Second floor has 4 rooms and broken toilet, no cabinets in kitchen, wall sink. Poor condition. Rental \$40.00.

Full basement, concrete blocks and limestone walls, dirt floor.

Cost Approach:

20,800 cubic feet @ 60¢	\$12,480.00
Physical depreciation 70%	
Economic depreciation 10%	<u>9,984.00</u>
Depreciated value of dwelling	\$ 2,496.00
Depreciated value of garages	<u>150.00</u>
Depreciated value of improvements	\$2,646.00

Rounded to \$2,650.

SUMMARY:

179 Eva Street, building only	\$ 1,000.00
177 Eva Street, building only	4,500.00
182 E. Chicago, building only	2,100.00
172 E. Chicago, building & garage	<u>2,650.00</u>
Depreciated value of improvements	10,250.00
Land:	
Lot 5, corner lot 50x100	\$750.00
Lot 4, middle of block 50x100	<u>600.00</u>
	<u>1,350.00</u>
Indicated value by Cost Approach	\$11,600.00

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	\$ 1,350.00
Improvements	<u>10,250.00</u>
Total	\$11,600.00

"ELEVEN THOUSAND SIX HUNDRED DOLLARS"



Project Area 1-B  
Parcel No. 23  
177-179 Eva &  
172-182 E. Chicago

MARKET APPROACH

Here is a situation where there is a group of 4 buildings and garages on 2 lots, each 50x100. Comparable situations are not possible. Therefore, individual comparable sales will be shown for each building with the exception of the store building at 179 Eva, which value we feel is best shown by the Cost Approach because of the unusual ramifications of no toilet and no access to the rear for delivery unless an easement were granted over adjoining property, and even then would not permit passage of a truck because there isn't enough space between the buildings, its limited size, etc.

Comparable Sales as to 179 Eva:

1. 772 Marshall. Listed in appraiser's office \$8,000 net cash. Not sold but indicates upper limit of value. Contains 2 4-room apts. and 1 2-room apt. and 1 light housekeeping room with sink and gas plate. Landlord paid all utilities but still had far greater net income, garage, larger lot, better location.
2. 510 Iglehart. Sold \$10,000, \$1,000 down, May 23, 1961. 4-plex, smaller units but each had private bath. Was in excellent condition, had full basement and central heating for all apartments, 2-car garage. Considerably larger lot, superior location. Net income greater even though landlord paid heat.

Comparable Sales as to 182 E. Chicago:

1. 173 Granite. Sold \$4,000 cash, May 23, 1961. Superior in every way, better condition inside and out, gas space heater, hot water, full bath. Sale included stove and kitchen cabinet. Garage, screened porch, larger lot, better location.
2. 9 Douglas St. Sold \$3,000 cash, June 13, 1961. All rooms on first floor but had full bath, hot water, gas space heater, larger lot.

Project Area 1-B  
Parcel No. 23  
177-179 Eva &  
172-182 E. Chicago

MARKET APPROACH (continued)

Comparable Sales as to 172 E. Chicago:

1. 400 Aurora. Sold \$3,900, very easy terms, July, 1961. Easy terms indicate lower cash price. Only 6 rooms but better condition, full bath, hot water, larger lot, better location.
2. 804 Stewart. Sold \$2,500 cash, March, 1958. Only 3 bedrooms and no toilet, but had full basement. Was in better condition inside and out. Shed garage, screened porch. Larger lot and superior location.

It must be noted that if a portion of the land value were ascribed to each individual property of the subject group prices would be closer. This in no way affects the total value of the entire parcel.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of the subject property is \$11,600.00.