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Folder: Parcel No. 29. 171 E. Indiana Avenue.

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

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Project Area 1-B
Parcel No. 29
171 E. Indiana Ave.

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[Handwritten scribbles and signatures]

Owner: Martin Tatelbaum
3255 Hyde Park, Cleveland, Ohio

Legal: Northeasterly 25.61 feet of Lot 11, Block 10, Marshall's
Addition

Lot Size: 25.61 x 100 feet

Zoning: Light industry

Built: "old"

Assessors Value: Land \$300, Building \$3,900, Total \$4,200.00.

This is a 2 story and attic frame duplex with imitation brick siding, good asphalt roof, fair storms and screens. This property is vacant, boarded up.

East Indiana is a paved street with sidewalk and curb. All improvements are in the street and connected to the property.

First floor contains 6 rooms and old type bath off general hall, 3 bedrooms, dining room has buffet. Hardwood trim and floors, plaster walls and ceilings, small kitchen cabinets and wall sink.

Second floor same as first with stairs to full floored attic. Full basement, limestone walls, inside and outside entrances. One square type gas fired furnace heats both units. One 30 gallon gas water heater, tubs and floor drain. No garage.

This property has been vandalized. Could not be rented until considerable repairs were made.

Cost Approach:

31,360 cubic feet @ 65¢	\$20,384.00
Physical depreciation 70%	
Economic depreciation 10%	<u>16,307.00</u>
Depreciated value of building	\$ 4,077.00
Land: 25.61 x 100 feet	<u>500.00</u>
Indicated value by Cost Approach	\$ 4,577.00

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	\$ 500.00
Improvements	<u>4,100.00</u>
Total	\$4,600.00

"FOUR THOUSAND SIX HUNDRED DOLLARS"

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MARKET APPROACH

Comparable Sales:

1. 250 Sherman. Sold \$3,500 cash, Dec. 17, 1959. Older and smaller. Was also in very poor condition, but better location and larger lot.
2. 1016 Iglehart. Sold \$3,500 cash, April 25, 1961. Smaller, only 5 rooms each floor but in equally poor condition. Larger lot and 2-car garage.
3. 842 Edmund. Sold \$6,500 cash, May 23, 1961. Slightly smaller and also needed some repairs but was tenable. Much larger lot, 2-car garage. Superior location.
4. 749 York St. Sold \$6,000 cash, April 20, 1961. Approximately same size and also needed work but only had space heaters. Larger lot and garage and much better location.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of the subject property is \$4,600.00.