



## **Collection Information:**

**Folder:** Parcel No. 51. 98 Eaton Avenue.

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

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

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Project area 1 B  
Parcel no. 51  
98 Eaton ave



Front View



View of Lot

Project area 113  
Parcel 98<sup>700</sup> Eaton ave



Rear View



View of Sheds



PROJECT AREA 1-B  
PARCEL NO. 51

Address: 98 Eaton Avenue  
Owner: Samuel E. Chase et al/ Fee  
M. & H. Salvage Co.  
Legal: Lot 2, Block 9, Marshall's Addition  
Zoning: Heavy Industry  
Built: 1882  
Assessed Value: \$650 - Land, \$900 - Building  
Lot Size: 50 x 150

This property is located approximately 75 feet South of the corner of East Fillmore and Eaton Avenue and is on the East side of the street and is West facing. This property is bounded on the North by East Fillmore, on the East by Eva Avenue, on the South by East Fairfield, and on the West by Eaton Avenue. The improvement consists of a rectangular frame two story dwelling with an imitation asphalt brick siding, composition roof and has a setback of eight feet from the street. The exterior is in good condition. There is a one story enclosed porch across the front. To the rear of the building there is a storage shed with an exterior and roof of rolled asphalt. Immediately to the North of the building the lot is fenced in and slopes to three feet below grade at the rear. The lot is used for the storage of junk metals. This lot connects with another lot facing East Fillmore which is mentioned under Parcel Number 52. This building has a full basement, stone wall foundation and poured concrete floors with raised wood columns supporting the joists. It has a gas-fired automatic hot water heater and oil-fired hot water heating plant. There are laundry tubs in the basement. This is a well kept basement. The first floor has a living room, dining room and kitchen. The floors are hardwood; the walls are lath and plaster. The decorating is in good condition. The second floor contains three bedrooms and a full bath and has softwood floors. The walls and ceilings are lath and plaster and the decorating is in good condition. There is a one story wood shed with a pitched roof and wood plank floors at the rear of the lot. This shed is used for the storage of metals and scrap. The owner indicated that they purchased this property approximately three years ago for \$13,500.00 and presently owe \$6,500.00 on it. According to the owner this property was vacant for four years prior to their purchase.

Estimate of Value by Cost Approach		
	1449 Square Feet at \$13.00	\$18,837.00
Less	Depreciation 65%	<u>12,244.00</u>
		\$ 6,593.00

		\$ 6,593.00
Add	Depreciated Value of Garage	1,200.00
Add	Land - 50 x 150 Including Fence	<u>3,000.00</u>
		\$10,793.00
Estimated Value by Comparison		\$10,500.00
Estimate Value by Correlation		\$10,500.00

TEN THOUSAND FIVE HUNDRED DOLLARS

This is a Total Taking.



## COMPARABLE SALES II

### TWO STORY SINGLE FAMILY DWELLINGS

27 E. Magnolia - This building is a rectangular frame two story single family dwelling with a stucco exterior and composition roof. The age of this property, according to the Court House, is recorded as "old". This property is located on Magnolia, between Sylvan and Jackson Streets. It contains a part basement with a gas gravity hot air furnace and a forty gallon automatic gas hot water heater. The first floor consists of a living room, dining room, kitchen with pantry, and one bedroom. The second floor consists of three bedrooms and a full bath. There are softwood floors and enamel trim throughout. This property sold for \$9,500.00 cash in 1961.

406 W. Minnehaha - This is a rectangular frame two story single family dwelling with asbestos siding exterior and composition roof. The exterior is in good condition. The age of this property, according to the Court House, is recorded as "old". The lot is level with street grade. There is a 16 by 22 foot three year old garage at the rear of the lot. There is a full basement with a gas gravity hot air furnace and a thirty gallon hot water heater. The first floor consists of a living room, dining room, kitchen and one bedroom. The second floor consists of two bedrooms and a full bath. The condition of this house is good. It sold for \$9,500.00 with \$500.00 down in 1961.

589 Aurora - This building is a rectangular frame two story single family dwelling with wood lap siding exterior and a composition roof. The exterior condition runs from fair to good. The lot is level with street grade. There is a one story pillar porch across the front. There is a full basement with a stoker gravity hot air furnace and an automatic gas hot water heater. The first floor consists of a living room, fireplace, dining room, kitchen, pantry, and two bedrooms. The second floor consists of five bedrooms, full bath, hardwood floors and hardwood trim. The condition of the interior of this house is good. This property sold for \$8,250.00 with \$350.00 down in 1960.