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Project AREA 1B
Parcel No. 54
184 E. Fillmore



Front View



Rear Angle

Project Area 1B
Parcel No. 54
184 E. Fillmore



GARAGE & REAR



FRONT ANGLE

PROJECT AREA 1-B
PARCEL NO. 54

Address: 184 East Fillmore
Owner: Thomas G. Augustine
Legal: Northeasterly one-half (1/2) of Lots 5 and 6, Block 9,
Marshall's Addition
Lot Size: 50 x 100
Zoning: Heavy industry
Built: 1916 - Garage 1931

Assessed Value: \$800 - Land, \$2550 - Building

This property is located on the Southwest corner of East Fillmore and Eva Avenue. It is bounded on the South by East Fairfield and on the West by Eaton Avenue. The improvement consists of a rectangular frame two story dwelling. The exterior has asphalt shingle siding and composition roof. There is a one story enclosed porch across the front. The trim around the windows and the eaves has been painted recently. There are combination storms and screens. The exterior of this building is in excellent condition. This property is set back from the sidewalk about nine feet. The lot is level with street grade and is nicely landscaped. There is a one car garage with an attached tool shed at the rear of the lot. The basement of this property is entered by a stairway immediately off the side entrance to the building. The walls and ceiling of the stairway to the basement are lath and plaster. The stairs are wood with a wood rail. There is a full basement with concrete block walls and a poured concrete floor. The wood 2 x 10 joists are 18' on center and are supported by a wood beam and raised wood column. There is a new Crane-Line gas-fired automatic hot water furnace. There is a gas automatic hot water heater. There is a new gas-fired 2000 BTU, Republic duo-way disposal incinerator. Under the stairs to the basement is a toilet. There is also a two sink laundry tub. This basement is very well maintained and is in extremely good condition. On the first floor at the rear of the house there is a glazed unheated porch, with a doorway to the kitchen. The kitchen contains birch wall cabinets and counter cabinets. There is also a modernized cabinet sink. Off the kitchen there is a half bath which consists of a toilet and sink. Also off the kitchen is a clothes chute and broom closet. From the kitchen you enter the dining room and then the living room. The dining room has a built-in buffet and storage closet. Off the dining room is the living room, which has a front entry with a closet on one side and the front entrance on the other side. The first floor has lath and plaster walls and ceilings, hardwood floors and there is natural oak trim in living room and dining room. The entire decorating on first floor is in very good condition. The upstairs is reached by a stairway which rises from the inside side entrance of the building. There

is a central hallway on second floor, off of which there are five bedrooms and a full bath. Each bedroom has ample storage space. All the floors and trim on second floor are natural hardwood. The walls and ceilings are lath and plaster and all the decorating is in very good condition. Off the Southwest bedroom is a doorway to a deck over the first floor enclosed unheated porch. The entrance to the attic is off the central hall at the rear of the building. The stair wall to the attic is lath and plaster. There is a full attic which is not heated, and has rough floors and is good for storage. The owner indicates that she rents out three rooms for sleeping rooms and receives five dollars a week for each. The owner indicated that she paid \$7,500.00 for this building in 1948 and has made \$4,000.00 in improvements. This property is an over-improvement for the neighborhood,

Cost Approach:	2268 Square Feet at \$14.00	\$31,752.00
	Garage - 380 Square Feet at \$4.00	1,520.00
Less	Physical Depreciation at 55%	\$17,463.00
	Functional Depreciation at 5%	1,588.00
	Economic Depreciation at 5%	<u>1,588.00</u>
	Depreciated Value of the Improvement	\$11,113.00
	Depreciated Value of Garage at 50%	<u>760.00</u>
	Depreciated Value of All Improvements	\$11,873.00
Add	Land	<u>700.00</u>
	Indicated Value by Cost Approach	\$12,573.00

This is a total taking. Based on Cost, Income, and Market Approaches to value, it is our opinion that the Market Value is:

Per Market Approach	\$12,000.00
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"TWELVE THOUSAND DOLLARS"

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 soft wood 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.