



Collection Information:

Folder: Parcel No. 59. 163 E. Fairfield Avenue.

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

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Project area 1.
Parcel no. 59
163 East Fairfield



Front View



Side Lot View

Project area
Parcel no. 59
163 East Fairfield



Rear View



View of Shed

PROJECT AREA 1-B
PARCEL NO. 59

Address: 163 East Fairfield
Owner: Pablo Ramirez
Legal: Southwesterly 37.50 feet of Lot 12, Block 9,
Marshall's Addition
Lot Size: 37.50 x 100
Zoning: Heavy Industry
Built: Old
Assessed Value: \$525 - Land, \$950 - Building

This property is located approximately in the middle of the block between Eaton Avenue and Eva Avenue and is on the North side of Fairfield and is South facing. It is bounded on the West by Eaton Avenue, on the North by East Fillmore, and on the East by Eva Avenue. The improvement consists of a rectangular frame one story duplex with imitation asphalt brick siding and composition roof. The exterior is in fair condition. There is a screened-in porch across the front and along one side of the building. There is no set back from the sidewalk. The front of the lot is 8 feet below street grade and is eight feet below street grade at the rear. The lot is fenced in along the sidewalk at street grade and there is a stairway from the sidewalk leading to the lot and to the basement apartment. The first floor is reached from steps at the sidewalk and is at street grade. There is one shed at the rear of the lot which has no value. The back and the side of the yard is fenced in. There is a full basement with wood floors. The exterior and the interior of the basement is completely covered, making it very difficult to determine the type of foundation. The basement is presently rented out as an apartment which consists of living room, dining room, kitchen, one bedroom and full bath. The walls and ceiling are lath and plaster and the decorating is in very poor condition. There is a gas hand-fired hot water heater in the kitchen. This unit is heated by an oil space heater located in the living room. According to the tenants they pay \$42.00 a month rent and pay their own heat and utilities. The first floor unit consists of a living room, dining room, kitchen, two bedrooms and a full bath. This unit is heated by a gas space heater located in the dining room. The walls and ceilings are lath and plaster and the decorating is in good condition. The floors are hardwood. The owner occupies the first floor unit.

Cost Approach:	1147 Square Feet at \$13.00	\$14,911.00
Less	Physical Depreciation at 60%	8,946.00
	Functional Depreciation at 5%	745.00
	Economic Depreciation at 5%	745.00
	Depreciated Value of the Improvement	<u>\$ 4,475.00</u>
Add	Land	<u>650.00</u>
	Indicated Value by Cost Approach	\$ 5,125.00

Income Approach: \$92.00 Monthly Income times
Rent Multiplier of 50

$$50 \times 92 = \$4,600.00$$

Indicated Value by Income Approach \$4,600.00

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

Per Income Approach \$ 4,600.00

"FORTY-SIX HUNDRED DOLLARS"

GROSS MONTHLY MULTIPLIER COMPARABLES

DUPLEXES

<u>No.</u>	<u>Address</u>	<u>Date Sold</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Gross Monthly Rent</u>	<u>Gross Monthly Multiplier</u>
1	302 Sherburne	1959	\$ 5,900	\$300 dn.	\$ 99.00	57
2	842 Edmund	1961	6,500	Cash	80.00	80
3	267 Goodhue	1960	6,500	Cash	80.00	80
4	210 Carroll	1958	5,500	Cash	105.00	50
5	391-393 Iglehart	1958	8,000	Cash	140.00	60
6	791 Ottawa	1961	13,500	\$1500 dn.	190.00	70
7	518 Ohio	1961	10,200	Cash	142.50	75
8	480 Goodhue	1961	8,950	Cash	130.00	68
9	844-846 Watson	1960	11,900	\$500 dn.	150.00	79
10	632-34 Bates	1961	10,750	\$350 dn.	150.00	70
11	655 DeSoto	1960	6,750	\$350 dn.	170.00	40
12	159 No. Grotto	1961	9,500	\$500 dn.	150.00	65
13	359 Fuller	1960	6,900	\$300 dn.	104.00	65
14	402 Charles	1961	9,300	Cash	130.00	72
15	488 Blair	1961	7,900	\$400 dn.	120.00	75
16	976 DeSoto	1961	10,900	\$800 dn.	145.00	75
17	740 Wells	1961	9,200	\$500 dn.	155.00	60
18	949 York	1959	6,000	Cash	100.00	60
19	82 Leech	1961	4,500	Cash	75.00	60
20	170 McBoal	1961	4,500	Cash	62.50	74

COMPARABLE SALES II

ONE STORY SINGLE FAMILY DWELLING

984 Jackson St. - This is a rectangular frame one story single family dwelling with asbestos shingle exterior and composition roof. The exterior is in very good condition. This building is located on Jackson Street between Jenks and Case. The lot is level with street grade. There is a part basement which contains a thirty gallon automatic gas hot water heater. This building has one bedroom, living room, dining room, kitchen, and full bath. It is heated by a gas space heater. The condition of the inside is good. This dwelling sold for \$3,300.00 cash in 1961.

553 Blair - This is a rectangular frame one story single family dwelling with wood lap siding exterior and composition roof. The condition of the exterior is fair. There is a full basement. This dwelling contains two bedrooms, living room, dining room, kitchen and bath which is in the attic. This property is in very poor condition. It sold for \$3,500.00 cash in 1961.

1542 Albemarle - This is a rectangular one story frame single family dwelling with imitation brick asphalt exterior siding and composition roof. The exterior is in good condition. There is a full basement with a thirty gallon automatic gas hot water heater. The first floor consists of two bedrooms, living room, kitchen, full bath. The inside is in good condition. This has a 60 by 124 foot lot and a two car garage. The majority of the value of this property lies in the lot. This building sold for \$4,950.00 with \$200.00 down in 1960.

800 Stewart - This is a rectangular frame one story single family dwelling with asbestos shingle exterior and a composition roof. The exterior is in very good condition. This dwelling is located on Stewart Street between Bay and Otto. The lot is level with street grade in the front and slopes to approximately three feet below grade at the rear. It contains a part basement. The age of this building, according to the Court House, is marked as "old". It has two bedrooms, living room, kitchen and a half bath. It is heated by stove heat. There are hardwood floors and enamel trim. It sold for \$3,500.00 cash in 1959.