



## **Collection Information:**

**Folder:** Parcel No. 64. 126 Eaton Avenue.

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

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PROJECT AREA 1-B  
PARCEL NO. 64  
126 Eaton Avenue



FRONT VIEW



GARAGE AND REAR VIEW

PROJECT AREA 1-B  
PARCEL NO. 64  
126 Eaton Avenue



REAR VIEW

PROJECT AREA 1-B  
PARCEL NO. 64

Address: 126 Eaton Avenue  
Owner: Catalina Toledo  
Legal: Westerly 32 feet of Lot 2, Block 10, Marshall's Addition  
Lot Size: 32 x 100  
Zoning: Light Industry  
Built: Old  
Assessed Value: Land - \$500, Building - \$1,100.00

This property is located on the East side of Eaton Avenue. It is bounded on the North by Fairfield Avenue, on the East by Eva Avenue and on the South by East Indiana Avenue. The lot is level with the sidewalk grade at the front but slopes rather sharply downward towards the rear where it is approximately seven feet below street and sidewalk grade level. The improvement is set back approximately two feet from the sidewalk line and this setback area is enclosed by a steel cyclone type fence with a gate. The improvement consists of a rectangular two story frame duplex. The exterior has asphalt shingle siding and is in fairly good condition. The siding appears to be fairly new. There is a full basement with stone foundation and concrete floor. The basement contains a stoker coal-fired heating plant and a gas automatic hot water heater. The basement is in good condition. There is a storage area at the rear of the basement. The first floor unit consists of a sun room, living room, dining room, kitchen, one bedroom, full bath. There are a number of modern cabinets in the kitchen. The walls and ceiling in this part of the building are lath and plaster and are in very good condition. There are hardwood floors. The upper floor, which is vacant, consists of a living room, dining room, bedroom, kitchen with dining area and full bath. The walls and ceiling are lath and plaster with some cracked areas, but otherwise this part of the building is in very good condition. There are hardwood floors. The kitchen upstairs also has natural birch modern cabinets. The upstairs unit is heated by a gas space heater located in the kitchen. The upstairs is also heated off the central heating plant in the basement. The estimated rentals for the lower unit would be \$55.00 per month and \$45.00 per month for the upper unit.

Cost Approach:	2014 Square Feet at \$14.00	\$28,196.00
Less	Physical Depreciation at 55%	15,507.00
	Functional Depreciation at 5%	1,409.00
	Economic Depreciation at 5%	<u>1,409.00</u>
	Depreciated Value of the Improvement	\$ 8,871.00
Add	Land	<u>600.00</u>
	Indicated Value by Cost Approach	\$ 9,471.00

Income Approach: \$100.00 Monthly Income times  
Rent Multiplier of 70  
 $70 \times \$100 = \$7,000.00$

Indicated Value by Income  
Approach \$ 7,000.00

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 \$ 7,000.00

"SEVEN THOUSAND 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	\$300 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 N. 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	\$500 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

### DUPLEX COMPARABLE SALES - III

488 Blair St. - This is a rectangular two story frame duplex with a brick exterior and composition roof. The lot is at level with street grade. There is a part basement which contains a thirty gallon automatic hot water heater. This building was built in 1890. The first floor unit contains two bedrooms, living room, kitchen, full bath, hardwood floors and enamel trim. This unit rents for \$62.50 a month. The tenants furnish their own heat which is a gas space heater. The second floor unit consists of two bedrooms, living room, kitchen and full bath and this unit rents for \$62.50 a month. It is heated by a gas space heater and the tenants pay his own heat. This duplex sold for \$7,900.00, with \$500.00 down in 1961.

402 Charles - This is a rectangular two story frame duplex with shake siding and composition roof. The exterior is in good condition. There is a full basement which contains a gas forced air furnace and a thirty gallon hot water heater. The age of this building, according to the Court House, is marked as "old". The first floor unit contains one bedroom, living room, dining room, kitchen, full bath, hardwood floors, and enamel trim. This unit rents for \$65.00 a month and the owner furnishes the heat. The second floor unit contains two bedrooms, living room, kitchen, full bath, hardwood floors and enamel trim. This unit rents for \$65.00 a month and the owner furnishes the heat. According to the owner there are new combination storms and screens, a new gas furnace, and a new roof. This duplex sold for \$9,300.00 cash in 1961.

391 - 393 Iglehart - This is a frame two story duplex. The exterior has wood lap siding and composition roof. The exterior is in good condition. The perimeter of this building is irregular. There is a two story pillar porch across the front. This duplex contains a full basement with two gas hot water furnaces, two thirty gallon automatic gas hot water heaters. The first floor consists of two bedrooms, living room, dining room, kitchen, full bath, hardwood floors and natural oak trim. The condition is very good. This unit rents for \$75.00 a month and the tenants pay their own heat and utilities. The second floor consists of two bedrooms, living room, dining room, full bath, hardwood floors and natural oak trim and is in very good condition. This unit rents for \$65.00 a month and the tenant pays his own heat and utilities. This duplex sold for \$8,000.00 cash in 1958.

302 Sherburne - This is a rectangular frame two story duplex with asphalt shingle siding exterior and a composition roof. The siding is in poor condition. There are parts of the siding torn off. This property is located on Sherburne Avenue, between Farrington and Galtier. The lot is level with street grade. There is a part basement. The building was built in 1888. The first floor consists of three bedrooms, sun room, living room, kitchen, bath with a leg tub and toilet. The condition of this unit is very poor. It is heated with an oil space heater and rents for \$59.00 a month plus heat and utilities. The second floor consists of one bedroom, living room, kitchen, bath with a leg tub and toilet. The condition is fair. This unit is heated by an oil space heater and rents for \$40.00 a month plus heat and utilities. This duplex sold for \$5,900.00 on Contract for Deed with \$300.00 down in 1959.