



## **Collection Information:**

**Folder:** Parcel No. 65. 170 East Fairfield Avenue.

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

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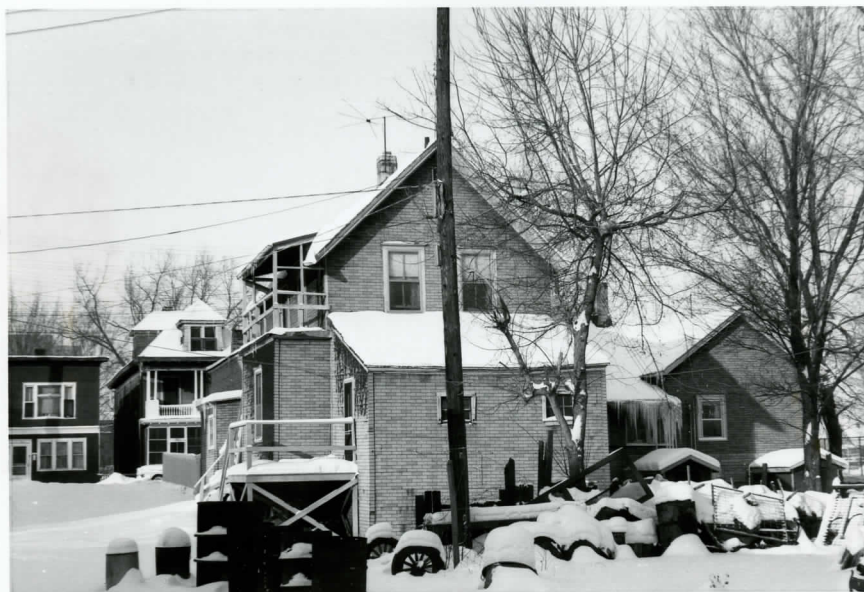
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PROJECT AREA 1-B  
PARCEL NO. 65  
170 East Fairfield



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B  
PARCEL NO. 65  
170 East Fairfield



SIDE VIEW

PROJECT AREA 1-B  
PARCEL NO. 65

Address: 170 East Fairfield  
Owner: Julius Pertzik  
Legal: Lot 4, Block 10, Marshalls Addition  
Lot Size: 50 x 100  
Zoning: Light Industry  
Built: Old - Remodeled in 1913  
Assessed Value: Land - \$700.00, Building - \$1,600.00

This property is located on the south side of East Fairfield. It is bounded on the north by East Fairfield, on the east by Eva Street, on the west by Eaton Street and on the south by East Indiana. The lot is level with street grade at the front and slopes sharply downward to about six feet below street grade at the rear. On the west side of the building the lot is level with street grade and sidewalk and slopes more gradually to about six feet below street grade at the rear. There is no building setback from the sidewalk line. The improvement consists of a rectangular frame store and apartment building. The front section is one story high and the rear section is two stories high. The exterior is asphalt imitation brick siding and is in fair condition. There is a full basement with stone wall foundation. The floors are partially poured concrete and partially dirt. There is an inside stairway to the basement as well as an outside rear entry. There is an oil fired gravity hot air furnace and a gas automatic hot water heater in the basement. The basement is in fair condition. At the front of the building is a small grocery store. There are two plate glass windows in front with a central doorway in the middle. The east and west walls of the inside of the store have built-in shelves for the storage of grocery goods. The counters, meat case, and freezers are all portable. The walls and ceilings are lath and plaster and the floors are hardwood. The store unit is heated by an oil space heater. The apartment unit to the rear of the building is where the owners live. This unit consists of a living room, dining room, bath with a tub and toilet, kitchen, and an unheated porch. The walls and ceilings are lath and plaster. The floors are hardwood. The condition of this unit is very good. The second floor is reached by a stairway off the dining room. The walls and ceilings of the stairway are lath and plaster. The second floor consists of three bedrooms and small bath. Two of the bedrooms are reached by going through the third bedroom. The walls and ceilings are lath and plaster and the floors are hardwood. The condition of the upstairs is very good and there is ample storage space.

Cost Approach:	1919 Square Feet at \$13.00	\$24,947.00
Less	Physical Depreciation at 60%	14,968.00
	Functional Depreciation at 5%	1,247.00
	Economic Depreciation at 5%	<u>1,247.00</u>
	Depreciated Value of the Improvement	\$ 7,485.00
Add	Land	<u>800.00</u>
	Indicated Value by Cost Approach	\$ 8,285.00
Income Approach:	\$100.00 Monthly Income times Rent Multiplier of 78 78 x \$100.00 = \$ 7,800.00 (Estimated)	
	Indicated Value by Income Approach	\$ 7,800.00

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 \$ 7,800.00

"SEVEN THOUSAND EIGHT 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	1959	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	\$500dn.	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