



## **Collection Information:**

**Folder:** Parcel No. 68. 131 Eva Street.

**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. 68  
131 Eva Street



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B  
PARCEL NO. 68

Address: 131 Eva Street  
Owner: Porfirio Hernandez  
Legal: Northeasterly 100 feet of Lot 7, Block 10, Marshalls Addition  
Lot Size: 50 x 100  
Zoning: Light Industry  
Built: Old  
Assessed Value: Land - \$600, Building - \$350

This property is on the west side of Eva Street. 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 has a sharp slope from the sidewalk in front to a depth of about six feet below grade in the rear. There is a wooden fence across the front of the lot at the sidewalk line. The improvement sets back at the rear of the lot where it is six feet below street grade. This improvement is a rectangular frame one story single family dwelling. The outside has a wood lap siding and is in bad need of paint. According to the tenant or owner of this property there is a hole on the outside which goes into a basement that is used only for the storage of wood. The building was so filthy dirty that the appraisers did not inspect the basement. The inside of the first floor consists of a living room, dining room, kitchen, two bedrooms and a toilet. The walls and ceilings are lath and plaster and floors are hardwood. The plaster is badly cracked and chipped and is falling off the walls and ceilings, leaving large holes in the respective areas. This building is filthy and if it is not, it should be condemned. It is not fit for human habitation. It is heated by a wood stove located in the dining room.

Estimate by Cost Approach:

	726 Square Feet at \$10.00	\$ 7,260.00
Less	Depreciation 89%	<u>6,461.00</u>
		\$ 799.00
Add	Land - 50 x 100	<u>400.00</u>
		\$ 1,199.00
Income Approach	No rental value in its present condition	
Estimated Value by Comparison		\$ 1,000.00

Final estimate by Correlation

\$ 1,000.00

ONE THOUSAND DOLLARS

This is a Total Taking.

## 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 in 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.