



Collection Information:

Folder: Parcel No. 69. 137 Eva Street.

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

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PROJECT AREA 1-B
PARCEL NO. 69
137 Eva Street



FRONT' VIEW



REAR VIEW

PROJECT AREA 1-B
PARCEL NO. 69

Address: 137 Eva Street
Owner: Morris Pertzik /fee Mrs. Orvie Cohen
Legal: Northeasterly 100 feet of Lot 8, Block 10,
Marshall's Addition
Lot Size: 50 x 100
Zoning: Light Industry
Built: Old
Assessed Value: Land (part applies to Parcel 69-A) - \$600, Building - \$550

This property is on the West side of Eva Street and is East facing. It is bounded on the North by East Fairfield, on the East by Eva Street, on the South by East Indiana and on the West by Eaton Avenue. The lot is level with street grade at the front and slopes to approximately five feet below grade at the rear. The improvement consists of a rectangular two story frame single family dwelling. There is no building setback from the side-walk line. There is a one story open porch across the front. The only entrance to the basement is an outside rear entrance. The basement has concrete block foundation and dirt floor and is in very bad condition. The first floor consists of a living room, dining room, kitchen and toilet. The walls and ceiling are lath and plaster and are in poor condition. The floors are hardwood. The second floor is reached by a stairway off the dining room. The second floor consists of two bedrooms. The walls and ceilings are lath and plaster and the floors are softwood. The condition of the second floor is poor.

Estimate by Cost Approach:

	1064 Square Feet at \$9.00	\$ 9,576.00
Less	Depreciation 72%	<u>6,895.00</u>
		\$ 2,681.00
Add	Land - 50 x 100	<u>400.00</u>
		\$ 3,081.00

Estimate by Income Approach

\$30.00 (estimate) monthly	
Income times Rent Multiplier	
of 90	
\$30.00 x 90 = \$2700.00	\$ 2,700.00

Estimate of Value by Comparison

\$ 3,000.00

Final Estimate by Correlation

\$ 3,000.00

THREE THOUSAND DOLLARS

This is a Total Taking.

COMPARABLE SALES I

ONE STORY SINGLE FAMILY DWELLINGS

322 Daly - This is a rectangular one story single family dwelling with asphalt imitation brick siding and composition roof. The condition of the exterior is very good. The lot is level with street grade. There is a tool shed at the rear of the dwelling. This building has a living room, kitchen, one bedroom, and half bath. The interior is in very good condition. It sold for \$4,000.00 cash in 1960.

462 Superior - This is a rectangular frame one story single family dwelling with an asbestos siding exterior and composition roof. The exterior is in good condition. This property is located on Superior between Richmond and Colborne. The lot is level with street grade. There is a 15 by 8 foot shed at the rear of the lot. There is a three-quarter basement which contains a twenty gallon automatic gas hot water heater. The age, according to the Court House, is marked as "old". This house contains three bedrooms, living room, dining room, kitchen and full bath. This dwelling is heated by two space heaters and sold for \$5,800.00 cash in 1961.

392 Arbor - This is a rectangular frame one story single family dwelling with asbestos exterior siding and composition roof. The exterior is in good condition. The lot is level with street grade. There is a three-quarter basement which contains a gas forced air furnace and a thirty gallon automatic gas hot water heater. This dwelling was built in 1885 and contains two bedrooms, living room, kitchen, bath with no sink, hardwood floors, and enamel trim. The building sold for \$5,300.00 cash in 1961.