



Collection Information:

Folder: Parcel No. 69A. 135 Eva Street.

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

Collection: Port Authority of the City of Saint Paul.
Records.

Copyright Notice:

This material may be protected by copyright law (U.S. Code, Title 17). Researchers are liable for any infringement. For more information, visit www.mnhs.org/copyright.

PROJECT AREA 1-B
PARCEL NO. 69A
135 Eva Street



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B
PARCEL NO. 69A
135 Eva Street



GARAGE

PROJECT AREA 1-B
PARCEL NO. 69A

Address: 135 Eva Street
Owner: Morris Pertzik
Legal: Part of Northeasterly 100 feet of Lot 8, Block 10,
Marshall's Addition
Lot Size: 25 x 100
Zoning: Light Industry
Built: Old
Assessed Value: Land (part for Parcel 69) - \$600, Building - \$2250.

This property is located 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 is level with street grade at the front and slopes to about five feet below street grade at the rear. At the rear of the lot there is a three car garage which is shared by the tenants of both 137 and 135 Eva Street. The improvement consists of a rectangular frame two story duplex. The exterior is wood lap siding and is badly in need of paint. There is a two story open porch across the front. There is a full basement with concrete block foundation and a partially poured concrete and partially dirt floor. On the South side of the basement there are storage lockers. There is an oil fired hot water furnace and a gas fired gravity hot air furnace. There is one gas automatic hot water heater. Each furnace provides the heat for each floor separately. The hot water heat is for the first floor, the hot air heat is for the second floor. The basement is entered by an inside stairway at the entry at the front of the building. There is another entrance to the basement from the outside at the rear of the building. The basement is in poor condition. The first floor unit consists of living room, dining room, two bedrooms, kitchen and full bath. The walls and ceilings are lath and plaster and the floors are hardwood. The decorating in the living room and dining room is in fair condition. The walls and ceiling in the kitchen are cracked and chipped and need some repair. There is a built-in buffet in the dining room. According to the tenant, they pay \$45.00 a month rent and furnish their own heat and utilities. The second floor is reached by an open stairway from the front entry way. The second floor area consists of a living room, dining room, two bedrooms, kitchen and full bath. The walls and ceilings are lath and plaster; the floors are hardwood. There is a front and rear entrance to this unit. The condition of the unit is fair. There is natural oak woodwork in the living room and dining room. At the present time this unit is vacant, and when it is rented, it rents for \$55.00 a month. The tenant pays his own heat and utilities. The decorating consists of painting over wallpaper which is loose and has torn sections. There is an enclosed two story stairway across the rear of the building

Estimate by Cost Approach:		
	1892 Square Feet at \$11.00	\$20,812.00
Less	Depreciation 75%	<u>15,609.00</u>
		\$ 5,203.00
Add	Present value of Garage	300.00
Add	Land - 25 x 100	<u>400.00</u>
Estimate by Cost Approach		\$ 5,903.00
Estimate based on Rental Income		
	\$100 - monthly income times	
	rent multiplier of 55	
	55 x \$100.00 = \$5500.00	\$ 5,500.00
Estimate of Value by Comparison		5,000.00
Final Estimate by Correlation		\$ 5,500.00

FIFTY-FIVE HUNDRED DOLLARS

This is a Total Taking.

DUPLEX COMPARABLE SALES - II

82 Leech St. - This is a two story frame duplex with a wood lap siding exterior and a composition roof. The perimeter of the exterior is irregular. The exterior of this duplex is in fair condition. It is located at the corner of Leech Street and McBoal Street. There is a thirty gallon automatic hot water heater. The age of this building, according to the Court House, is marked as "old". These units are heated by oil stove heat. Each unit contains two bedrooms, living room, dining room, kitchen and full bath. The inside is in poor condition. The first floor unit rents for \$45.00 a month and the second floor unit rents for \$35.00 a month. Both tenants furnish their own heat. This building was sold for \$4,500.00 cash in 1961.

170 McBoal - This is a two story frame duplex. The exterior is wood lap siding and it has a composition roof. The perimeter of this building is irregular. It is located on the corner of McBoal and Leech Street. The lot is level with street grade. The age of this building, according to the Court House, is marked as "old". There is a side arm hand fired hot water heater. These units are heated by oil stove heat. The first floor consists of a bedroom, living room, kitchen-dinette and full bath. This unit rents for \$27.50 a month. The second floor unit has two bedrooms, kitchen, living room, full bath and this unit rents for \$35.00 a month. In each unit the tenants pay their own heat. There are hardwood floors up and down. This duplex sold for \$4,500.00 cash in 1961.

740 Wells - This is a two story frame duplex with an asbestos siding exterior and composition roof. This duplex is located on Wells between Payne and Walsh. The lot is level with street grade. There is a new one car garage. There is a three-quarter basement, and a new thirty gallon automatic hot water heater. The first floor consists of four bedrooms, living room, kitchen, full bath, sun room and screened and glazed porch. The condition of this unit is very good. This unit is heated by a gas space heater and it rents for \$90.00 a month when rented. At the present time the owner is living in this unit. The upper unit consists of two bedrooms, living room, kitchen and full bath. This unit is heated by gas space heat. This unit rents for \$65.00 a month and the tenants furnish their own heat. There are hardwood floors on first floor and softwood floors on second. This duplex sold for \$9,200.00 on Contract for Deed with \$500.00 down in 1961.

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 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