



## **Collection Information:**

**Folder:** Parcel No. 70. 139 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 1B  
Parcel No. 70  
139 Eva Street



Front View



Rear View

Project Area 1-B  
Parcel No. 70

Address: 139 Eva Street  
Owner: Jacob ~~Mareland~~ *Mohrland*

Legal: North 25 feet of East 60 feet of Lot 9 Block 10, Marshall's Addition.

Lot Size: 25 x 60

Zoning: Light Industry

Built: Old

Assessed Value: Land \$250.00, Building \$550.00

This property is located on the West side of Eva Street and is East facing. It is bounded on the North by East Fairfield, on the South by East Indiana and on the West by Eaton. This is a rectangular two story frame single family dwelling. The exterior is wood lap siding. The siding is in very good condition and it appears to have been painted very recently. The whole exterior of this building is well maintained. There are combination storms and screens on the windows. There is a cyclone fence and gate. This property has no set back from the street and the lot is level at the street and has a gentle slope to approximately one foot below street grade at the rear. There is a little shed attached to the back of the building which is used for an entry way to the basement. There is a shed across the back of the lot which does not have much utility. There is a full basement with concrete block foundation and wood floors. It is entered by an outside rear stairway. There are gutters and down spouts around the exterior of the building. The exterior of the building is generally in very, very good condition. The first floor contains a living room, dining room and kitchen. There is a toilet off the dining room. There is a cabinet sink in the kitchen and an automatic hot water heater in the kitchen. This house is heated by an oil space heater located in the dining room. The decorating is in very good condition throughout. There are hard wood floors. The second floor is entered by a stairway off the dining room. The second floor contains two bedrooms and a toilet and a sink. It is in very nice condition for an older building. There are soft wood floors on second floor.

Cost Approach:	1,140 square feet at \$12.00 Main Bldg.	\$13,680.00
	90 square feet at \$6.00 Front Porch	540.00
		<u>\$14,220.00</u>
Less:	Physical Depreciation at 50%	\$ 7,110.00
	Functional Depreciation at 5%	710.00
	Economic Depreciation at 5%	710.00
	Depreciated Value of the Improvements	<u>\$ 5,690.00</u>
Add:	Land 25 x 60	<u>500.00</u>
	Indicated Value by Cost Approach	\$ 6,190.00



This is a total taking. Based on the Cost Approach and the Comparable  
Sale Approach, it is our opinion that the Market value is: \$ 5,000.00

Per market data approach:

"FIVE THOUSAND DOLLARS"

## COMPARABLE SALES I

### TWO STORY SINGLE FAMILY DWELLINGS

728 Stewart - This is a square type two story single family dwelling. The exterior is asphalt siding and composition roof. The age, according to the Court House, is marked as "old". This property has a 40 by 145 foot fenced-in lot which is level with street grade. There is a quarter basement. The first floor consists of living room, dining room, kitchen, pantry, and hardwood floors. The first floor is in fair condition. The second floor consists of two bedrooms, a half bath that has a toilet only. The condition is good. This building is heated by stove heat. There is a 12 by 18 foot garage at the rear of the lot. This property sold for \$5,000.00 in 1960. The terms are not known.

474 James - This is a rectangular frame two story single family dwelling with a wood lap siding exterior and composition roof. The exterior is in fair condition. There is a one story pillar porch across the front. The lot is level with street grade. This building contains a three-quarter basement. The first floor consists of a living room, dining room, kitchen, and one bedroom. It has hardwood floors and enamel trim. The condition of this floor is good. The second floor consists of three bedrooms and softwood floors. The condition of this floor is fair. There is no bath in this dwelling. This property sold for \$3,500.00 cash in 1961.

373 Emma St. - This is a rectangular frame two story single family dwelling with a wood lap siding exterior and composition roof. The condition of the exterior is fair. This property was build in 1895. The lot is level with street grade. There is a full basement which contains a thirty gallon automatic gas hot water heater. The first floor consists of living room, dining room, kitchen, softwood floors and enamel trim. The second floor consists of two bedrooms, bath and softwood floors. This building is heated by two circulating gas heaters. There is a 10 by 18 foot garage at the rear of the lot. This property sold for \$6,500.00 on Contract for Deed with \$200.00 down, in 1961.