



Collection Information:

Folder: Parcel No. 73. 173 East Indiana Avenue.

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

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PROJECT AREA 1-B
PARCEL NO. 73
173 East Indiana



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B
PARCEL NO. 73
173 East Indiana



FRONT OF SHED

PROJECT AREA I-B
PARCEL NO. 73

Address: 173 East Indiana
 Owner: Mary DeRoma
 Legal: Southwesterly 40 feet of Lots 9 and 10, Block 11, ^{10²} Marshall's Addition
 Lot Size: 40 x 100
 Zoning: Light Industry
 Built: Old
 Assessed Value: Land - \$475, Building - \$1,050

This property is on the north side of East Indiana and is south facing. It is bounded on the west by Eaton, on the north by East Fairfield, on the east by Eva and on the south by East Indiana. The lot is level with street grade at the front and slopes to about two feet below grade at the rear. The side lot is fenced in. There is no building setback from the front sidewalk line. The building is located on the west lot line. The improvement consists of a rectangular stucco, partially two story and partially one story, single family building. The exterior is in good condition. The basement is reached by an inside stairway off the dining room and by an outside rear stairway at the rear of the building. The basement has a concrete block foundation and dirt floor. There is an oil fired hot water furnace and a gas automatic hot water heater in the basement. The basement is in fair condition. The first floor consists of a living room, dining room, one bedroom, kitchen and full bath. The kitchen has been partially modernized. The walls and ceiling on the first floor are lath and plaster and the floors are hardwood. The condition of the first floor is very good. The second floor is reached by a stairway off the dining room and consists of two bedrooms. The walls and ceilings are lath and plaster and the floors are softwood. The condition of the second floor is very good.

Cost Approach:	987 Square Feet at \$13.00	\$12,831.00
Less	Physical Depreciation at 60%	7,698.00
	Functional Depreciation at 5%	641.00
	Economic Depreciation at 5%	<u>641.00</u>
	Depreciated Value of the Improvement	\$ 3,851.00
	Depreciated Value of Garage	<u>400.00</u>
	Depreciated Value of All Improvements	\$ 4,251.00

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Add	Land	<u>500.00</u>
	Indicated Value by Cost Approach	\$ 4,751.00

This is a total taking. Based on Cost and Market Approaches to value, it is our opinion that the Market Value is:

Per Market Approach \$ 6,200.00

"SIX THOUSAND TWO HUNDRED DOLLARS"

COMPARABLE SALES II

TWO STORY SINGLE FAMILY DWELLINGS

27. E. Magnolia - This building is rectangular frame two story single family dwelling with a stucco exterior and composition roof. The age of this property, according to the Court House, is recorded as "old". This property is located on Magnolia, between Sylvan and Jackson Streets. It contains a part basement with a gas gravity hot air furnace and a forty gallon automatic gas hot water heater. The first floor consists of a living room, dining room, kitchen with pantry, and one bedroom. The second floor consists of three bedrooms and a full bath. There are softwood floors and enamel trim throughout. This property sold for \$9,500.00 cash in 1961.

406 W. Minnehaha - This is a rectangular frame two story single family dwelling with asbestos siding exterior and composition roof. The exterior is in good condition. The age of this property, according to the Court House, is recorded as "old". The lot is level with street grades. There is a 16 by 22 foot three year old garage at the rear of the lot. There is a full basement with a gas gravity hot air furnace and a thirty gallon hot water heater. The first floor consists of a living room, dining room, kitchen and one bedroom. The second floor consists of two bedrooms and a full bath. The condition of this house is good. It sold for \$9,500.00 with \$500.00 down in 1961.

589 Aurora - This building is a rectangular frame two story single family dwelling with wood lap siding exterior and a composition roof. The exterior condition runs from fair to good. The lot is level with street grade. There is a one story pillar porch across the front. There is a full basement with a stoker gravity hot air furnace and an automatic gas hot water heater. The first floor consists of a living room, fireplace, dining room, kitchen, pantry, and two bedrooms. The second floor consists of five bedrooms, full bath, hardwood floors and hardwood trim. The condition of the interior of this house is good. This property sold for \$8,250.00 with \$350.00 down in 1960.