



## **Collection Information:**

**Folder:** Parcel No. 75. 149 East Indiana Avenue.

**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. 75  
149 East Indiana Avenue



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B  
PARCEL NO. 75

Address: 149 East Indiana Avenue  
 Owner: Esther M. Charles  
 Legal: Southwesterly one-half (1/2) of Lots 13 and 14,  
 Block 10, Marshall's Addition  
 Lot Size: 50 x 100  
 Zoning: Light Industry  
 Built: 1874

Assessed Value: Land - \$900, Building - \$1750.

This property is on the North side of Indiana Street. It is bounded on the North by Fairfield, on the East by Eva and on the West by Eaton. It is on the corner of Indiana and Eaton. The lot is level with the sidewalk in front and remains level all the way to the rear. There is a setback of the building from the sidewalk line in front and on the West side of the building of approximately six feet. This setback area extends completely around the front and West side of the house, and the entire lot is fenced in. The improvement consists of a rectangular two story frame single family dwelling. The exterior is imitation asphalt brick siding and is in fair to poor condition. There is a full basement with stone wall foundation and dirt floor. There is a gas fired gravity hot air furnace which appears to be fairly new. There is wood flooring covering an open pit in the center of the basement floor. The condition of the basement is very poor. It is entered through a trap door in the kitchen. The first floor consists of a living room, dining room, one bedroom and kitchen. There is a gas automatic hot water heater in the kitchen. The walls and ceilings in the first floor are lath and plaster, and the floors are hardwood. The ceilings in the living room, kitchen and dining room have been patched where the plaster has fallen off. There is an inside front stairway to the second floor off the front entrance. The second floor consists of four bedrooms and a full bath. Walls and ceilings are lath and plaster, and the floors are hardwood. The decorating on the second floor is very good.

Cost Approach:	1838 Square Feet at \$13.00	\$23,894.00
Less	Physical Depreciation at 60%	14,336.00
	Functional Depreciation at 5%	1,194.00
	Economic Depreciation at 5%	1,194.00
	Depreciated Value of the Improvement	<u>\$ 7,170.00</u>
Add	Land	<u>600.00</u>
	Indicated Value by Cost Approach	\$ 7,770.00

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 \$ 6,000.00

"SIX THOUSAND 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 grade. 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.