



## **Collection Information:**

**Folder:** Parcel No. 76. 136 Eaton Avenue.

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

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PROJECT AREA 1-B  
PARCEL NO. 76  
136 Eaton Avenue



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B  
PARCEL NO. 76  
136 Eaton Avenue



GARAGE AND REAR VIEW

PROJECT AREA 1-B  
PARCEL NO. 76

Address: 136 Eaton Avenue  
Owner: Gregorio L. Gonzalez  
Legal: Southeasterly 38-5/10 feet of Lot 15, Block 10,  
Marshall's Addition  
Lot Size: 38.5 x 150 (estimated)  
Zoning: Light Industry  
Built: 1915  
Assessed Value: Land - \$625, Building - \$2400.

This property is on the East side of Eaton Avenue. It is bounded on the North by Fairfield, on the East by Eva and on the South by East Indiana. The lot is level with the sidewalk grade in the front and slopes rather sharply to about five feet below grade at the rear. There is a two foot setback of the building from the sidewalk line. This setback area is fenced in with a wood post fence. The improvement consists of a rectangular two story frame duplex. The exterior is imitation asphalt brick siding which seems to be in fairly good condition. The basement is entered from the outside rear stairway. There is a full basement with stone foundation and poured concrete floor. The basement contains a gas fired hot water central heating system and a thirty gallon automatic gas hot water heater. The basement is in good condition for this area. Some of the posts have been replaced with steel jacks in order to correct any settlement in the building. There are also laundry tubs in the basement. The first floor unit consists of three bedrooms, living room, dining room, kitchen with a pantry, and a full bath. The walls and ceilings are lath and plaster. The floors are hardwood. The decorating in this unit is fair. The tenants on the first floor indicated they pay \$70.00 a month rent, pay their own utilities and the owner furnishes the heat from the central hot water heating system. There is a stairway leading to the second floor unit. This second floor unit is now vacant. This unit consists of a living room, dining room, kitchen, a full bath and a bedroom. In addition there are two small storage rooms on each side of the kitchen underneath the roof eaves. The condition of this apartment is very good for the area. The decorating is in nice condition. The walls are lath and plaster and the floors are hardwood. The plumbing fixtures in the bath are modern and this entire unit is in good condition. We would estimate the rents to be at least \$65.00 per month. There is natural oak trim in the living room and dining room of this upstairs unit. At the rear of the lot is a garage.

Cost Approach:	2288 Square Feet at \$14.00	\$32,032.00
Less	Physical Depreciation at 60%	19,219.00
	Functional Depreciation at 5%	1,601.00
	Economic Depreciation at 5%	<u>1,601.00</u>
	Depreciated Value of the Improvement	\$ 9,611.00
	Depreciated Value of garage	<u>350.00</u>
	Depreciated Value of all Improvements	\$ 9,961.00
Add	Land	<u>600.00</u>
	Indicated Value by Cost Approach	\$10,561.00
Income Approach:	\$135.00 Monthly Income times Rent Multiplier of 45 45 x \$135 = \$6,075	
	Indicated Value by Income Approach	\$ 6,075.00

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

Per Income Approach \$ 6,075.00

"SIX THOUSAND SEVENTY FIVE DOLLARS"

## 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
	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

## 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.