



## **Collection Information:**

**Folder:** Parcel No. 78. 128 and 128 1/2 Eaton Avenue. **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](http://www.mnhs.org/copyright).

Project Area 1B  
Parcel No. 78  
128-128 1/2 Eaton Avenue



Front View 128

Front View 128 1/2



Front and Side View of Main Building

Project Area 1B  
Parcel No. 78  
128-128 $\frac{1}{2}$  Eaton Avenue



Rear View

Project Area I-B  
Parcel No. 78

*No letter*

Address: 128 and 128-1/2 Eaton Avenue  
Owner: 128 Eaton Avenue - Cecilia Cohen  
128-1/2 Eaton Avenue - ~~Ruth Camman~~  
*Rosi*

Legal: Southeasterly 18 feet of Lot 2, and the Northwesterly 26 feet of the Southwesterly 100 feet of Lot 16, Block 10, Marshall's Addition

Lot Size: Estimated 50 x 100

Zoning: Light Industry

Built: Old

Assessed Value: Land \$600.00, Building \$1750.00

This property is West facing and is approximately fifty (50) feet South of the corner of Fairfield and Eaton Avenue. It is bordered on the East by Eva Street and on the South by East Indiana Street. This is a rectangular frame two-story double house with imitation asphalt siding. It has about a two-foot set back from the street. The lot at the front is at street grade, and it slopes to about six feet below street grade at the rear. This property is used as a double house. There are combination storms and screens on seven windows and one door. Each unit has a screen porch across the front. The South half of the double house is known as 128-1/2 Eaton Avenue and contains a living room, dining room and kitchen on first floor. This unit is heated by a space heater which is located in the dining room. There is also a space heater in the kitchen. This unit is nicely decorated and has hardwood floors. On the second floor there are two bedrooms and a full bath. The stairway to the second floor leads up from the kitchen. The back porch is sagging badly. The North one-half of the double house is known as 128 Eaton Avenue. The first floor of this unit consists of a living room, dining room and kitchen, all with hardwood floors. This unit is heated by a central oil hot water heating system located in the basement. The condition of the first floor is very good. It is nicely decorated and has a carpeted living room and dining room. The stairway to the upstairs leads up from the kitchen. The upstairs contains two bedrooms and full bath, has hardwood floors, and is nicely decorated. There is a trap door in the kitchen of this unit that leads to the basement. The stairway is difficult to get down. This building has a full basement with stone walls and a dirt floor. There is a 30 gallon automatic gas hot water heater in the basement, to service 128 Eaton Avenue. The hot water heater for 128-1/2 Eaton Avenue is in the kitchen. The ownership of this building, according to the owners, is an undivided one-half interest each for Cecilia Cohen and Ruth Camman.

Cost Approach:	1473 square feet at \$14.00	\$20,622.00
Less:	Physical Depreciation 40%	\$ 8,248.00
	Functional Depreciation 5%	1,031.00
	Economical Depreciation 5%	1,031.00
	Depreciated Value of the Improvements	<u>\$10,312.00</u>
Add:	Land	
	50 x 100 (Estimated Size)	<u>500.00</u>
	Indicated Value by the Cost Approach	\$10,812.00

This is a total taking. Based on the cost and market approach, it is our opinion that the market value is:

Per Market Data Approach \$ 9,500.00

"NINE THOUSAND FIVE HUNDRED DOLLARS"

Apportioned as follows:

128 Eaton Avenue \$ 5,250.00

"FIVE THOUSAND TWO HUNDRED FIFTY DOLLARS"

128-1/2 Eaton Avenue \$ 4,250.00

"FOUR THOUSAND TWO HUNDRED FIFTY DOLLARS"

### DUPLEX COMPARABLE SALES - III

488 Blair St. - This is a rectangular two story frame duplex with a brick exterior and composition roof. The lot is at level with street grade. There is a part basement which contains a thirty gallon automatic hot water heater. This building was built in 1890. The first floor unit contains two bedrooms, living room, kitchen, full bath, hardwood floors and enamel trim. This unit rents for \$62.50 a month. The tenants furnish their own heat which is a gas space heater. The second floor unit consists of two bedrooms, living room, kitchen and full bath and this unit rents for \$62.50 a month. It is heated by a gas space heater and the tenant pays his own heat. This duplex sold for \$7,900.00, with \$500.00 down in 1961.

402 Charles - This is a rectangular two story frame duplex with shake siding and composition roof. The exterior is in good condition. There is a full basement which contains a gas forced air furnace and a thirty gallon hot water heater. The age of this building, according to the Court House, is marked as "old". The first floor unit contains one bedroom, living room, dining room, kitchen, full bath, hardwood floors, and enamel trim. This unit rents for \$65.00 a month and the owner furnishes the heat. The second floor unit contains two bedrooms, living room, kitchen, full bath, hardwood floors and enamel trim. This unit rents for \$65.00 a month and the owner furnishes the heat. According to the owner there are new combination storms and screens, a new gas furnace, and a new roof. This duplex sold for \$9,300.00 cash in 1961.

391 - 393 Iglehart - This is a frame two story duplex. The exterior has wood lap siding and composition roof. The exterior is in good condition. The perimeter of this building is irregular. There is a two story pillar porch across the front. This duplex contains a full basement with two gas hot water furnaces, two thirty gallon automatic gas hot water heaters. The first floor consists of two bedrooms, living room, dining room, kitchen, full bath, hardwood floors and natural oak trim. The condition is very good. This unit rents for \$75.00 a month and the tenants pay their own heat and utilities. The second floor consists of two bedrooms, living room, dining room, full bath, hardwood floors and natural oak trim and is in very good condition. This unit rents for \$65.00 a month and the tenant pays his own heat and utilities. This duplex sold for \$8,000.00 cash in 1958.

302 Sherburne - This is a rectangular frame two story duplex with asphalt shingle siding exterior and a composition roof. The siding is in poor condition. There are parts of the siding torn off. This property is located on Sherburne Avenue, between Farrington and Galtier. The lot is level with street grade. There is a part basement. The building was built in 1888. The first floor consists of three bedrooms, sun room, living room, kitchen, bath with a leg tub and toilet. The condition of this unit is very poor. It is heated by an oil space heater and rents for \$59.00 a month plus heat and utilities. The second floor consists of one bedroom, living room, kitchen, bath with a leg tub and toilet. The condition is fair. This unit is heated by an oil space heater and rents for \$40.00 a month plus heat and utilities. This duplex sold for \$5,900.00 on Contract For Deed with \$300.00 down in 1959.