



## **Collection Information:**

**Folder:** Parcel No. 89-B. 207 East Indiana.

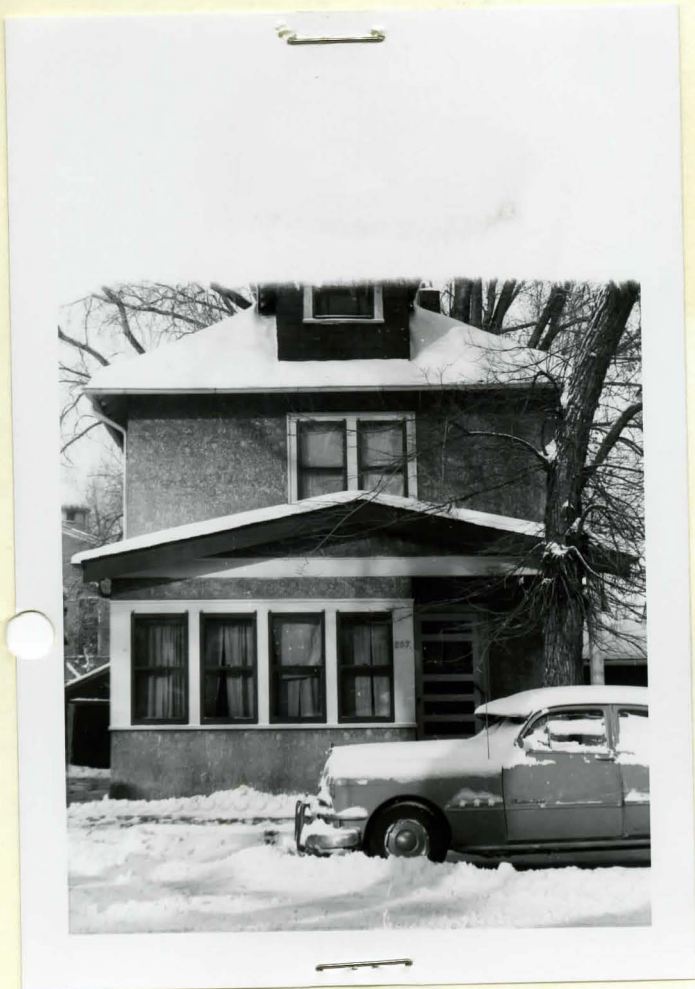
**Series:** Area 1-B, Parcels 1-240A, 1961-1962.

**Collection:** Port Authority of the City of Saint Paul.  
Records.

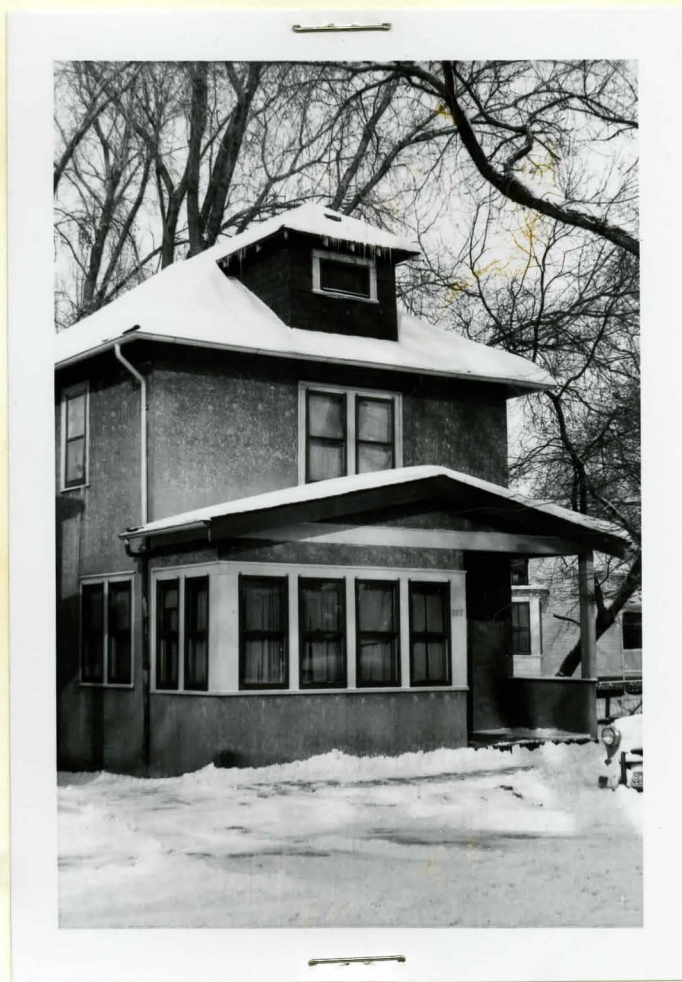
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PROJECT AREA 1-B  
PARCEL NO. 89 *B*  
207 East Indiana

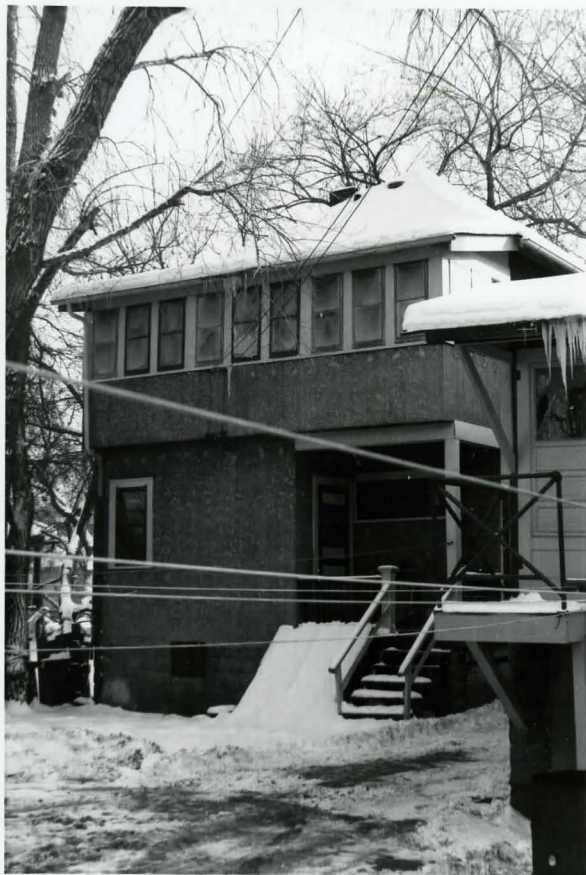


FRONT VIEW

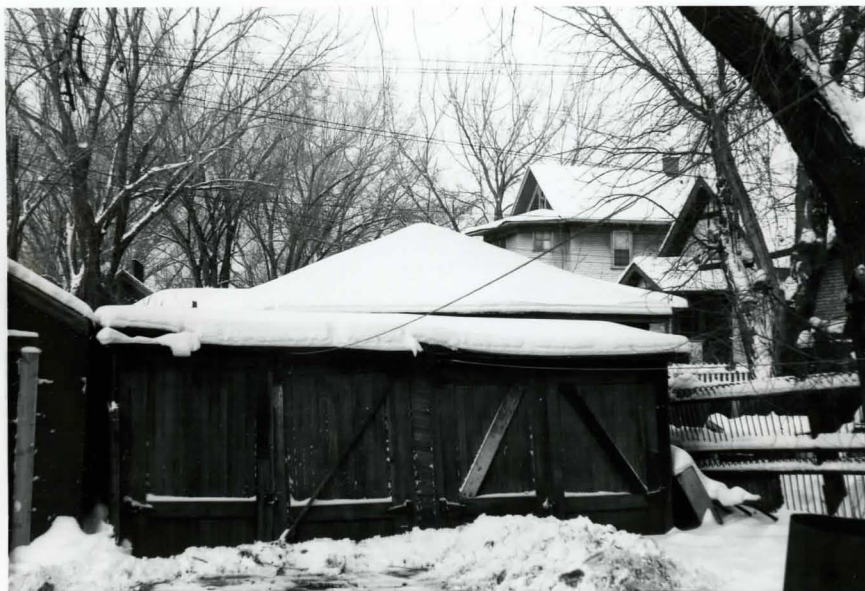


SIDE AND FRONT VIEW

PROJECT AREA 1-B  
PARCEL NO. 89 *B*  
207 East Indiana



REAR VIEW



REAR OF SHED

PROJECT AREA 1-B  
PARCEL NO. 89 *B*

Address: 207 East Indiana  
Owner: Raymond Cruz et al  
Legal: Northeasterly 1/2 of Lot 11, Block, 11, Marshall's Addition  
Lot Size: 25 x 100  
Zoning: Light Industry  
Built: Old - remodeled 1918  
Assessed Value: Land - \$300, Building - \$2000.

This property is located on the North side of East Indiana. It is bounded on the North by East Fairfield, on the East by Robertson Street, on the South by East Indiana and on the West by Eva Street. The lot is level with street grade at the front and slopes to about four feet below grade at the rear. At the rear of the lot there is a shed which has no value in our opinion. The improvement consists of a rectangular frame two story stucco building. The exterior is in very good condition. There is a full basement with stone wall foundation and a poured concrete floor. The inside basement walls have been plastered. There is a gas hot water furnace and a gas automatic hot water heater. There is an inside and an outside entrance to the basement. The basement is in very good condition. The first floor consists of a sun room, living room, dining room with built-in buffet, and kitchen. The walls and ceilings are lath and plaster, the floors are hardwood. There are natural oak exposed beam ceilings in both living room and dining room. There is natural oak wood trim on the first floor. The condition of the first floor is very good. The second floor is reached by a stairway off the front entry hall of the building. The second floor consists of three bedrooms with ample storage space a full bath and a clothes chute. The walls and ceilings are lath and plaster. The floors are hardwood. The condition of the second floor is very good. The owner indicated he bought the property five years ago and paid \$5500.

Cost Approach:	1386 Square Feet at \$14.00	\$19,404.00
Less	Physical Depreciation at 55%	10,672.00
	Functional Depreciation at 5%	970.00
	Economic Depreciation at 5%	970.00
	Depreciated Value of the Improvement	<u>\$ 6,792.00</u>
Add	Land	<u>500.00</u>
	Indicated Value by Cost Approach	\$ 7,292.00



## COMPARABLE SALES IV

### TWO STORY SINGLE FAMILY DWELLINGS

173 Granite - This is a rectangular frame two story single family dwelling with wood lap siding exterior and composition roof. The exterior is in good condition. This property is located on Granite between Jackson Street and Mississippi Street. The age of this property, according to the Court House, is recorded as "old". The lot is level with street grade. There is a part basement. The first floor consists of a living room, dining room, kitchen. The second floor consists of two bedrooms and a full bath. There are hardwood floors and enamel trim throughout. The house is heated by gas space heaters. There is a twenty gallon side arm hot water heater. At the rear of the lot there is a 12 by 18 foot garage. This property sold for \$4,000.00 cash in 1961.

40 W. Chicago - This is a rectangular frame two story single family dwelling with imitation asphalt brick siding exterior and composition roof. The exterior condition is fair. There is a full basement with a thirty gallon side arm hot water heater. The lot is level with street grade. This dwelling is heated by oil stove heat. The first floor consists of a living room, dining room, kitchen, pantry. It has hardwood floors and enamel trim. The second floor consists of two bedrooms, and a room 6 by 10 feet for the bath. The second floor has hardwood floors. This building is approximately 65 to 70 years old. It sold for \$2,800.00 with 10% down in 1957.

461 Blair - This is a rectangular frame two story single family dwelling with asbestos shingle siding exterior and a composition roof. The outside condition is good. The lot is level with street grade. There is a full basement with a gas forced air furnace and a thirty gallon gas automatic hot water heater. The first floor consists of a living room, dining room, kitchen and full bath. The second floor consists of three large bedrooms. There are hardwood floors throughout. At the rear of the lot there is a double garage. This property sold for \$8,000.00 cash in 1961.