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Folder: Parcel No. 90. 201 East Indiana.

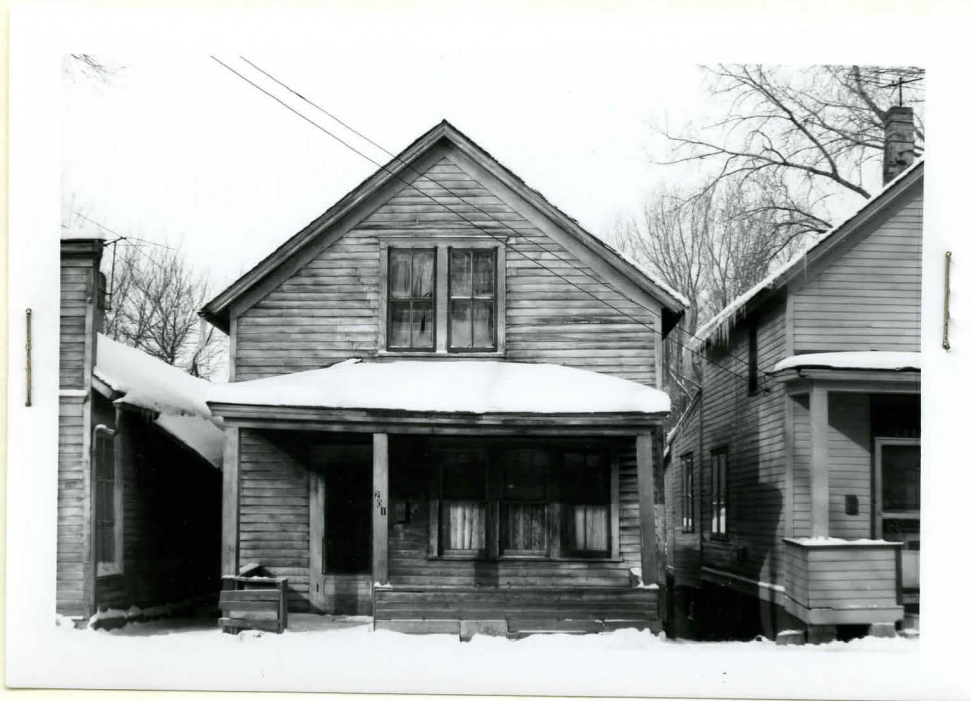
Series: Area 1-B, Parcels 1-240A, 1961-1962.

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

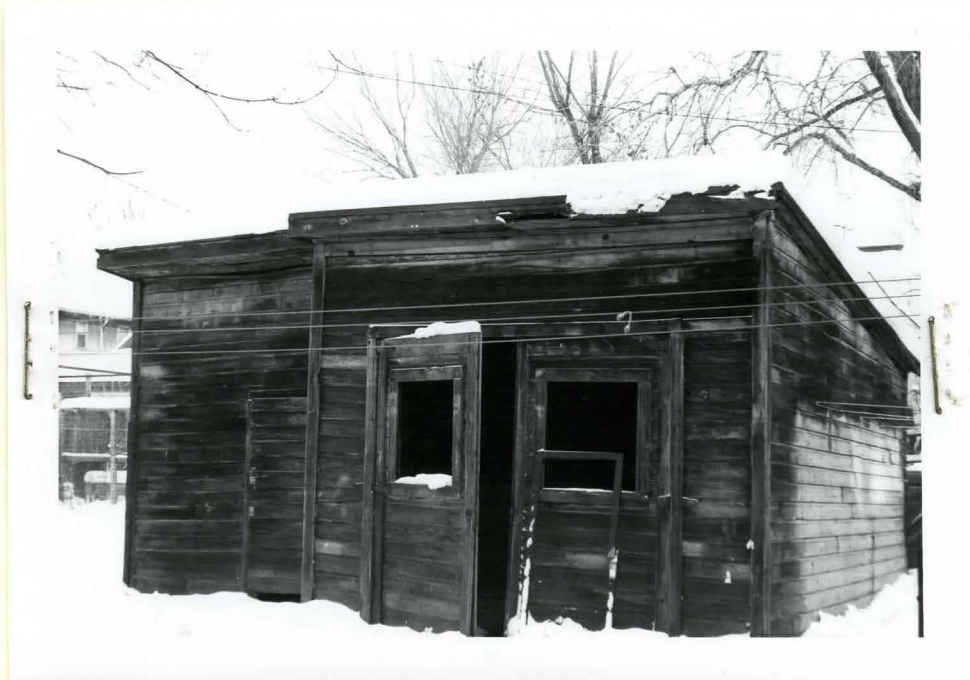
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PROJECT AREA 1-B
PARCEL NO. 90
201 East Indiana

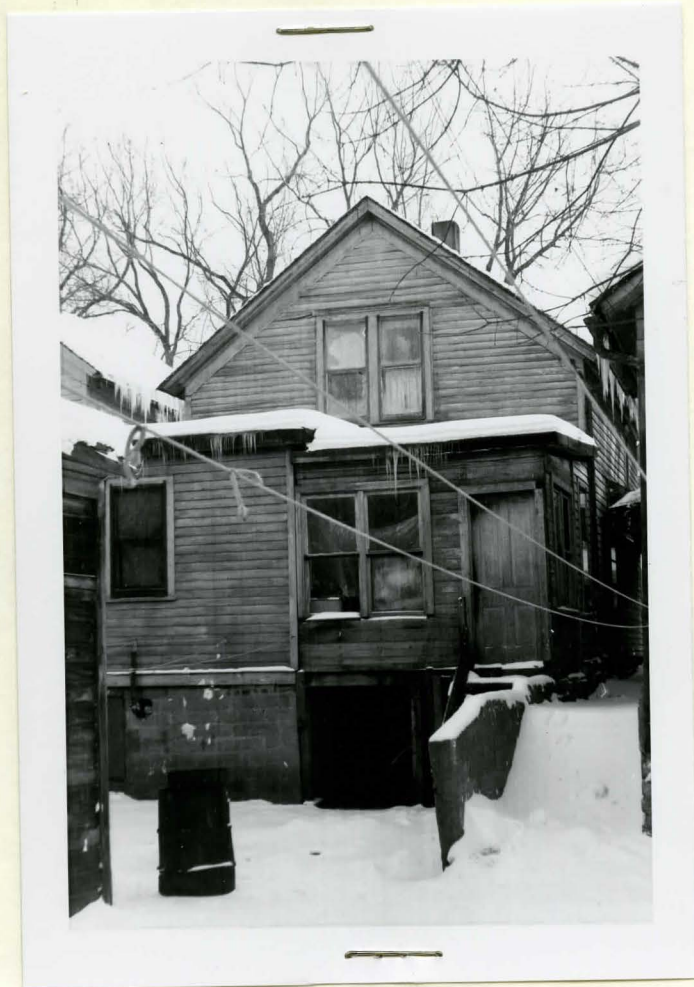


FRONT VIEW



VIEW OF SHED

PROJECT AREA 1-B
PARCEL NO. 90
201 East Indiana



REAR VIEW

PROJECT AREA 1-B
PARCEL NO. 90

Address: 201 East Indiana
 Owner: Rosie Goldberg/Fee
 Frank R. Edith^m ~~Cohen~~ *Cohan*
 Legal: Lot 12, Block 11, Marshall's Addition
 Lot Size: 25 x 100 (estimated)
 Zoning: Light Industry
 Built: 1894
 Assessed Value: Land - \$600 (Part applies to Parcel 90A),
 Building - \$650

This property is on the North side of East Indiana. It is bounded on the North by East Fairfield, on the East by Robertson, on the West by Eva Street and on the South by East Indiana. The lot is level with street grade at the front and slopes to approximately four feet below grade at the rear. There is a shed at the rear of the lot which has no value, in our opinion. There is no building setback from the sidewalk line. The improvement consists of a rectangular frame two story wood lap siding single family dwelling. The exterior is in poor condition and the siding is badly in need of paint. There is a one story porch across the front. There is a full basement with stone wall foundation and a dirt floor. There is an oil fired gravity hot air furnace and a hand fired hot water heater. The basement is entered only by an outside rear entrance, which is very difficult to get at. The first floor consists of a living room, dining room, bedroom and kitchen. The walls and ceilings are lath and plaster; the floors are hardwood. The plaster is badly cracked and chipped and in some spots has fallen off. The second floor is reached by a stairway in the front of the building off the front entry way. The second floor consists of two bedrooms and a full bath. One of these bedrooms has to be reached by walking through either the bedroom or the bath. The walls and ceilings upstairs are lath and plaster, and the floors are hardwood. The plaster against the West eave of the roof has fallen off, giving evidence of a bad leak in the roof. The building is in very poor condition. According to the tenants they pay \$35.00 a month rent for the entire building and pay their own heat and utilities.

Cost Approach:	1386 Square Feet at \$13.00	\$18,018.00
Less	Physical Depreciation at 70%	\$12,612.00
	Functional Depreciation at 5%	900.00
	Economic Depreciation at 5%	<u>900.00</u>
	Depreciated Value of the Improvement	\$ 3,606.00
Add	Land	<u>500.00</u>
	Indicated Value by Cost Approach	\$ 4,106.00

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 automatic gas 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.