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Folder: Parcel No. 92. 138 Eva Street.

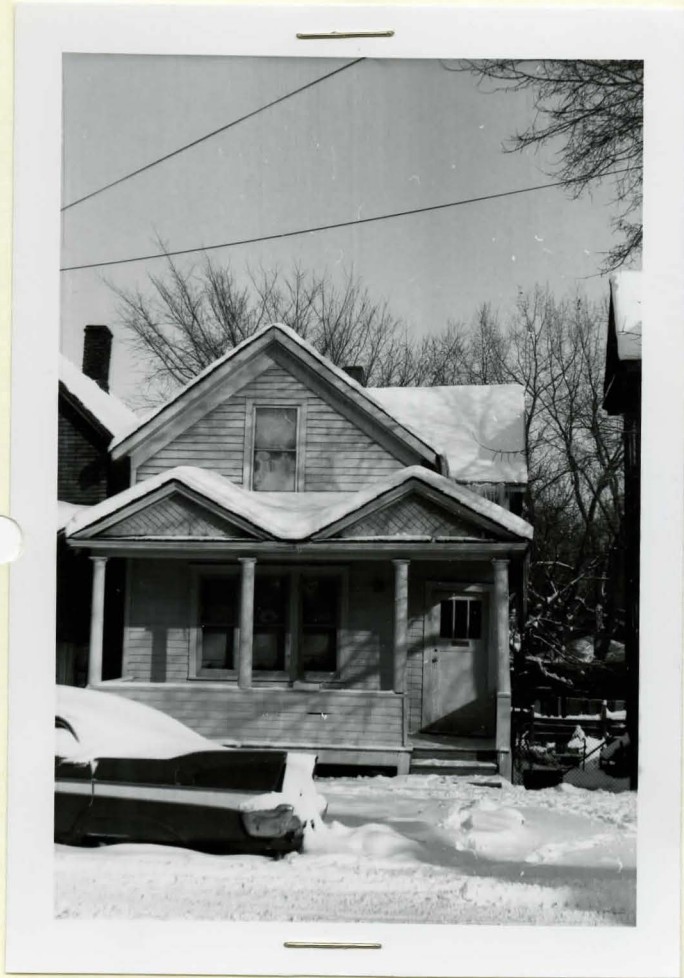
Series: Area 1-B, Parcels 1-240A, 1961-1962.

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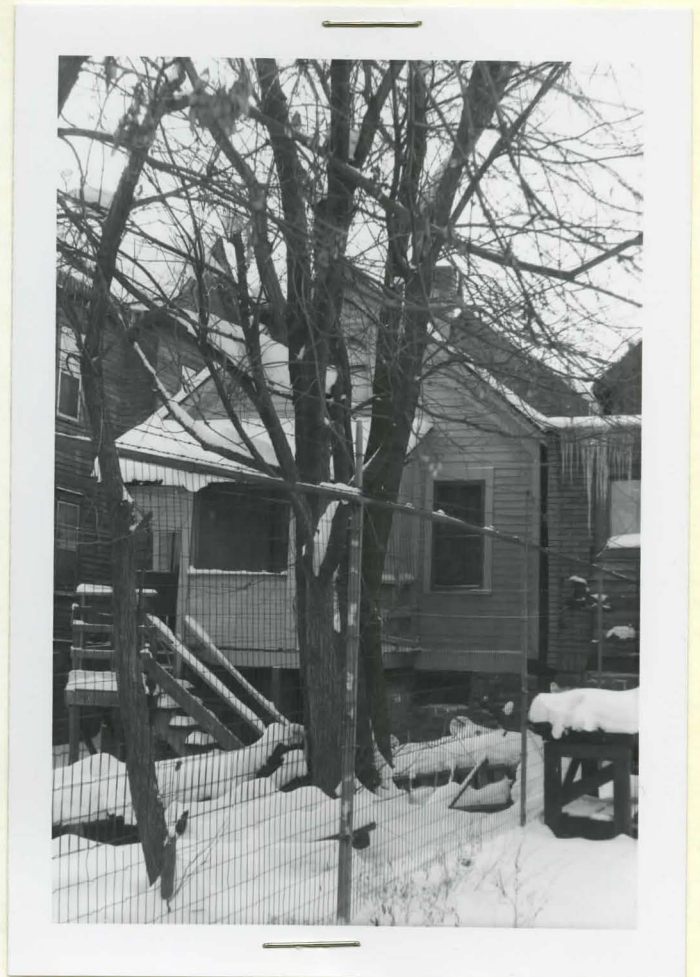
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PROJECT AREA 1-B
PARCEL NO. 92
138 Eva Street



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B
PARCEL NO. 92
138 Eva Street



REAR VIEW

PROJECT AREA 1-B
PARCEL NO. 92

Address: 138 Eva Street
 Owner: Arthur G. Crown
 Legal: Sold for taxes, see City Aud.
 Except Southeasterly 2-66/100 feet of Southwesterly 47-5/10
 and except Southeasterly 6 feet of Northeasterly 52-5/10 feet
 Lot 14, Block 11, Marshall's Addition
 Lot Size: 23.73 x 100 (estimated)
 Zoning: Light Industry
 Built: 1900
 Assessed Value: Land - \$275, Building - \$650

This property is on the East side of Eva Street. It is bounded on the North by East Fairfield, on the East by Robertson, on the South by East Indiana. There is no building setback from the sidewalk line. The lot is level with street grade at the front and slopes to approximately six feet below grade at the rear. The improvement consists of a rectangular two story frame wood lap siding single family dwelling. The exterior is in fair to good condition. There is a one story porch across the front. There is a full basement with stone wall foundation and cobble stone floor. There is an inside stairway to the basement as well as another entrance at the rear of the building. There is an oil fired hot water furnace and gas automatic hot water heater in the basement. The basement is in fair condition. The first floor consists of a living room, dining room, kitchen, one bedroom and a full bath. The walls and ceilings are lath and plaster and the floors are hardwood. The living room and dining room have been refinished with acoustical tile ceilings and modern light fixtures. The condition of the first floor is very good. The second floor is reached by a stairway leading up from the dining room. The second floor consists of two bedrooms. The walls and ceilings are lath and plaster, and the floors are hardwood. The condition of the second floor is very good. To the rear of one bedroom is an open storage area.

Cost Approach:	1444 Square Feet at \$13.00	\$18,772.00
Less	Physical Depreciation at 55%	10,324.00
	Functional Depreciation at 5%	938.00
	Economic Depreciation at 5%	938.00
	Depreciated Value of the Improvement	<u>\$ 6,572.00</u>
Add	Land	<u>500.00</u>
	Indicated Value by Cost Approach	\$ 7,072.00

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	\$ 4,800.00
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"FORTY EIGHT HUNDRED DOLLARS"

COMPARABLE SALES III

TWO STORY SINGLE FAMILY DWELLINGS

115 Edward - This is a rectangular frame two story single family dwelling with asbestos shake siding exterior and a composition roof. This property is located on Edward Street between Pierce and East Fairfield. There is a fenced-in lot which is level with street grade and a 14 by 18 foot garage at the rear. There is no basement. The first floor consists of living room, dining room, kitchen, one bedroom, and half bath. It has hardwood floors and enamel trim. This floor is in good condition. The second floor consists of three bedrooms, full bath, hardwood floors and enamel trim. This floor is in good condition. There is a thirty gallon automatic gas hot water heater on first floor. This building is heated by a gas space heater. This property was sold for \$4,200.00 with \$1,000.00 down in 1959.

630 Joy St. - This is a rectangular two story frame single family dwelling. It consists of a living room, dining room, kitchen down and two bedrooms up. There is no bath. There are softwood floors and trim throughout. It is in very poor condition. It is heated by space heaters. This property sold for \$2,950.00 with \$100.00 down in 1959.

347 W. Baker - This is a rectangular frame two story single family dwelling with wood lap siding exterior and composition roof. The exterior is in fair condition. The age of this building, according to the Court House, is recorded as "old". The lot is two feet above street grade. There is a part basement with a thirty gallon automatic gas hot water heater. The first floor consists of a living room, dining room, kitchen, pantry and one bedroom. The upstairs consists of two bedrooms. There are softwood floors and enamel trim throughout. This dwelling is heated by gas space heaters. This property sold for \$6,100.00 cash in 1959.