



Collection Information:

Folder: Parcel No. 92-A. 140 Eva Street.

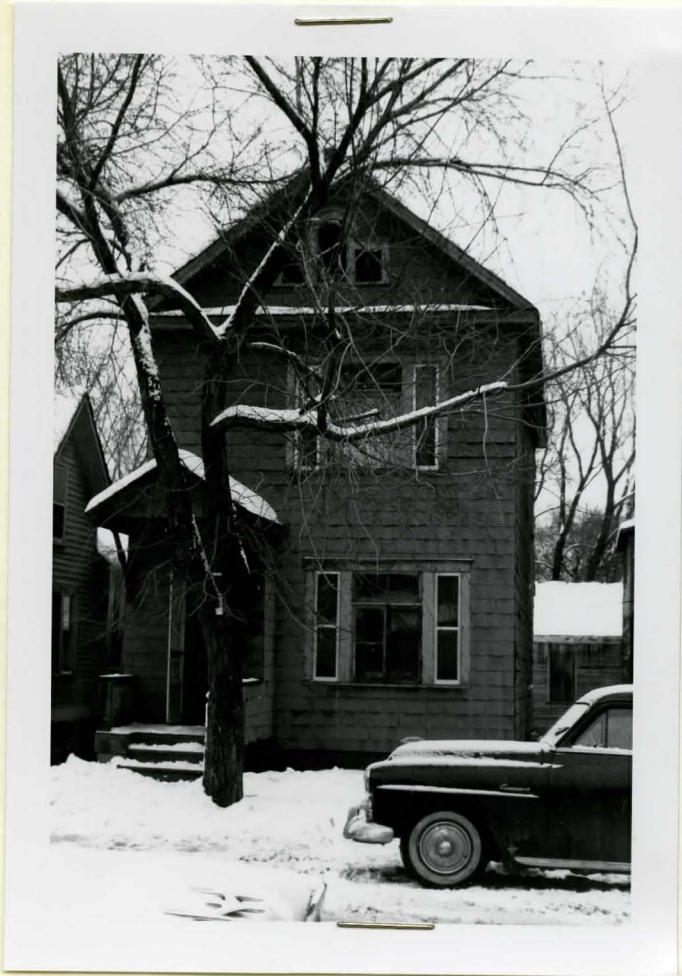
Series: Area 1-B, Parcels 1-240A, 1961-1962.

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

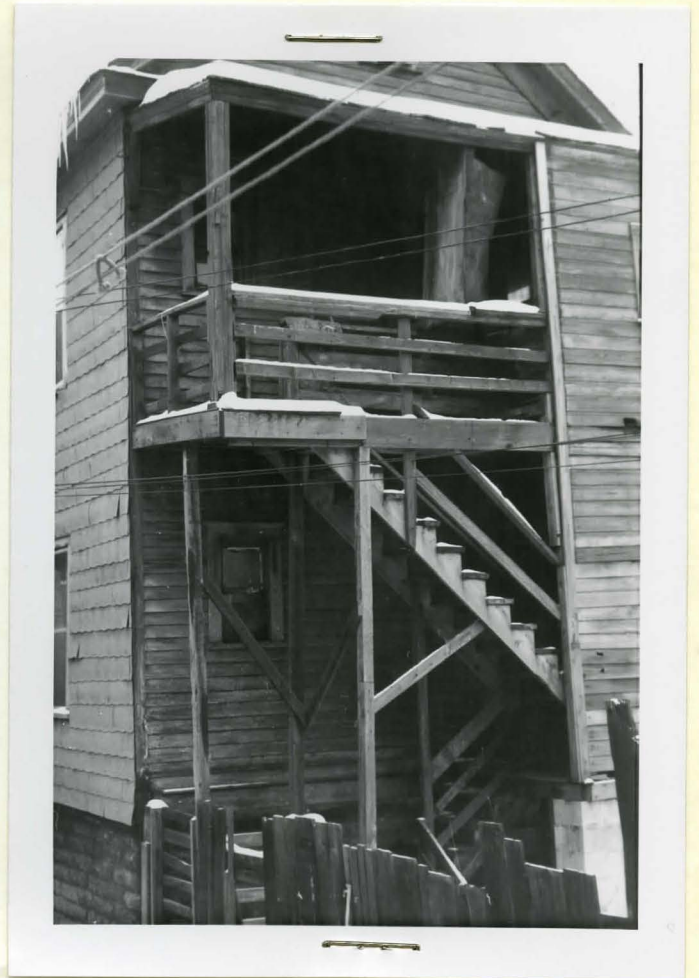
Copyright Notice:

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.

PROJECT AREA 1-B
PARCEL NO. 92-A
140 Eva Street



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B
PARCEL NO. 92-A
140 Eva Street



REAR VIEW

PROJECT AREA 1-B
PARCEL NO. 92-A

Address: 140 Eva Street
Owner: Arthur G. Crown
Legal: Except Southeasterly 2-66/100 feet of Southwesterly
47-5/10 and except Southeasterly 6 feet of Northeasterly
52-5/10 feet of Lot 14, Block 11, Marshall's Addition
Lot Size: 23.73 x 100 (estimated)
Zoning: Light Industry
Built: 1907
Assessed Value: Land - \$275, Building - \$850

This property is located on the East side of Eva Street and is bounded on the North by East Fairfield, on the South by East Indiana, on the East by Robertson. The lot is level with street grade at the front and slopes sharply to about eight feet below street grade at the rear. There is approximately a six foot building setback from the sidewalk line. This improvement consists of a rectangular frame two story duplex. The exterior is asphalt shingle siding. There are combination storms and screens on most of the windows. The exterior is in very poor condition. The basement is entered by an outside rear entrance. There is a full basement with stone foundation and dirt floor. There is a gas space heater located in the basement. The condition of the basement is very poor. The first floor consists of two bedrooms, living room, dining room, kitchen and a toilet. There is no hot water heater. The walls and ceilings are lath and plaster, and the floors are hardwood. The first floor unit is in very poor condition and is badly in need of decorating. This unit is heated by a wood stove located in the dining room. According to the tenant she pays \$30.00 a month and pays her own utilities and heat. The upstairs unit is reached by a stairway off the front entry hall. The second floor unit consists of two bedrooms, living room, dining room, kitchen and toilet. The walls and ceilings are lath and plaster; the floors are hardwood. The condition of this unit is very good. It is heated by a gas space heater located in the dining room. According to the tenant she pays \$40.00 a month rent and pays her own heat and utilities.

Cost Approach:	1300 Square Feet at \$14.00	\$18,200.00
Less	Physical Depreciation at 60%	10,920.00
	Functional Depreciation at 5%	910.00
	Economic Depreciation at 5%	<u>910.00</u>
	Depreciated Value of the Improvement	\$ 5,460.00
Add	Land	<u>500.00</u>
	Indicated Value by Cost Approach	\$ 5,960.00
Income Approach:	\$70.00 Monthly Income times Rent Multiplier of 60 60 x \$70.00 = \$4,200.00	
	Indicated Value by Income Approach	\$ 4,200.00

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 \$ 4,200.00

"FORTY TWO HUNDRED DOLLARS"

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 St. - 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.

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
8	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 No. 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 De Soto	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