



## **Collection Information:**

**Folder:** Parcel No. 93. 136 Eva Street.

**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. 93  
136 Eva Street



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B  
PARCEL NO. 93

Address: 136 Eva Street  
Owner: C. C. Sharrow  
Legal: Lot 15, Block 11, Marshall's Addition  
Lot Size: 25 x 150 (estimated)  
Zoning: Light Industry  
Built: Old  
Assessed Value: Land - \$700, Building - \$1,400 (Part applies to Parcel 93A)

This property is located on the east side of Eva Street and 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 about two feet below grade at the rear. This improvement consists of a rectangular frame two story single family house which has been converted into an office building. The exterior is imitation asphalt brick siding. There is a one story porch across the front. There is no building setback from the sidewalk line. This building is used as the office of C. C. Sharrow Company which has its plant next door and manufactures products such as wire ropes, slings, pulleys, turn-buckles, plate clamps and chains. The basement is reached by an outside stairway down from the enclosed unheated porch at the rear of the building. There is a full basement with stone wall foundation and dirt floor. There is an oil space heater located in the basement but according to the owner this is not sufficient to completely heat the whole building. There had been a severe sag in the building at one time which has been corrected by steel adjustable post jacks. The basement is in very poor condition and is full of debris. The first floor consists of three rooms. The front room has been converted into an office. The second room is used for the storage of turn-buckles and the third room is used as the manufacturing room for making nylon slings. There is an oil space heater located in the second room which provides the heat for the first floor. The walls and ceilings in the first floor are lath and plaster and the floors are hardwood. The walls and ceilings are badly cracked and chipped. The floors give some indication of sagging. The second floor is reached by a stairway off the entry way off the front of the building. The stairwell is lath and plaster. The upstairs consists of two rooms and full bath. The rooms are used for the storage of equipment and sales literature for the business. The walls and ceilings upstairs are lath and plaster, the floors are softwood. The plaster is badly chipped and cracked and in spots the plaster has fallen off and the laths are showing through.

Cost Approach:	1224 Square Feet at \$13.00	\$15,912.00
Less	Physical Depreciation at 60%	9,547.00
	Functional Depreciation at 5%	795.00
	Economic Depreciation at 5%	<u>795.00</u>
	Depreciated Value of the Improvement	\$ 4,775.00
Add	Land	<u>1,000.00</u>
	Indicated Value by Cost Approach	\$ 5,775.00
Income Approach:	\$50.00 Monthly Income (Estimated)	
	times Rent Multiplier of 60	
	60 x \$50.00 = \$3,000	
	Indicated Value by Income Approach	\$ 3,000.00

This is a total taking. Based on Cost, Income, and Market Approaches to value, it is our opinion that the Market Value is:

Per Market Approach \$ 4,500.00

"FORTY-FIVE HUNDRED DOLLARS"

## 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.