



Collection Information:

Folder: Parcel No. 93A. 134 Eva Street.

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

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PROJECT AREA 1-B
PARCEL NO. 93A
134 Eva Street



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B
PARCEL NO. 93A
134 Eva Street



REAR-SIDE VIEW



SIDE VIEW

PROJECT AREA 1-B
PARCEL NO. 93A

Address: 134 Eva Street
 Owner: C. C. Sharrow
 Legal: Lot 15, Block 11, Marshall's Addition
 Lot Size: 25 x 150 (Estimated)
 Zoning: Light Industry
 Built: 1917

Assessed Value: Land - \$700, Building - \$1,400 (Part applies to Parcel 93)

This property is located on the east side of Eva Street. 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 the street grade at the front and slopes about two feet below grade at the rear. There is no building setback from the sidewalk line. This improvement consists of a rectangular flat roof concrete block one story factory building. The exterior is in fair condition. There is no basement and the floors are poured concrete. The interior walls are concrete block and the ceiling is finished with sheet metal. The building is divided into two sections. The front part is used for manufacturing components of hoisting materials by the C. C. Sharrow Company. Along the south wall of the front part there are shelves built for the storage of hoist products. Along the north wall of the front part there are hooks and shelves for storing wire cable. There are six fluorescent light fixtures suspended from the ceiling. The rear part is used for storage of hoist products and rolls of wire cable. This part of the building is entered by a swinging door in the front and a sliding metal door on the south side of the building. The windows in this building are glass set in steel casings. This building contains welding equipment and a hydraulic press, all of which is movable. This building has been wired for high powered electrical equipment. The rear part as aforementioned, is a new addition which was added to this building approximately four years ago.

Cost Approach:	1980 Square Feet at \$10.00	\$19,800.00
Less	Physical Depreciation at 30%	5,940.00
	Functional Depreciation at 5%	990.00
	Economic Depreciation at 5%	<u>990.00</u>
	Depreciated Value of the Improvement	\$11,880.00
Add	Land	<u>1,000.00</u>
	Indicated Value by Cost Approach	\$12,880.00

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

Per Cost Approach

\$12,880.00

"TWELVE THOUSAND EIGHT HUNDRED EIGHTY DOLLARS"

COMPARABLE SALES

SMALL FACTORY BUILDINGS

1939 W. Minnehaha - Sold in August 1959 for \$48,500.00. The lot was 80 x 137 and was zoned for light industrial use. The improvement consisted of a concrete block one story factory building containing 6,550 square feet of factory area and 850 square feet of office area. This property sold for \$7.40 per square foot land and building.

746 Selby - Sold in November 1959 for \$30,000.00 The lot was 82 x 119 plus 19 x 41 and was zoned commercial. The improvement consisted of a one story concrete block garage building containing 5,000 square feet of space. This property sold for \$6.00 per square foot land and building.

N. E. Corner of Raymond and Kasota (100 Raymond) - Sold in January 1961 for \$48,000.00 with \$10,000.00 down and the balance at \$425.00 per month at 5-1/2%. The lot was 200 x 150 average and was zoned for industrial use. The improvement consisted of a one story concrete block trucking building containing a work area of 5,000 square feet plus an office area of 1,250 square feet. This property sold for \$7.68 per square foot land and building.