



Collection Information:

Folder: Parcel No. 107-A. 239 East Indiana Avenue.

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. 107A



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B
PARCEL NO. 107A

Address: 239 East Indiana
 Owner: Joseph Moreno
 Legal: Part of Southwesterly 50 feet of Lots 9 and 10, Block 12,
 Marshall's Addition
 Lot Size: 25 x 100 (estimated)
 Zoning: Light Industry and Commercial
 Built: Old
 Assessed Value: Land - \$600.00, Building (Part applies to Parcel 107) -
 \$1300.00

This property is on the north side of East Indiana. It is bounded on the north by East Fairfield, on the west by Robertson, on the east by State Street. The building is not set back from the sidewalk. The lot is level with street grade at the front and slopes to about two feet below grade at the rear. This is a rectangular one story dwelling with asphalt imitation brick siding. The exterior condition is very poor. There are broken windows around the building. This property has been vacant for some time. There is a full basement with stone foundation, dirt floor, and outside rear entrance. The first floor contains a living room, kitchen, and toilet. In the interior, the outside walls are wood lap siding. The ceilings are painted rough boards. The inside dividing wall is Dry wall. The floors are softwood covered with linoleum. It is heated by an oil space heater which is now disconnected. The condition of this building is very poor.

Cost Approach:	357 Square Feet at \$12.00	\$ 4,284.00
Less	Physical Depreciation at 75%	3,213.00
	Functional Depreciation at 5%	214.00
	Economic Depreciation at 5%	<u>214.00</u>
	Depreciated Value of the Improvement	\$ 643.00
Add	Land	<u>500.00</u>
	Indicated Value by Cost Approach	\$ 1,143.00

Income Approach:

\$20.00 estimated Monthly Income
times Rent Multiplier of 50
 $50 \times \$20.00 = \$1,000.00$

Indicated Value by Income Approach \$ 1,000.00

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 \$ 1,000.00

"ONE THOUSAND 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 a \$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 a \$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.