



Collection Information:

Folder: Parcel No. 109-A. 230 East Indiana Avenue.

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

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Project Area 1B
Parcel No. 109A
230 East Indiana



Front View



Rear View

Project Area 1-B
Parcel No. 109A

Address: 230 East Indiana
Owner: Sam Chargo

Legal: Part of Southwesterly 46.50 feet of Lots 1 and 2, Block 13,
Marshall's Addition.

Lot Size: 46.5' x 100' (estimated size)
Actual size not available without a survey.

Zoning: Light Industry

Built: Old

Assessed Value: Land \$350.00, Building \$1,400.00.
These assessed valuations are estimated.

This property is located on the Southeast corner of East Indiana and Robertson. It is on the South side of the street and is North facing. It is bordered on the North by Indiana, on the West by Robertson, on the East by State and on the South by Chicago. 230 East Indiana is a rectangular two story frame single family owner occupied dwelling with imitation asphalt brick siding which appears to be fairly new. It has a composition roof which is also fairly new. There is an open one story porch on the front of the building. The condition of the trim and the siding indicate that this building has been well taken care of on the exterior. There is no set back on East Indiana. The property sets back approximately 20' from Robertson Street. There is a fenced yard which runs from the building West to the corner of Indiana Avenue and goes South 100 feet down the West side on Robertson. This is a nicely landscaped yard. The first floor consists of a living room, dining room, one bedroom, kitchen and a toilet. The kitchen is a good size and has been modernized. There are comparatively new oak cabinets and a cabinet sink. The condition of the first floor is very good. This is a very nicely decorated and very well maintained house inside and out. The stairway to the upstairs leads off the kitchen. There are hardwood floors on first and second floor. There are four bedrooms and a full bath on second floor. The second floor is nicely decorated and is in very good condition. There is an outside rear entrance to the basement. There is a full basement, concrete block walls, cement floors, laundry tubs, thirty gallon hot water heater and a new gas, hot water furnace.

Cost Approach:	1,912 square feet at \$13.00	\$24,856.00
Less:	Physical Depreciation 50%	\$12,428.00
	Functional Depreciation 5%	1,242.00
	Economic Depreciation 5%	1,242.00
	Depreciated Value of Improvements	<u>\$ 9,944.00</u>
Add:	Land	
	46.5 x 100 (estimated size)	<u>1,000.00</u>
	Indicated Value by Cost Approach	\$10,944.00

It is impossible to give an accurate
size of the lot without a survey;
therefore, the land size used above
was estimated by us.

This is a total taking. Based on the cost, income and Market Approach, it
is our opinion that the market value is:

Per Market Data Approach \$ 9,500.00

"NINE THOUSAND FIVE HUNDRED DOLLARS"

COMPARABLE SALES I

TWO STORY SINGLE FAMILY DWELLINGS

728 Stewart - This is a square type two story single family dwelling. The exterior is asphalt siding and composition roof. The age, according to the Court House, is marked as "old". This property has a 40 by 145 foot fenced-in lot which is level with street grade. There is a quarter basement. The first floor consists of living room, dining room, kitchen, pantry, and hardwood floors. The first floor is in fair condition. The second floor consists of two bedrooms, a half bath that has a toilet only. The condition is good. This building is heated by stove heat. There is a 12 by 18 foot garage at the rear of the lot. This property sold for \$5,000.00 in 1960. The terms are not known.

474 James - This is a rectangular frame two story single family dwelling with a wood lap siding exterior and composition roof. The exterior is in fair condition. There is a one story pillar porch across the front. The lot is level with street grade. This building contains a three-quarter basement. The first floor consists of a living room, dining room, kitchen, and one bedroom. It has hardwood floors and enamel trim. The condition of this floor is good. The second floor consists of three bedrooms and softwood floors. The condition of this floor is fair. There is no bath in this dwelling. This property sold for \$3,500.00 cash in 1961.

373 Emma Street - This is a rectangular frame two story single family dwelling with a wood lap siding exterior and composition roof. The condition of the exterior is fair. This property was built in 1895. The lot is level with street grade. There is a full basement which contains a thirty gallon automatic gas hot water heater. The first floor consists of living room, dining room, kitchen, softwood floors and enamel trim. The second floor consists of two bedrooms, bath and softwood floors. This building is heated by two circulating gas heaters. There is a 10 by 18 foot garage at the rear of the lot. This property sold for \$6,500.00 on Contract for Deed with \$200.00 down, in 1961.