



## **Collection Information:**

**Folder:** Parcel No. 109-B. 232 East Indiana Avenue.

**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 1B  
Parcel No. 109B  
232 East Indiana



*Front View*



*Rear View*



Project Area 1-B  
Parcel No. 109B

Address: 232 East Indiana  
Owner: Sam Chargo  
Legal: Part of Northeasterly 53.50 feet of Lots 1 and 2, Block 13,  
Marshall's Addition.  
Lot Size: Not available without a survey. (Lot is small.)  
Zoning: Light Industry  
Built: 1890  
Assessed Value: Land \$325.00, Building \$400.00.  
These assessed valuations are estimated.

This property is located slightly East of 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. 232 East Indiana is a rectangular one story single family dwelling. It has imitation brick asphalt siding and a composition roof. The exterior of this building is in good condition. There is a central stairway and porch from the front to the rear between subject house and 234 East Indiana, which is immediately to the East. There is an entry way from the front which leads into the living room. This bungalow consists of a living room, dining room, one bedroom and kitchen. There is a toilet and a tub for the bath. This unit has been newly decorated. There are hardwood floors and the building has been well maintained and is in excellent condition. There is a full basement with concrete walls, dirt floor. There is a gas hand fired hot water heater. The house is rented out and according to the tenants they pay \$35.00 a month and pay their own heat and utilities.

Cost Approach:	663 square feet at \$13.00	\$ 8,619.00
Less:	Physical Depreciation 50%	4,309.00
	Functional Depreciation 5%	430.00
	Economic Depreciation 5%	430.00
	Depreciated Value of the Improvements	<u>\$ 3,450.00</u>
Add:	Land 25 x 100 (estimated size)	<u>550.00</u>
	Indicated Value by Cost Approach	\$ 4,000.00

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

Income Approach: \$35.00 monthly income times rent multiplier of 70  
 $\$35.00 \times 70 = \$2,450.00$

Indicated Value by Income Approach

\$ 2,450.00

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

Per Market Data Approach

\$ 3,500.00

"THREE THOUSAND FIVE HUNDRED DOLLARS"



## COMPARABLE SALES II

### ONE STORY SINGLE FAMILY DWELLING

984 Jackson St. - This is a rectangular frame one story single family dwelling with asbestos shingle exterior and composition roof. The exterior is in very good condition. This building is located on Jackson Street between Jenks and Case. The lot is level with street grade. There is a part basement which contains a thirty gallon automatic gas hot water heater. This building has one bedroom, living room, dining room, kitchen, and full bath. It is heated by a gas space heater. The condition of the inside is good. This dwelling sold for \$3,300.00 cash in 1961.

553 Blair - This is a rectangular frame one story single family dwelling with wood lap siding exterior and composition roof. The condition of the exterior is fair. There is a full basement. This dwelling contains two bedrooms, living room, dining room, kitchen and bath which is in the attic. This property is in very poor condition. It sold for \$3,500.00 cash in 1961.

1542 Albemarle - This is a rectangular one story frame single family dwelling with imitation brick asphalt exterior siding and composition roof. The exterior is in good condition. There is a full basement with a thirty gallon automatic gas hot water heater. The first floor consists of two bedrooms, living room, kitchen, full bath. The inside is in good condition. This has a 60 by 124 foot lot and a two car garage. The majority of the value in this property lies in the lot. This building sold for \$4,950.00 with \$200.00 down in 1960.

800 Stewart - This is a rectangular frame one story single family dwelling with asbestos shingle exterior and a composition roof. The exterior is in very good condition. This dwelling is located on Stewart Street between Bay and Otto. The lot is level with street grade in the front and slopes to approximately three feet below grade at the rear. It contains a part basement. The age of this building, according to the Court House, is marked as "old". It has two bedrooms, living room, kitchen and a half bath. It is heated by stove heat. There are hardwood floors and enamel trim. It sold for \$3,500.00 cash in 1959.