



## **Collection Information:**

**Folder:** Parcel No. 109-C. 234 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. 109C  
234 East Indiana



*Front View*



*Rear View*



Project Area 1-B  
Parcel No. 109C

Address: 234 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: Old

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. 234 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 has been well maintained. There is an entry way with a coat closet which leads into the living room. This house consists of a living room, dining room, one bedroom and good size kitchen and bath. This building has been well maintained inside and outside. There is a gas hand fired hot water heater. The building is heated by a coal fired hot air furnace, which is in the basement. According to the tenants they pay \$35.00 a month and furnish their own utilities and heat. This building contains a full basement, stone foundation walls and a dirt floor. There is an attic for storage.

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 III

#### ONE STORY SINGLE FAMILY DWELLINGS

485 Banfil - This is a rectangular one story single family dwelling with wood lap siding exterior and a composition roof. The siding is in good condition. The lot is two feet above street grade. There is a garage at the rear of the lot, plus a work shop. The building contains a three-quarter basement with a gas forced air furnace, thirty gallon automatic gas hot water heater and incinerator. The first floor has two bedrooms, living room, kitchen and full bath. There is a 5 by 14 foot screen porch across the front. This building was built in 1890. There are hardwood floors and enamel trim. It sold for \$5,800.00 with \$500.00 down in 1959.

9 Douglas St. - This is a rectangular frame one story single family dwelling with a shake exterior and composition roof. It was built in 1890. The outside condition is fair. The lot is level with street grade. There is a part basement, which contains a thirty gallon automatic gas hot water heater. This building is heated by space heat. It has two bedrooms, living room, dining room, kitchen and full bath. The inside is in fair condition. It sold for \$3,000.00 cash in 1961.

46 W. Sycamore - This is a rectangular one story dwelling with asbestos shakes exterior siding and composition roof. There is attic storage across the top. It is located on Sycamore between Sylvan and Park. The lot is level with street grade. There is a full basement which contains an oil forced air furnace and a thirty gallon automatic gas hot water heater. The age of this building, according to the Court House, is marked as "old". This building contains two bedrooms, living room, dining room, kitchen, and full bath. It sold for \$6,500.00 with \$300.00 down in 1961.