



## **Collection Information:**

**Folder:** Parcel No. 120. 206 East Indiana.

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

**Collection:** Port Authority of the City of Saint Paul.  
Records.

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Parcel # 120

206 E. Indiana Avenue

• JAN • 62



Front



• JAN • 62

Rear

Parcel # 120

206 E. Indiana Avenue

• JAN • 62



Garage



PORT AUTHORITY

Project Area 1 - B

Parcel #: 120  
 Owner: Marcella Deloris Laurence, 206 E. Indiana Avenue  
 Address: 206 E. Indiana Avenue  
 Legal Description: Easterly five feet of Lot 16 and except easterly 24.5 feet, the following Lot 4 and westerly 50 feet of Lot 7, Block 14, Marshall's Addition. There is an easement of record with this property giving access for driveway purposes to Robertson Avenue.  
 Lot Size: E. Indiana Avenue frontage - 25.5 ft.  
 Easterly line - 150 ft.  
 Westerly line - 150 ft.  
 Rear line - 30 ft.  
 Zoning: Light industry  
 Assessor's Value: Land \$375.00, Building \$1,900.00, Total \$2,275.00

Description of Improvement:

A 2-story brick and frame duplex approximately 68 years old with asphalt shingle roof, open front and rear porches and 3-car shed type garage in rear. Full basement, limestone foundation cement plastered with 7½-foot ceiling height; one 6 to 8 year old hot water gas fired heating system with one automatic gas and one gas side arm hot water heater, laundry trays, ¼ of basement floor covered with asphalt tile. Each floor consists of 6 rooms as follows: living room, dining room, kitchen, 3 bedrooms and bath with leg tub. Hardwood floors and painted trim. Condition throughout is fair to good. The property is occupied by the mother on the 1st floor and the son on the 2nd floor.

COST APPROACH

Approximately 2190 sq. ft. @ \$12.00 per sq. ft.	\$26,280.00
Physical Depreciation 60%	
Economic Depreciation 10%	18,396.00
	<u>7,884.00</u>
Depreciated value of porches	500.00
Depreciated value of garages	300.00
	<u>8,684.00</u>
	Rounded off at \$8,700.00
Land - 25.5' x 150'	500.00
Indicated value by Cost Approach	\$9,200.00

Parcel # 120

MARKET APPROACH - COMPARABLE SALES

1. 403 Duke Street - Sold September 1961 - \$10,250.00 cash - 2-story brick duplex with asphalt shingle roof, 3/4 basement, hot air gravity oil fired heating system for 1st floor. Space heater on 2nd floor, 2 automatic gas hot water heaters and laundry tubs. Each floor has 5 rooms and full bath. Condition throughout fair to good. Larger and better location than subject property.
2. 577 St. Clair Street - Sold September 1960 - \$11,200.00 with \$500.00 down - 2-story shingle exterior duplex, with asphalt shingle roof. Full basement, hot water gas fired heating system, laundry trays. Each floor contains 5 rooms and full bath. Condition throughout good. Larger lot, 1-car garage and better location than subject property.
3. 341 Stinson - Sold April 1960 - 2-story frame duplex with asphalt shingle roof and full basement. Hot water oil heat, laundry trays, automatic hot water heater. First floor has 6 rooms and full bath, 2nd floor has 5 rooms and full bath plus enclosed porch. Excellent condition throughout. The lot is substantially larger and superior location than subject property. 3-car garage.

SUMMARY

In each comparable sale the duplexes are located in better areas. After adjusting these comparables and taking into consideration others investigated, it is your appraiser's opinion the indicated Market Value is \$9,200.00.

INCOME APPROACH

A gross monthly rent multiplier is used in this approach to give an indication of the income produced

Estimated rents unheated 1st floor	\$52.50
2nd floor	50.00
	<u>\$102.50</u>
Monthly rent of \$102.50 x 90 gross monthly rent multiplier - -	\$9,225.00
Rounded off at	\$9,300.00

CORRELATION

After giving consideration to the Cost Approach, Market Value Approach and Income Approach and as this is a total taking, it is your appraiser's opinion the total damages are as follows:

Land	\$ 500.00
Improvements	<u>8,700.00</u>
Total	\$9,200.00

NINE THOUSAND TWO HUNDRED DOLLARS