



Collection Information:

Folder: Parcel No. 121. 208 East Indiana.

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

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Parcel # 121

208 E. Indiana Avenue

• JAN • 62



Front



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Rear

Parcel # 121

208 E. Indiana Avenue



Garage

PORT AUTHORITY
Project Area 1 - B

Parcel #: 121
 Owner: Rosendo P. Elizondo et al
 Address: 208 E. Indiana Avenue
 Legal Description: Easterly 24.5 feet of following Lot 4 and Westerly 50 feet of Lot 7, Block 14, Marshall's Addition subject to easement of record.
 Lot Size: 24.5' x 150'
 Zoning: Light industry
 Assessor's Value: Land \$350.00, Buildings \$2,500.00, Total \$2,850.00

Description of Improvement:

A 2-story frame asphalt imitation brick covering with composition roof. Open front porch at ground level in front and open porches for both floors in the rear. 1/3 basement cement floor, limestone foundation balance is crawl space with dirt floor. 2 automatic gas hot water heaters. Each floor consists of 6 rooms as follows: living room, dining room, kitchen, 3 small bedrooms and full bath with leg tub. The general condition is fair to good, however bad settling in the southeast corner of the dwelling. Hardwood floors and painted trim. The 2nd floor is vacant and the owner reports he has been trying to rent it at \$40.00 to 45.00 per month. 1-car shed garage in rear.

COST APPROACH

Approximately 2160 sq. ft. @ \$11.00 per sq. ft.	\$23,760.00
Physical Depreciation 65%	
Economic Depreciation 10%	17,820.00
	5,940.00
Depreciated Value of porches	500.00
Depreciated value of garage	150.00
	\$ 6,590.00
	Rounded off at 6,600.00
Land 24.5' x 150'	500.00
Indicated value by Cost Approach	\$ 7,100.00

MARKET APPROACH - COMPARABLE SALES

1. 780 Edmund - Sold October 1957 - \$8,950.00 with \$750.00 down. 2-story frame shake exterior with asphalt shingle roof, 1/3 basement, automatic gas hot water heater. Each floor has 5 rooms and full bath. Heated by space heaters. Condition throughout fair to good. Larger lot and superior location to subject property. Has 2-car garage.

Parcel # 121

2. 681 Jenks Street - Sold February 1961 - \$8,900.00 with \$700.00 down - 2-story frame asphalt imitation brick siding, asphalt shingle roof. Each floor has 6 rooms with full bath. Space heaters, larger lot and superior location to subject property. 4-car garage.
3. 607 York Street - Sold November 1960 - \$10,400.00 with \$700.00 down. 2-story duplex, asbestos shingle exterior with asphalt shingle roof; 5 rooms and full bath on 1st floor, 6 rooms with bath on 2nd floor. Forced air oil heat. Condition throughout good. Lot similar in size to subject property, however location is better.

SUMMARY

In each comparable sale the duplexes are located in a better to superior area. After adjusting each and taking into consideration others investigated, it is your appraiser's opinion the indicated Market Value is \$7,500.00.

INCOME APPROACH

Estimated monthly rental unheated 1st floor	\$45.00
2nd floor	40.00
Total monthly rent	<u>\$85.00</u> x 83 gross monthly rent multiplier = \$7,055.00
Rounded off at	\$7,100.00

CORRELATION

After giving consideration to the Cost Approach, Market Value Approach and Income Approach and as this is a total taking, the total damages are

Land	\$ 500.00
Improvements	<u>7,000.00</u>
Total	\$7,500.00

SEVEN THOUSAND FIVE HUNDRED DOLLARS