



Collection Information:

Folder: Parcel No. 125. 168 Eva Street.

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

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

Copyright Notice:

This material may be protected by copyright law (U.S. Code, Title 17). Researchers are liable for any infringement. For more information, visit www.mnhs.org/copyright.

Parcel # 125

168 Eva

• DEC • 61



Front

• DEC • 61



Rear

Parcel # 125

168 $\frac{1}{2}$ Eva

• DEC • 61



Side

PORT AUTHORITY

Project Area 1 - B

Parcel #: 125
 Owner: Julia Barnholdt et al
 Address: 168 and 168 $\frac{1}{2}$ Eva Street
 Legal Description: Southeasterly one-half of Lot 14 and all of Lot 13, Block 14, Marshall's addition.
 Lot Size: 75' x 100'
 Zoning: "B" Residential
 Assessor's Value: Land \$725.00, Building \$1,550.00, Total \$2,275.00

Description of Improvement on 168 Eva:

A 2-bedroom bungalow type construction with frame exterior badly in need of paint, composition roof and screened front porch. The interior is in fairly good condition consisting of living room, dining room, kitchen, 2 bedrooms and bath. It has a full basement with wood beams and columns, hot water gas heating system and 30-gallon automatic water heater. The basement walls are of a combination of limestone and cement block. There is a cement floor with a walkout door to side yard.

COST APPROACH

Approximately 848 sq. ft. @ \$12.00 per sq. ft.	\$10,176.00
Physical Depreciation 50%	
Economic Depreciation 10%	6,106.00
	<u>4,070.00</u>
Depreciated value of porch	200.00
	<u>\$4,270.00</u>
Rounded off to	\$4,300.00

Description of Improvement on 168 $\frac{1}{2}$ Eva:

A small 4-room house with frame exterior badly in need of paint, composition roof and small entry porch. Interior consists of living room, kitchen, 2 bedrooms and toilet. Hardwood floors but soft wood trim. The interior condition is poor. The basement is of concrete block with cement floor, gravity furnace oil heat and 30-gallon automatic water heater.

COST APPROACH

Approximately 494 sq. ft. @ \$12.00 per sq. ft.	\$5,928.00
Physical Depreciation 55%	
Economic Depreciation 10%	3,853.00
	<u>2,075.00</u>
Depreciated value of porch	25.00
	<u>\$2,100.00</u>

Parcel # 125

Depreciated value of improvements:

168 Eva	\$4,300.00
168 $\frac{1}{2}$ Eva	2,100.00
Land	750.00
	<u>\$7,150.00</u>

MARKET APPROACH

168 Eva

1. 158 W. Delos - Sold September 1961 - \$5,500.00 cash. A 4-room house with slate siding in a superior location with a usable 1-car garage. Subtracting for garage and better location of comparables, the net result makes it very comparable to subject.
2. 944 Marion Street - Sold 1957 - \$4,000.00 with \$500.00 down. A 4-room house with asbestos siding. The $\frac{1}{2}$ basement and stove heat is offset by a newer single garage with overhead doors. Although comparable is in a better location it is not as good as subject house.

168 $\frac{1}{2}$ Eva

1. 800 Stewart - Sold September 1959 for \$3,500.00 cash. A larger house than subject in a much better location.
2. 493 Hatch Avenue - Sold 1958 - \$3,000.00 cash. A larger house than subject in a better location and with a 14' x 25' garage.
3. 984 Jackson - Sold October 1961 - \$3,300.00 cash. A larger house than subject with full bath and in a slightly better location.

SUMMARY OF MARKET APPROACHES

In the opinion of your appraiser the market value would tend to set the upper limit of value in this particular case, therefore the market approach would set forth the following valuations:

168 Eva	\$5,000.00
168 $\frac{1}{2}$ Eva	2,500.00
	<u>\$7,500.00</u>

CORRELATION:

The Cost Approach seems to set the lower limit of value and in this case your appraisers tend to give more credence to the Market Approach, thus the final valuation estimate for total damages is:

Land	\$ 750.00
Improvements	6,750.00
Total	<u>\$7,500.00</u>

SEVEN THOUSAND FIVE HUNDRED DOLLARS