



Collection Information:

Folder: Parcel No. 126. 166 Eva Street.

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

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Parcel # 126

166 Eva Street

• DEC • 61



Front

• DEC • 61



Rear

PORT AUTHORITY
Project Area 1 - B

Parcel #: 126
 Owner: Jose Elizondo
 Address: 166 Eva Street
 Legal Description: Northwesterly one-half of Lot 14, Block 14, Marshall's addition
 Lot Size: 25' x 100'
 Zoning: Class "B" Residential
 Assessor's Value: Land \$225.00, Building \$800.00, Total \$1,025.00

Description of Improvement:

One-story 4-room 56 year old bungalow with imitation brick asphalt siding and composition roof. Full basement, limestone foundation with dirt floor and 6-foot ceiling height. The entrance is from the outside under the rear porch. The first floor consists of living room, kitchen, 2 bedrooms and water closet with stall shower. The floors are soft and the condition is poor to good. There is evidence of settling and the exterior wall is bowed. Front screened porch and a storage shed in the rear.

COST APPROACH

Approximately 832 sq. ft. @ \$11.00 per sq. ft.	\$9152.00
Physical Depreciation 55%	
Economic Depreciation 10%	5948.00
	3204.00
Depreciated value of porches	200.00
	\$3494.00
Land 25' x 100'	375.00
	3869.00
Rounded off at	\$3900.00
Indicated value by Cost Approach	\$3900.00

MARKET APPROACH - COMPARABLE SALES

1. 944 Marion Street - Sold February 1957 - \$4,000.00 with \$500.00 down. 1-story asbestos shingle exterior with composition roof and part basement. Five rooms, full bath, space heater, condition fair. Lot slightly larger than subject property, area better.
2. 9 Douglas Street - Sold June 1961 - \$3,000 cash. 1-story asbestos shingle exterior with composition roof and part basement. 5 rooms, full bath, space heater, condition fair. Lot slightly larger than subject property, area better.

Parcel # 126

SUMMARY

In each comparable sale the properties are located in better areas. After adjusting the comparable sales and taking into consideration others investigated, it is your appraiser's opinion the indicated Market Value is \$3,900.00.

CORRELATION

After giving consideration to the Cost Approach and Market Value Approach, and as this is a total taking, it is the opinion of your appraisers that the total damage is:

Land	\$ 375.00
Improvements	3,500.00
Total	<u>3,875.00</u>
Rounded off at	\$ 3,900.00

THREE THOUSAND NINE HUNDRED DOLLARS