



Collection Information:

Folder: Parcel No. 127. 158 and 164 Eva Street.

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

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Parcel # 127

158 Eva Street

• DEC • 61



Front



• DEC • 61

Res

-1

Parcel # 127

164 Eva Street

• DEC • 61



Front

• DEC • 61



Rear

Parcel # 127

164 Eva Street

• DEC • 61



Garages

PORT AUTHORITY
Project Area 1 - B

Parcel #: 127
 Owner: Jacob Belinsky et al
 Address: 158 Eva Street
 164 Eva Street
 Legal Description: Lot 15 and Southeasterly 25 feet of Southwesterly 100 feet of Lot 16, Block 14, Marshall's Addition
 Lot Size: Eva Street frontage - 75 feet
 Northerly and southerly lines - 150 feet
 Rear line - 50 feet
 Zoning: It appears that Lot 15 is zoned Class "B" Residential while Lot 16 is zoned Light Industry
 Assessor's Value: Land \$225.00 Building \$2,300.00
 Land \$525.00 Building \$1,650.00 Total \$4,700.00
 \$750.00 \$3,950.00

Description of Improvements:

158 Eva Street

A 2-story frame duplex, about 62 years old, with imitation brick composition siding and composition roof; open front and rear porches; full basement, cement floor, foundation $\frac{1}{2}$ limestone and $\frac{1}{2}$ concrete block; 2 hot water oil fired heating systems, 2 automatic gas hot water heaters. The 1st and 2nd floors each consist of 5 rooms and bath as follows: living room, dining room, kitchen, 2 bedrooms and full bath. The 1st floor is in excellent condition and the 2nd floor is badly in need of decoration and minor plaster repairs. Hardwood floors and trim throughout. The 2nd floor, unheated, rents at \$40.00 per month. Walkout basement to rear. The general exterior condition is fair to good.

COST APPROACH

Approximately 2000 sq. ft. @ \$12.50 per sq. ft.	\$25,000.00
Physical Depreciation 50%	
Economic Depreciation 10%	<u>15,000.00</u>
	10,000.00
Depreciated value of porches	500.00
	<u>\$10,500.00</u>

Description of Improvements:

164 Eva Street

A 1-story frame building built in 1912, imitation brick composition siding and composition roll roof. Was originally built with a store in front and living quarters in rear. Both units have space heaters. The store

Parcel # 127

is now used as storage area and the 6-room apartment in the rear is as follows: living room, dining room, kitchen, 3 bedrooms and full bath. The floors are hardwood with painted trim, the condition is poor. Full basement, dirt floor, automatic gas hot water heater, foundation half limestone and half concrete block, entry to basement through trap door. Composition roll type roofing, exterior condition poor. 3-garage type sheds in rear in very poor condition.

COST APPROACH

Approximately 1368 sq. ft. @ \$10.00 per sq. ft.	\$13,680.00
Physical Depreciation - 65%	
Economic Depreciation - 10%	10,260.00
	<u>\$ 3,420.00</u>
Depreciated value of sheds	100.00
	<u>\$ 3,520.00</u>
	Rounded off at \$ 3,500.00

Depreciated value of improvements:

158 Eva Street	\$10,500.00
164 Eva Street	3,500.00
	<u>\$14,000.00</u>
Land 75' x 100'	1,500.00
Indicated value by Cost Approach	<u>\$15,500.00</u>

MARKET APPROACH - COMPARABLE SALES

158 Eva Street

1. 408 Blair Avenue - Sold October 1960 - \$11,900.00 with \$1,000.00 down. a 2-story brick duplex, new hot water gas heating system; good condition throughout, 2-car garage, better location, composition roof. Facilities are similar to subject property.
2. 833 So. Robert - Sold July 1960 - \$11,000.00 with \$500.00 down. A 2-story frame stucco duplex, hot air gas heating system. Good condition throughout, 1 car garage, smaller lot, but better location. Facilities are similar to subject property.
3. 1134 Jessie - Sold August 1961 - \$13,000.00 cash. A 2-story frame duplex, composition shake exterior and composition roof, 2 hot water gas heating systems. Good condition throughout. A little smaller than subject property but similar facilities and in superior location. Produces \$115.00 per month income.

164 Eva Street

1. 432 Victoria - Sold July 1961 - \$7,000.00 cash. A 1-story composition shingle and roof dwelling, forced air gas heat, smaller than subject property however facilities are similar; superior location and condition.

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2. 158 Duke Street - Sold October 1959 - \$6,250.00 with \$300.00 down. 1-story frame building, slightly smaller than subject property, however facilities are similar. small lot but far better condition and location.
3. 426 Superior - Sold March 1961 - \$5,800.00 cash. 1-story frame dwelling, asbestos shakes, size and facilities similar to subject property but superior location and condition. Rented at \$65.00 per month.

SUMMARY:

In each comparable sale used the duplexes and homes were in better condition and better to superior locations. After adjusting the comparables and taking into consideration others investigated, it is your appraisers opinion the indicated Market Value of the subject properties are as follows:

158 Eva Street	\$11,000.00
164 Eva Street	3,500.00
Indicated value Market Approach	<u>\$14,500.00</u>

CORRELATION

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

Land	\$ 1,500.00
Improvements	<u>13,000.00</u>
Total	<u>\$14,500.00</u>

FOURTEEN THOUSAND FIVE HUNDRED DOLLARS