



## **Collection Information:**

**Folder:** Parcel No. 128. 156 Eva Street.

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

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Records.

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Parcel # 128

156 Eva Street

• DEC • 61



Front



• DEC • 61

Rear

PORT AUTHORITY

Project Area 1 - B

Parcel #: 128  
 Owner: Angela Lopez  
 Address: 156 Eva Street  
 Legal Description: Northwesterly 25 feet of Southwesterly 100 feet of Lot 16, Block 14, Marshall's Addition.  
 Lot Size: 25' x 100'  
 Zoning: Light Industry  
 Assessor's Value: Land \$225.00, Building \$2,150.00, Total \$2,375.00

Description of Improvement:

A 2-story frame duplex, built about 1910, with imitation composition brick siding with composition shingle roof. Open porches in the front and enclosed porches in the rear. Full basement, dirt floor with  $\frac{1}{2}$  limestone and  $\frac{1}{2}$  concrete block foundation, 1 gravity hot air heating system and 1 hot water heating system, neither one in use. The entire structure is heated with space heaters. The entry to the basement is through a trap door in front hall. Each floor consists of 5 rooms, full bath with leg tub plus unheated enclosed rear porch. The floors are hardwood, painted trim; the condition throughout is good, however there is settling in the property. The 2nd floor is rented at \$40.00 per month.

COST APPROACH

Approximately 2,000 sq. ft. @ \$12.50 per sq. ft.	\$25,000.00
Physical Depreciation: 60%	
Economic Depreciation: 10%	17,500.00
	<u>7,500.00</u>
Depreciated value of porches	1,000.00
Depreciated value of shed garage	150.00
	<u>8,650.00</u>
	Rounded off at
	\$8,700.00
Depreciated value of improvements:	\$8,700.00
Land 25' x 100'	500.00
Indicated value by Cost Approach	<u>\$9,200.00</u>

MARKET APPROACH - COMPARABLE SALES

1. 408 Blair Ave. - Sold October 1960 - \$11,900.00 with \$1,000.00 down. A 2-story brick duplex, new hot water gas heating system. General condition good, 2-car garage, better location, composition roof. Facilities are similar to subject property.

Parcel # 128

2. 833 So. Robert - Sold July 1960 - \$10,000.00 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.

SUMMARY

In each comparable sale used the duplexes were in better condition generally and in better to superior locations. After adjusting the comparable sales and taking into consideration others investigated, it is your appraiser's opinion the indicated Market Value of the subject property is \$9,000.00.

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	\$ 500.00
Improvements	8,500.00
Total	<u>\$ 9,000.00</u>

NINE THOUSAND DOLLARS