

# **Collection Information:**

Folder: Parcel No. 131. 150 Eva Street.

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

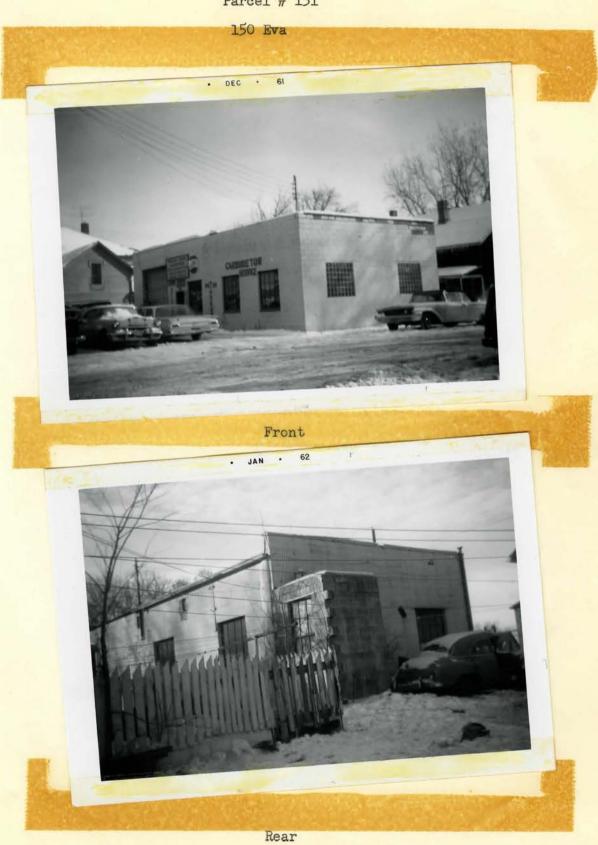
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Parcel # 131



#### PORT AUTHORITY

#### Project Area 1 - B

Parcel #:

131

Owner:

D-X Sunray Oil Co./Fee Frank Gaston, Contract Purchaser

150 Eva

Address:

Legal Description:

Subject to Easement: The northwesterly 70 ft. of Lot 1, and the northwesterly 70 ft. of the southwesterly 20 ft. of Lot 2, Block 14, Solomon's Rearrangement. (Easement is over south 8 feet for driveway purposes.)

Lot Size:

70' x 70' including 8' easement

Zoning:

Light Industrial

Assessor's Value

Land \$1,050.00, Building, \$3,650.00, Total \$4,700.00

#### Description of Improvement:

A 1-story garage type concrete block building built in 1940 as a gasoline station. It has been used as a service garage in recent years. There are no pumps but there are two 500-gallon storage tanks underground. Building has steel beams, cement floor, I grease pit, I toilet and wash bowl and and building is heated by gas unit blower. A black top surface covers about one-half of area in front of building for driveway purposes.

#### COST APPROACH

Approximately 1268 sq. ft. @ \$9.00 per sq. ft.	\$11,412.00
Physical Depreciation - 25%	2,853.00
	\$ 8,559.00
Land Value 70' x 70', including blacktopping  Rounded off to	1,400.00
	\$ 9,959.00
	\$10,000.00

## MARKET APPROACH - COMPARABLE SALES

- 1. S.E. corner of Jenks and Arcade Sold 1957 \$16,000.00 Old service station with 88 feet of frontage on Arcade and 80 feet on Jenks. Location very superior to subject property.
- 2. Ramsey, Pleasant and Oakland Sold 1957 \$14,000.00 Service station, approximately 1015 sq. ft. of building, zoned commercial triangular shaped lot 110 x 110 x 82. Superior building and location to subject property.
- 3. 6th and Olive, S.W. corner Sold January 1956 \$5,000.00 Buick service Station, condition poor, lot 50' by 101' zoned light industry. Location better but improvements much poorer.

Parcel # 131

## 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 that the total damages are as follows:

Land \$1,400.00 mprovement 8,600.00 total \$10,000.00

TEN THOUSAND DOLLARS