



## **Collection Information:**

**Folder:** Parcel No. 131. 150 Eva Street.

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

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Parcel # 131

150 Eva

• DEC • 61



Front

• JAN • 62



Rear

PORT AUTHORITY

Project Area 1 - B

Parcel #: 131  
Owner: D-X Sunray Oil Co./Fee Frank <sup>Nancy</sup> Gaston, Contract Purchaser  
Address: 150 Eva 228 E. Fairfield  
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, 1 grease pit, 1 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
	<u>\$ 8,559.00</u>
Land Value 70' x 70', including blacktopping	1,400.00
	<u>\$ 9,959.00</u>
Rounded off to	\$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
Improvement	<u>8,600.00</u>
Total	\$10,000.00

TEN THOUSAND DOLLARS