



## **Collection Information:**

**Folder:** Parcel No. 133A. 184 East Indiana Street.

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

**Collection:** Port Authority of the City of Saint Paul.  
Records.

## **Copyright Notice:**

This material may be protected by copyright law (U.S. Code, Title 17). Researchers are liable for any infringement. For more information, visit [www.mnhs.org/copyright](http://www.mnhs.org/copyright).

PROJECT 1-B  
Parcel 133A  
184 E. Indiana



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B  
PARCEL 133 A  
184 East Indiana Ave.

OWNER: Joseph and Agnes Waitolovitch

LEGAL: NW'ly. 61. ft. of Lot 1 and of NE'ly. 1/2 of Lot 2, Block 15,  
Rochers Rearrangement

LOT SIZE: 50 X 61 (3050 sq. ft.)

ZONING: Light Industry

ASSESSOR'S VALUE: Land \$475.00, Building \$800.00

BUILT: Prior to or around 1900

UTILITIES: All Public Utilities

PROPERTY DESCRIPTION

This is a frame one story family home, in below average condition. There apparently was at one time an apartment in the basement but is not in a liveable or usable condition at the present time. The first floor has a living room, den used as bedroom, another regular bedroom, a kitchen, and bathroom with just a tub and toilet. The home is heated by a space heater.

COST APPROACH

18,750 Cu. Ft. @ 60¢	\$11,250.00
Less: 80% Depreciation	\$ 9,000.00
Depreciated Value of home	\$ 2,250.00
Plus: 50 X 61 ft. lot	\$ 500.00
	\$ 2,750.00

Indicated Value by Cost Approach - \$2,750.00

PROJECT AREA 1-B

PARCEL 133A  
184 E. Indiana

MARKET (COMPARISON) APPROACH

1. 9 Douglas St. - This house was similar in the exterior and consisted of 5 rooms and was also heated with a space heater. This was located on a  $47\frac{1}{2} \times 48\frac{1}{2}$  ft. lot which is similar in size to the subject property. This property sold in June of 1961 for \$3000.00 cash.
2. 671 No. Western - This house located in a better location than the subject property was slightly similar in size. However, it was located on a 41x108 ft. lot in a better location. This consisted of four rooms and bath and was also heated with stove heat, and sold in January of 1961 for \$4000.00 cash.
3. 19 E. Magnolia - This home also had asbestos type exterior and consisted of four rooms and one-half bath. This had furnace heat and was located on a 40x123 ft. lot and sold in July 1960 for \$4120.00 cash.

Indicated value by Market Approach is ..... \$2750.00.

CORRELATION AND FINAL OPINION

After analyzing the comparables used in the Market Approach and taking into consideration the location of the subject property as well as the comparables, and after analyzing the Cost Approach it is the opinion of your appraiser that a fair market value of the subject property as of the date of this report is,

Two Thousand Seven Hundred Fifty Dollars (\$2750.00)