



Collection Information:

Folder: Parcel No. 133B. 176 East Indiana Street.

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

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PROJECT 1-B
Parcel 133B
176 E. Indiana



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B
PARCEL 133 B
176 East Indiana Ave.

OWNER: John and Guadalupe Basquez

LEGAL: NW'ly. 61 ft. of Lot 3 and of SW'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 \$450.00, Building \$650.00

BUILT: Prior to or around 1900

UTILITIES: All public utilities

PROPERTY DESCRIPTION

This is a frame one and a half story home. There is a small apartment in the basement being used by the son of the owner. The owner lives on the first floor. The basement has a kitchen, bedroom, living room, and toilet, and the rent supposedly is \$35.00. The owners quarters on the first floor has a porch, kitchen, entry room off the kitchen, and 2 bedrooms and a bedroom and toilet on the second floor. The lot is considerably below street level.

COST APPROACH

15,813 Cu. Ft. @ 65¢	\$10,278.00
Less: 75% Depreciation	\$ 7,708.00
Depreciated value of home	\$ 2,570.00
Plus: 50 X 61 ft. lot	\$ 500.00
	\$ 3,070.00

Indicated value by Cost Approach rounded to \$ 3,100.00

PROJECT AREA 1-B

PARCEL 133B
176 E. Indiana

MARKET (COMPARISON) APPROACH

1. 1030 Loeb - This house consisted of living room, dining room, kitchen down, and two bedrooms up, with just a toilet on the first floor. This sold in November of 1960 for \$3900.00 cash. This was located on a lot 30x126 ft., which is less frontage but more depth than the subject property has. This had asbestos siding exterior in fairly good condition.
2. 173 Granite - This frame house had living room, dining room, kitchen on first floor and two bedrooms and full bath on second. This was located on a lot 26x132 ft. and sold in May of 1961 for \$4000.00 cash.
3. 474 James - This house although somewhat larger than the subject property, consisted of four rooms on the first floor and three on the second, this did not have toilet, was located on a lot 50 ft. frontage, and sold in July of 1961 for \$3500 cash.

Indicated value by Market Approach is \$3250.00.

CORRELATION AND FINAL OPINION

In taking into consideration the location of the subject property and the location of the comparable sales used it is the opinion of your appraisers that a fair market value as of the date of this report is,

Three Thousand Two Hundred Fifty Dollars.... (\$3,250.00)