



Collection Information:

Folder: Parcel No. 134. 155-157 Eva Street.

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

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PROJECT 1-B
Parcel 134
155-157 Eva



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B
PARCEL 134
155-157 Eva

OWNER: Howard H. Gelb

LEGAL: Ex. NW'ly 61 ft.; Lots 1, 2, and 3, Block 15, Rochers Rearrangement

LOT SIZE: 39 X 100 (3900 sq. ft.)

ZONING: Light Industry

ASSESSOR'S VALUE: Land \$350.00, Building \$1,200.00

BUILT: Prior to or around 1900

UTILITIES: All public utilities

PROPERTY DESCRIPTION

This property is a double house with identical living units on each side. On the first floor of each unit is a living room, dining room, and kitchen. Each second floor has a bedroom in the large hallway, a regular bedroom, and a toilet. Each unit has stove heat. There is a full basement with two electric and gas meters, dirt floor, and stone foundation. The exterior has asbestos siding.

COST APPROACH

26,973 Cu. Ft. @ 60¢	\$16,183.00
Less: 75% Depreciation	\$12,137.00
Depreciated value of home	\$ 4,046.00
Plus: 39 X 100 ft. lot	\$ 600.00
	\$ 4,646.00

Indicated value by Cost Approach rounded to \$4,700.00

PROJECT AREA 1-B

PARCEL 134
155-157 Eva St.

MARKET (COMPARISON) APPROACH

1. 1015 Marion St. - This was a duplex also with a four room apartment on each floor and was located on a lot 41x79 ft., and the basement was under approximately $\frac{1}{2}$ of the house. This had hot water oil furnace heat and sold in November 1961 for \$7950.00 with \$500.00 down.
2. 853 Woodbridge - This was also a duplex consisting of four rooms on each floor and was located on a lot 25x103 ft. This had hot water gas heat. This sold in February 1961 for \$6850.00 with \$400.00 down and the balance on a Contract for Deed.
3. 488 Blair - This was also up and down duplex with four rooms and bath on each floor. This was located on a small lot also, lot being 45x128 ft. and it sold in July of 1961 for \$7900.00 with \$5000 down and the balance on Contract for Deed.

Indicated value by Market Approach is \$4,800.00

CORRELATION AND FINAL OPINION

After analyzing the superior locations than the subject property and adjusting them to the subject it is the opinion of your appraisers that a fair market value of the above property as of the date of this report is,

Four Thousand Eight Hundred Dollars..... (\$4,800.00)