



## **Collection Information:**

**Folder:** Parcel No. 135. 159 Eva Street.

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

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

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PROJECT 1-B  
Parcel 135  
159 Eva



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B  
Parcel 135  
159 Eva Street

OWNER: Ascension Aguirre et al/Fee Manuel Aguirre

LEGAL: NW'ly. 1/2 of NE'ly 100 ft. of Lot 7, Block 15, Marshall's  
Addition

LOT SIZE: 25 X 100 (2500 sq. ft.)

ZONING: Light Industry

ASSESSOR'S VALUE: Land \$225.00, Building \$750.00

BUILT: 1888

UTILITIES: All public utilities

PROPERTY DESCRIPTION

This property is a frame 1½ story one family home. It has a full basement with dirt floor, stone foundation, gas gravity hot air furnace. The first floor has a living room, dining room, and kitchen. Automatic hot water heater is in the kitchen. The second floor has 3 bedrooms and complete bathroom. The property is now vacant and for rent. Owner estimates possible rental value at \$45.00 to \$50.00 but has been unable to secure a tenant.

COST APPROACH

15,708 Cu. Ft. @ 65¢	\$10,210.00
Less: 70% Depreciation	\$ 7,147.00
Depreciated value of home	\$ 3,063.00
Plus: 25 X 100 ft. lot	\$ 500.00
	\$ 3,563.00

Indicated value by Cost Approach rounded to \$3,600.00

PROJECT AREA 1-B

PARCEL 135  
159 Eva St.

MARKET (COMPARISON) APPROACH

1. 474 James - This house was similar in utility to the subject property but slightly larger. This had living room, dining room and kitchen and one bedroom down and three bedrooms on the second floor, although there was no bath in this house. This was located on 50 ft. frontage lot and had wood siding exterior. This sold in July of 1961 for \$3500.00, cash.
2. 173 Granite - This home also a frame exterior, had three rooms down and two bedrooms and bath on second floor. This also had one car garage and was located on a 26x132 ft. lot, and sold in May of 1961 for \$4000.00 cash.
3. 1030 Loeb - This home also was slightly smaller than the subject property having only two bedrooms on the second floor. This had toilet only on first floor, none on second. This was located on a lot 30x126 ft. and sold in November of 1960 for \$3900.00 cash.

Indicated value by Market Approach is ..... \$3,750.00

CORRELATION AND FINAL OPINION

After analyzing both the Cost and Market Approach it is the opinion of your appraisers that a fair Market Value of this property as of the date of this appraisal is,

Three Thousand Seven Hundred Fifty Dollars (\$3750.00)