



Collection Information:

Folder: Parcel No. 136. 161 Eva Street.

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

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PROJECT 1-B
Parcel 136
161 Eva



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B
PARCEL 136
161 Eva Street

OWNER: Walter G. Tessmer

LEGAL: SELY 1/2 of NELY 100 ft. of Lot 7, Block 15, Marshall's Addition

LOT SIZE: 25 X 100 (2,500 sq. ft.)

ZONING: Light Industry

ASSESSOR'S VALUE: Land \$225.00, Building \$800.00

BUILT: Prior to or around 1900

UTILITIES: All public utilities

PROPERTY DESCRIPTION

This is a one family 1½ story home with wood siding and a composition roof. One shed in rear of lot has no dollar value. There is a full basement with dirt floor and stone foundation, gravity hot air hand fired furnace and manual hot water heater. The first floor has a living room, dining room, alcove for a bedroom, another regular bedroom, and a full bath.. The second floor has two connecting bedrooms. The home is in need of a complete reconditioning.

COST APPROACH

21,106 Cu. Ft. @ 65¢	\$13,719.00
75% Depreciation	<u>\$10,289.00</u>
Depreciated value of building	\$ 3,430.00
Plus: Land	<u>\$ 500.00</u>
Indicated value by Cost Approach	\$ 3,930.00

PROJECT AREA 1-B

PARCEL 136
161 Eva

MARKET (COMPARISON) APPROACH

1. 1030 Loeb - This had three rooms on the first floor and two bedrooms finished up. The general condition of this was poor. This sold in November of 1960 for \$3900.00 cash. The lot was 30.9 x 126 ft., which is slightly larger than the lot of the subject property. The general condition was better also.
2. 173 Granite - This was also a frame house consisting of living room, dining room and kitchen on the first floor and two bedrooms on the second floor. This had a part basement, and was located on a 26 x 132 ft. lot. This sold in May of 1961 for \$4000.00 cash.
3. 728 Stewart - This house has asbestos siding exterior, a front glazed porch, 3 rooms down and two rooms up. There is toilet also on the second floor. This had stove heat, was located on 40 x 145 ft. lot, and had a small garage. This was generally in better condition than the subject property. That sold in April of 1961 for \$5000.00 cash.

Indicated value by Market Approach is..... \$4000.00.

CORRELATION AND FINAL OPINION

In analyzing the Cost and the Market Approach it is the opinion of your appraisers that a fair market value of this property as of the date of this report is,

Four Thousand Dollars..... (\$4000.00)