



Collection Information:

Folder: Parcel No. 138. 175 Eva Street.

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

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PROJECT 1-B
Parcel 138
175 Eva St.



FRONT VIEW



REAR VIEW

FDM
23

March 22, 1962

Port Authority of the City of St. Paul
60 East Fourth Street
Saint Paul 1, Minnesota

Re: Project Area 1-B
Parcel No. 138
175 Eva Street

Gentlemen:

In response to your recent request, we have personally reinspected the above captioned property. Thereafter, we reviewed and studied our notes and former appraisal of the property.

The result of this procedure has been that the undersigned feel justified in increasing our opinion of the Market Value from the amount of \$5,500.00 to \$5,900.00.

Sincerely yours,

James S. Stevens

James S. Stevens

Emil H. Nelson

Emil H. Nelson

EHN/jl



PROJECT AREA 1-B
PARCEL 138
175 Eva Street

OWNER: Louis Vad et al/Fee Francisco Rangel

LEGAL: Ex. NW'ly 12 ft. and ex. SW'ly 49 3/10 ft., Lots 9 and 10,
Block 15, Marshall's Add.

LOT SIZE: 88 X 50.7 (4461.6 sq. ft.)

ZONING: "B" Residential

ASSESSOR'S VALUE: Land \$475.00, Building \$1,100.00

BUILT: Approximately 1889

UTILITIES: All public utilities

PROPERTY DESCRIPTION

This property is a one family home in better condition and neatness than some of the homes in the area. It has a full basement with a gas hot water furnace, gas hot water heater, dirt and brick floor and stone foundation. The first floor has a living room, dining room, den off living room, large kitchen with good amount of cabinets, bedroom off kitchen and a rear entry. The second floor has a bedroom in the hallway, a regular bedroom, and a complete bathroom.

COST APPROACH

19,922 Cu. Ft. @ 65¢	\$12,949.00
Less: 65% Depreciation	\$ 8,416.00
Depreciated value of home	\$ 4,533.00
Plus: 50.7 X 88 ft. lot	\$ 600.00
	<u>\$ 5,133.00</u>

Indicated value by Cost Approach rounded to \$5,200.00

PROJECT AREA 1-B

PARCEL 138
175 Eva St.

MARKET (COMPARISON) APPROACH

1. 123 W. Sycamore - This home has asbestos siding exterior as does the subject, with living room, dining room, kitchen on the first floor and three bedrooms on the second. This was located on a lot 38x110 ft. and had a one car garage. This sold in May of 1961 for \$7500.00 with \$300.00 down.
2. 185 Goodrich - This was a single family house, had three rooms on the first floor and four rooms and den plus full bath on the second floor. This was located on a lot 51x56 ft. and sold in May of 1961 for \$6500.00 cash to mortgage.
3. 474 James - This was a single family house, having four rooms on the first floor and three rooms up. This has a 50 ft. frontage lot and is in a superior location to the subject property. This sold in July of 1961 for \$3500.00 cash.

Indicated value by Market Approach is \$ 5500.00

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,

Five Thousand Five Hundred Dollars (\$5500.00)

GROSS MONTHLY MULTIPLIER COMPARABLES

DUPLEXES

<u>No.</u>	<u>Address</u>	<u>Date Sold</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Gross Monthly Rent</u>	<u>Gross Monthly Multiplier</u>
1	302 Sherburne	1959	\$5,900	\$300 dn.	\$99.00	57
2	842 Edmund	1961	6,500	Cash	80.00	80
3	267 Goodhue	1960	6,500	Cash	80.00	80
4	210 Carroll	1958	5,500	Cash	105.00	50
5	391-393 Iglehart	1958	8,000	Cash	140.00	60
6	791 Ottawa	1961	13,500	1500 dn.	190.00	70
7	518 Ohio	1961	10,200	Cash	142.50	75
8	480 Goodhue	1961	8,950	Cash	130.00	68
9	844-846 Watson	1960	11,900	\$500 dn.	150.00	79
10	632-34 Bates	1961	10,750	\$350 dn.	150.00	70
11	655 DeSoto	1960	6,750	\$350 dn.	170.00	40
12	159 No. Grotto	1961	9,500	\$500 dn.	150.00	65
13	359 Fuller	1960	6,900	\$300 dn.	104.00	65
14	402 Charles	1961	9,300	Cash	130.00	72
15	488 Blair	1961	7,900	\$400 dn.	120.00	75
16	976 DeSoto	1961	10,900	\$800 dn.	145.00	75
17	740 Wells	1961	9,200	\$500 dn.	155.00	60
18	949 York	1959	6,000	Cash	100.00	60
19	82 Leech	1961	4,500	Cash	75.00	60
20	170 McBoal	1961	4,500	Cash	62.50	74