



## **Collection Information:**

**Folder:** Parcel No. 141. 158 Indiana Court.

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

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

## **Copyright Notice:**

This material may be protected by copyright law (U.S. Code, Title 17). Researchers are liable for any infringement. For more information, visit [www.mnhs.org/copyright](http://www.mnhs.org/copyright).

PROJECT 1-B  
Parcel 141  
158 Indiana Ct.



FRONT VIEW

REAR VIEW

PROJECT AREA 1-B  
PARCEL 141  
158 Indiana Court

*P. + Marion*  
OWNER: Ventura Diaz

*160 Eaton Ave*  
LEGAL: With easements the SWly 50 ft. of Lots 7 and 8, Block 15,  
Marshall's Addition

LOT SIZE: 50 X 100 (5,000 sq. ft.)

ZONING: Part "B" Residential; Part Light Industry

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

BUILT: Unknown

UTILITIES: All public utilities

PROPERTY DESCRIPTION

This is a garage property located in the center of the block with the only ingress and egress to the street over a strip of land on which there is an easement permitting that use. The building is a one story part of which is frame construction and part concrete block. There is no water or sewer into the property, being only serviced with electricity. In addition to the main building, there is a camopy under which automobiles are stored and also a small storage shed. There is no basement, but there is a concrete slab for the floor. Courthouse records do not show the date of the construction, however, the concrete block portion appears to be not too old.

COST APPROACH

Frame portion of building: 580 sq. ft. @ \$3.00	\$1,840.00
Concrete Block portion of building: 638 sq. ft. @ \$6.00	\$3,828.00
	<u>\$5,668.00</u>
Less: 50% Depreciation	\$2,834.00
Depreciated value of buildings	\$2,834.00
Depreciated value of camopy shed & storage shed	\$ 100.00
Depreciated value of improvements	<u>\$2,934.00</u>
Plus: Land	\$ 500.00
Indicated value by Cost Approach	<u>\$3,434.00</u>

PROJECT AREA 1-B

PARCEL 141  
158 Indiana Ct.

MARKET (COMPARISON) APPROACH

Because of the unorthodox type of property, that is, a garage with no plumbing of any kind, and not fronting on a street, the only access being the easement to the adjoining streets, we feel that the Cost Approach, plus the estimate of land value, which was outlined in the earlier report, is more indicative of value than a Market Approach.

CORRELATION AND FINAL OPINION

On our cost estimate, less depreciation, plus our land value, it is the opinion of your appraisers that a fair value as of the date of this report is,

Three Thousand Five Hundred Dollars (\$3500.00)