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Folder: Parcel No. 142. 149 East Chicago.

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

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PROJECT AREA 1-B
PARCEL 142
149 East Chicago

OWNER: Joseph Brody

LEGAL: Lot 13, Block 15, Marshall's Addition

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

ZONING: "B" Residential

ASSESSOR'S VALUE: Land \$500.00, Building - Assessor shows no building
on lot

BUILT: Prior to or around 1900

UTILITIES: All public utilities

PROPERTY DESCRIPTION

This is a duplex type property facing Chicago Avenue, and is on the rear of a lot on the southeast corner of Chicago and Eaton, which the lot actually facing Eaton Avenue. It appears that at one time there was a building facing Eaton Avenue but your appraisers are informed this burned down on or around 1952. There is a full basement with dirt floors, stone foundation, and no furnace or plumbing. The first floor has a living room, bedroom, alcove, kitchen, bath, and a bedroom off the kitchen. There is a manual hot water heater and stove heat. The second floor has a small living room, dining room, bedroom, kitchen, bath, manual hot water heater, and stove heat. The rent on the first floor is \$31.50 and on the second floor \$20.40. The exterior of the home is of imitation asphalt brick.

COST APPROACH

19,278 Cu. Ft. @ 70¢	\$13,494.00
Less: 70% Depreciation	\$ 9,445.00
Depreciated value of buildings	\$ 4,049.00
Plus: Land	\$ 500.00
Indicated value by cost approach	\$ 4,799.00

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Parcel 142
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FRONT VIEW



REAR VIEW

PROJECT AREA 1-B

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MARKET (COMPARISON) APPROACH

1. 717 Mercer - This was a two family house with four rooms on each floor. It had brick exterior and a 1/3 basement, and was heated with gas space heater. It sold in May 1961 for \$8900.00 with \$500.00 down. The condition and location was superior to the subject property. The lot was 40 x 120 ft.
2. 1187-89 Dayton - This was a duplex consisting of six rooms, three bedrooms and full bath on each floor. The condition of the exterior was poor. It was built in 1890, located on a lot 40 x 157 ft. It sold in April 1961 for \$8450.00 cash to new mortgage.
3. 267 Goodhue - This is a duplex and consists of four rooms and full bath on each floor. This had a one car garage and was located on a lot 80 x 107 ft. This sold in May, 1961 for \$6500.00 cash.

Indicated value by Market Approach is \$4800.00

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,

Four Thousand Eight Hundred Dollars (\$4800.00)