



Collection Information:

Folder: Parcel No. 143. 168 Eaton Avenue.

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.

PROJECT 1-B
Parcel 143
168 Eaton



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B
PARCEL 143
168 Eaton Avenue

OWNER: Max Brucker

LEGAL: City Aud. Lot 14, Block 15, Marshall's Addition

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

ZONING: "B" Residential

ASSESSOR'S VALUE: Land \$450.00, Building \$1,000.00

BUILT: Prior to or around 1900

UTILITIES: All public utilities

PROPERTY DESCRIPTION

This is a one family 1½ story frame constructed home with asbestos siding and composition roof. There is a full basement with dirt floor, block and stone foundation, no furnace or hot water heater or other plumbing. First floor has two bedrooms, living room, kitchen, and bath with toilet only. The second floor has one regular bedroom, with hall-way space usable as the second bedroom.

COST APPROACH

16,736 Cu. Ft. @ 65¢	\$10,878.00
Less: 70% Depreciation	\$ 7,615.00
Depreciated value of building	\$ 3,263.00
Plus: Land	\$ 750.00
Indicated value by Cost Approach	\$ 4,013.00

PROJECT AREA 1-B

PARCEL 143

168 Eaton

MARKET (COMPARISON) APPROACH

1. 474 James - This was slightly larger than the subject property having a living room, dining room, kitchen and one bedroom down and three bedrooms up. There was no bath in this house. The basement was about three-fourths, and it had only a toilet in the basement. This was located on a lot 50 ft. frontage and sold in July of 1961 for \$3500.00 cash.
2. 1030 Loeb - This had asbestos siding exterior, three rooms and toilet only down, two bedrooms up. This was located on 30.9 x 126 ft. lot, had a three-fourths basement and stove heat. It sold in November 1960 for \$3900.00 cash.
3. 173 Granite - This house of frame construction had three rooms on the first floor and two rooms and bath on the second. It was located on 26 x 132 ft. lot and sold in June of 1961 for \$4000.00 cash.

Indicated value by Market Approach..... \$4250.00

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 is, as of the date of this report,

Four Thousand Two Hundred Fifty Dollars (\$4250.00)