



## **Collection Information:**

**Folder:** Parcel No. 144. 166 Eaton Avenue.

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

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

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PROJECT 1-B  
Parcel 144  
166 Eaton



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B  
PARCEL 144  
166 Eaton Avenue

OWNER: Easter Brody Teucker

LEGAL: Sely 25 6/10 ft. of SWly 125 ft. of Lot 15, Block 15,  
Marshall's Addition

LOT SIZE: 25.6 X 125 (3,200 sq. ft.)

ZONING: "B" Residential

ASSESSOR'S VALUE: Land \$250.00, Building \$1,750.00

BUILT: 1910

UTILITIES: All public utilities

PROPERTY DESCRIPTION

This is a duplex property with imitation brick asphalt siding. There is a full basement with dirt floor and stone foundation with no furnace or other plumbing. The first floor has a living room, dining room, kitchen, two bedrooms and bath off the kitchen. In the kitchen is a gas automatic hot water heater. The second floor has the same identical arrangement and equipment as the first floor. Each floor is heated by stoves.

COST APPROACH

31,948 Cu. Ft. @ 55¢	\$17,571.00
Less: 75% Depreciation	\$13,178.00
Depreciated value of building	\$ 4,393.00
Depreciated value of shed	\$ 100.00
	\$ 4,493.00
Plus: Land	\$ 500.00
Indicated value by Cost Approach	\$ 4,993.00

PROJECT AREA 1-B

PARCEL 144

166 Eaton

MARKET (COMPARISON) APPROACH

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

Indicated value by Market Approach is..... \$5000.00

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 Dollars ..... (\$5000.00)