



## **Collection Information:**

**Folder:** Parcel No. 145. 160 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](http://www.mnhs.org/copyright).

PROJECT 1-B  
Parcel 145  
160 Eaton



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B  
PARCEL 145  
160 Eaton Avenue

OWNER: Pedro Martinez

LEGAL: NWly 24 4/10 ft. of SWly 125 ft. of Lot 15, Block 15, Marshall's  
Addition

LOT SIZE: 24.4 X 125 (3,050 sq. ft.)

ZONING: "B" Residential

ASSESSOR'S VALUE: Land \$250.00, Building \$2,250.00

BUILT: Prior to or around 1900

UTILITIES: All public utilities

PROPERTY DESCRIPTION

This is a two story duplex type property with asphalt brick type siding. There is a full basement with concrete and dirt floor and stone and concrete block foundation. There is a hot air furnace serving the first floor. The first floor has a living room, dining room, two bedrooms, kitchen and bath. The rental is \$35.00. The second floor has the same arrangement and number of rooms as the first floor, however, the first floor is very neat and clean wherein the second floor needs reconditioning. The second floor is heated by a stove.

COST APPROACH

31,948 Cu. Ft. @ 55¢	\$17,571.00
Less: 70% Depreciation	\$12,299.00
Depreciated value of building	\$ 5,272.00
Plus: Land	\$ 500.00
Indicated value by Cost Approach	\$ 5,772.00

PROJECT AREA 1-B

PARCEL 145  
160 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. 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, located on a lot 40 x 157 ft. It sold in April 1961 for \$8450.00 cash to new mortgage.
3. 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.

Indicated value by Market Approach is ..... \$5800.00

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 Eight Hundred Dollars ..... (\$5800.00)