



Collection Information:

Folder: Parcel No. 146. 158 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 146
158 Eaton



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B
PARCEL 146
158 Eaton Street

S. Jennie
OWNER: Sam Katzovitz

LEGAL: Lot 16, Block 15, Marshall's Addition

LOT SIZE: 50 X 150 (7,500 sq. ft.)

ZONING: Light Industry

ASSESSOR'S VALUE: Land \$550.00, Building \$1,300.00

BUILT: 1894

UTILITIES: All public utilities

PROPERTY DESCRIPTION

This is a duplex type property with asphalt siding and composition roof and a garage shed in rear with little value. There is a full basement with an oil hot air furnace furnishing heat for both first and second floors. There is also a manual and an automatic hot water heater. It has a mixture of concrete and dirt floor and a stone foundation.

The first floor has a living room, dining room, two bedrooms, complete bath, and a kitchen. The second floor has a living room, dining room, bedroom, kitchen and complete bath.

COST APPROACH

31,318 Cu. Ft. @ 60¢	\$18,790.00
Less: 65% Depreciation	\$13,153.00
Depreciated value of home	\$ 5,637.00
Depreciated value of garage	\$ 50.00
Depreciated value of buildings	\$ 5,687.00
Plus: Land	\$ 800.00
Indicated value by Cost Approach	\$ 6,487.00

PROJECT AREA 1-B

PARCEL 146
158 Eaton

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 for \$8900.00 with \$500.00 down in May of 1961. The condition and location was superior to the subject property. It was situated on a lot 40 x 120 ft.
2. 1187 - 89 Dayton - This was a duplex consisting of six rooms, with three bedrooms and full bath on each floor. The condition of the exterior was poor. It was built in 1890 and was 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 4 rooms and full bath on each floor. This had a 1 car garage and was located on a lot 80 x 107 ft. This sold in May of 1961 for \$6500.00 cash.

Indicated value by Market Approach is \$6500.00

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,

Six Thousand Five Hundred Dollars..... (\$6500.00)