



## **Collection Information:**

**Folder:** Parcel No. 147. 154 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 147  
154 Eaton



FRONT VIEW



REAR VIEW

*Jordan M.  
C. Calkins*

PROJECT AREA 1-B  
PARCEL 147  
154 Eaton Avenue

OWNER: Henry G. Caldins

LEGAL: Sely 35 ft. of SWly 60 ft. of Lot 2, Block 15, Marshall's Addition

LOT SIZE: 35 X 60 (2,100 sq. ft.)

ZONING: Light Industry

ASSESSOR'S VALUE: Land \$175.00, Building \$650.00

BUILT: Prior to or around 1900

UTILITIES: All public utilities

PROPERTY DESCRIPTION

This is a one family frame constructed  $1\frac{1}{2}$  story home with asphalt siding and composition roof. There is a full basement with dirt floor, stone foundation, and no furnace or other plumbing. The first floor has a living room, two bedrooms, kitchen, and bathroom. The second floor has two rooms but are not being used. The home is heated by stoves.

COST APPROACH

14,970 Cu. Ft. X 70¢	\$10,479.00
Less: 75% Depreciation	\$ 7,873.00
Depreciated value of home	\$ 2,606.00
Plus: Land	\$ 500.00
Indicated value by Cost Approach	\$ 3,106.00

PROJECT AREA 1-B

PARCEL 147  
154 Eaton

MARKET (COMPARISON) APPROACH

1. 9 Douglas St. - This home has 5 rooms and bath on first floor, was heated with gas space heater, was located on  $47\frac{1}{2}$  x  $48\frac{1}{2}$  ft. lot. This is asbestos siding exterior, unfinished attic, and sold in June of 1961 for \$3000.00 cash.
2. 173 Granite - This home had approximately the same utilities as the subject property with 3 rooms down and 2 bedrooms finished up. This was heated with gas space heater, was located on a larger lot than the subject. It was also heated with gas space heater and sold in May 1961 for \$4000.00 cash.
3. 1030 Loeb - This house would be fairly comparable to the subject property. The house had three rooms on the first floor and two bedrooms finished up. General condition of this was poor. This sold in November 1960 for \$3900.00 cash. Lot size was 30.9 x 126 ft.

Indicated value by Market Approach is ..... \$3250.00

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,

Three Thousand Two Hundred Fifty Dollars ..... (\$3250.00)