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

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PROJECT 1-B
Parcel 149
158 E. Indiana



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B
PARCEL 149
158 East Indiana

OWNER: Antonio Zepeda

LEGAL: Ex. SEly 35 ft. of SWly 60 ft. of Lot 2 and ex SWly 54 ft. Lot 1
and 2, Block 15, Marshall's Addition

LOT SIZE: Irregular but is approximately 46 X 100 with 4,390 sq. ft.

ZONING: Light Industry

ASSESSOR'S VALUE: Land, \$550.00, Building \$2,300.00

BUILT: 1889

UTILITIES: All public utilities

PROPERTY DESCRIPTION

This is a duplex type property which appears to have been built originally as a duplex. The exterior of the property is of stucco and has a garage type building in the rear of little dollar value. There is a full basement with only one furnace which is a forced hot air type furnishing heat for both family units. There are two manual hot water heaters. The floors are both of dirt and concrete and the foundation is of stone. The first floor has a living room, dining room, two bedrooms, kitchen, and bathroom. This unit is in fair condition and is owner occupied. The second floor has a living room, dining room, small alcove off dining room, kitchen, bath, and two bedrooms. The rental of this unit is \$60.00 including heat only. The unit needs reconditioning.

COST APPROACH

32,298 Cu. Ft. X 70¢	\$22,608.00
Less: 70% Depreciation	\$15,825.00
Depreciated value of main dwelling	\$ 6,783.00
Depreciated value of garage	\$ 50.00
Depreciated value of buildings	\$ 6,833.00
Plus: Land	\$ 650.00
Indicated value by Cost Approach	\$ 7,483.00

PROJECT AREA 1-B

PARCEL 149
158 E. Indiana

MARKET (COMPARISON) APPROACH

1. 717 Mercer - This was a two family house with 4 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.
2. 1187-1189 Dayton - This was a duplex consisting of 6 rooms, 3 bedrooms and full bath on each floor. The condition of the exterior was poor. It was built in 1890 and 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 1961 for \$6500.00 cash.

Indicated value by Market Approach is..... \$7500.00

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 as of the date of this report is,

Seven Thousand Five Hundred Dollars..... (\$7500.00)