



Collection Information:

Folder: Parcel No. 153. 183 Eva Street.

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

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Project Area 1-B
Parcel No. 153
183 Eva Street

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Project Area 1-B
Parcel No. 153
183 Eva Street

Owner: Anthony Galgan^c~~o~~

Legal: SW'ly 50 feet of Lot 7 and all of Lot 6,
Blk 17, Marshall's Addition

Lot Size: 50 x 100 and 50 x 50 Feet

Zoning: "B" Residential

Built: Old

Assessor's Value: Land 525 - Building 2500 - Total 3025

This is a 2 story, 2 family dwelling, frame with asbestos shake exterior, asphalt roof. Eva Street is dirt oiled, no sidewalk or curb. All improvements are in the street and connected to the property.

First floor contains 5 rooms with bath off the kitchen and small glazed front porch. Good kitchen with good cabinets, sink in counter. Linoleum over hardwood floors, plaster and sheet rock, painted trim. Very good decorating.

Second floor has 4 rooms and bath with modern fixtures off the kitchen. Real good decorating, part knotty pine finished walls, hardwood floors, good cabinets, good linoleum. Very attractive unit inside and outside stairs to 2nd floor.

Full basement, brick and stone walls, 7 foot height, slab type floor, laundry tubs and drain. Octopus hot air gas heat, 45 gallon gas water heater.

Unpainted 3 car garage, concrete floor, rolled roof. Questionable if driveway will allow garage use.

Cost Approach;

21,728 Cubic Feet @ 60¢	- - - - -	\$13,036.00
Physical Depreciation 50%		
Economic Depreciation 10%	- - - - -	7,822.00
Depreciated Value of Dwelling	- - - - -	<u>5,214.00</u>
Depreciated Value of Garage	- - - - -	250.00
Depreciated Value of Improvements	- - - - -	<u>5,464.00</u>
Land - 50 x 100 Feet	- - - - -	600.00
50 x 50 Feet	- - - - -	<u>200.00</u>

Indicated Value by Cost Approach - - - 6,264.00

This is a total taking. Based on the Cost Approach and the Comparable Sales Approach it is your appraiser's opinion that the total damages are;

Land	800.00
Improvements	<u>5,500.00</u>
Total	6,300.00

"SIX THOUSAND THREE HUNDRED DOLLARS"

(\$6,300.00)

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MARKET APPROACH

Comparable Sales:

1. 1015 Marion Street. Sold \$7,950, \$500 down, June 29, 1961. Small down payment indicates lower cash price. Approximately same size and condition but had smaller lot, only 1/2 basement and no garage. Far superior location.
2. 31 Como Avenue. Sold \$9,000 cash April 5, 1960. Larger but in poorer condition. Same size lot but no garage. Better location.
3. 959 Greenbrier. Sold \$9,500, \$700 down contract for deed June 16, 1960. Small down payment indicates lower cash price. Approximately same size but had aluminum combination storms and screens, new roof and new siding. Smaller lot and only single garage but superior location.

After adjustments on these comparables and others investigated, it is felt the indicated market value of the subject property is \$6,300.