



## **Collection Information:**

**Folder:** Parcel No. 154. 187 Eva Street.

**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 Area 1-B  
Parcel No. 154  
187 Eva Street

DEC • 61



DEC • 61



# JAMES J. HUSPEK & SONS



*Realtors*

R E A L E S T A T E • L O A N S • I N S U R A N C E

OFFICE CA 2-8886

COMMERCE BLDG., ST. PAUL 1, MINN.

January 12, 1962

Port Authority of the  
City of Saint Paul  
60 E. Fourth Street  
Saint Paul 1, Minnesota

Gentlemen:

Re: Project Area 1-B  
Parcel No. 23  
177-179 Eva and 172-  
182 E. Chicago Ave.

Pursuant to your request, we have reviewed the appraisal on the above property. We feel that if this matter can be settled for an additional \$500, it would be perhaps the most practical thing to do.

However, this only pertains to the corner properties, being parcel No. 23 and does not apply to the most recent appraisal of the property at 187 Eva Street, being Parcel No. 154 in Project Area 1-B.

Very truly yours,

  
Ray W. Faricy

  
James C. Huspek

Project Area 1-B  
Parcel No. 154  
187 Eva Street

Owner: Central Life Insurance of Illinois  
Peter M. Isaac - 729 Dodd Road

Legal: NE'ly 100 Feet of Lot 7, Blk 17,  
Marshall's Addition

Lot Size: 50 x 100 Feet

Zoning: "B" Residential

Built: 1913

Assessor's Value: Land 400 - Building 1700 - Total 2100.

This is a 1½ story frame dwelling with asbestos shake shingles, asphalt roof, open front porch. Dirt street oiled, no sidewalk or curb, fence across front of lot. All improvements are in the street and connected to the property.

Dwelling contains 5 rooms, large front hall and bath off the kitchen, old type fixtures. Food decorating, bright wall paper on good plaster walls, hardwood floors and trim. Good cabinets and linoleum, wall sink. Stairway from back hall to floored attic.

Full basement, limestone walls, 7 foot height, dirt floor, no tubs or drain. Octopus type hot air oil heat, 30 gallon gas water heater. Rents \$47.50.

Cost Approach:

16,000 Cubic Feet @ 65¢	- - - - -	\$10,400.00
Physical Depreciation 45%		
Economic Depreciation 10%	- - - - -	5,720.00
Depreciated Value of Dwelling	- - - - -	4,680.00
Land - 50 x 100 Feet	- - - - -	600.00
Indicated Value by Cost Approach	- - - - -	5,280.00

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	600.00
Improvements	4,700.00
Total	<u>5,300.00</u>

"FIVE THOUSAND THREE HUNDRED DOLLARS"

(\$5,300.00)

Project Area 1-B  
Parcel No. 154  
187 Eva Street

MARKET APPROACH

Comparable Sales:

1. 46 W. Sycamore. Sold \$6,500, \$300 down, June 23, 1961. Small down payment indicates lower cash price. Very comparable in size and arrangement and exterior. Narrower but deeper lot. Better basement, 3-year old forced air gas furnace, also has laundry and floor drain. Higher rent \$65.00 reflects difference in location.
2. 647 Carroll. Sold \$6,900 cash, March 16, 1960. Newer, had glazed sunporch, garage and slightly larger lot. Basement had concrete floor and laundry facilities. Higher rent, \$65.00, reflects difference in location.
3. 266 Goodrich. Sold \$8,000 cash, July 6, 1959. Larger, (4 bedrooms), stucco exterior. Only 1/2 basement but had laundry facilities, also good storage shed.

After adjustments on these comparables and others investigated, it is felt the indated market value of the subject property is \$5,300.00.