



## **Collection Information:**

**Folder:** Parcel No. 155. 180 Eva Street.

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

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Records.

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Project Area 1-B  
Parcel No. 155  
180 Eva Street

SUBJECT PROPERTY

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Parcel No. 155  
180 Eva Street

Owner: Abraham Kieffer, et al  
Legal: NW<sup>1</sup>/<sub>2</sub> of Lot 2, Block 18, Marshall's Addn.  
Lot Size: 25 x 100 Feet  
Zoning: "B" Residential  
Built: 1895  
Assessor's Value: Land 225 - Building 1550 - Total 1775.

This is a standard type stucco duplex with open front porches and small summer kitchens in the rear. Asphalt shingle roof. Eva Street is dirt oiled, there is no sidewalk or curb. All improvements are in the street and connected to the property.

First floor has 5 rooms and old type bath off the kitchen, good decorating, maple floors, good plaster walls, painted trim, small cabinets, wall sink. Linoleum. Good closets.

Second floor has same arrangement but decorating is very poor. Linoleum, poor sink, no cabinets. Rent 60.00.

Full basement entered from rear hall, limestone walls, concrete floor. Octopus hot air gas heat, 45 gallon gas water heater, 8 foot height, no tubs, no floor drain, sink only.

Cost Approach:

21,168 Cubic Feet @ 70¢	14,818.00
Physical Depreciation 50%	
Economic Depreciation 10%	8,891.00
Depreciated Value of Duplex	<u>5,927.00</u>
Land 25 x 100 Feet	400.00
Indicated Value by Cost Approach	<u>6,327.00</u>

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	400.00
Improvements	6,000.00
Total	<u>6,400.00</u>

"SIX THOUSAND FOUR HUNDRED DOLLARS"

(\$6,400.00)

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MARKET APPROACH

Comparable Sales:

1. 842 Edmund Avenue. Sold \$6,500 cash, May 23, 1961. Approximately same size but in poorer condition. Subject property had stucco exterior. Larger lot, better location. 2-car garage.
2. 57 W. Jessamine. Sold \$7,000 cash, Oct. 20, 1960. Larger lot, better location, new roof and aluminum combination windows but only 3/4 basement.
3. 1015 Marion. Sold \$7,950, \$500 down, contract for deed, June 29, 1961. Easy terms indicate lower cash price. Approximately same size but in better condition. Part basement but had hot water oil central heating plant. Much better location.

After adjustments on these comparables and others investigated, it is felt that the indicated market value of the subject property is \$6,400.00.