



## **Collection Information:**

**Folder:** Parcel No. 156. 184 Eva Street.

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

**Collection:** Port Authority of the City of Saint Paul.  
Records.

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Project Area 1-B  
Parcel No. ~~151~~ 156  
184 Eva Street

SUBJECT PROPERTY

• JAN • 62



• JAN • 62



Project Area 1-B  
Parcel No. 151 *156*  
184 Eva Street

*and Audrey P.*  
Owner: Joseph F. Schroeder, et al  
Legal: NW<sup>1</sup>/<sub>4</sub> quadrangular part of Lot 16 measuring  
2 9/10 feet on SW<sup>1</sup>/<sub>4</sub> line and 1 9/10 feet  
on NE<sup>1</sup>/<sub>4</sub> line thereof and SE<sup>1</sup>/<sub>2</sub> of Lot  
2, Block 18, Marshall's Addition.  
Lot Size: 27.5 Feet Front Average x 100 Feet  
Plus strip approximately 2 x 50 Feet taken  
from NE<sup>1</sup>/<sub>4</sub> 50 Feet of Lot 16, Block 18,  
Marshall's Addition.  
Zoning: "B" Residential  
Built: 1907  
Assessor's Value: Land 225 - Building 1300 - Total 1525.

This is a 1½ story frame dwelling with rubberoid exterior siding and asphalt roof. Well maintained. Insulated. Eva Street is dirt oiled, has no sidewalk or curb. All improvements are in the street and connected to the property.

Dwelling contains 6 rooms, old type bath and open front porch, large kitchen with pantry, large double sink, asphalt tile floor. Good plaster, good decorating. Large summer kitchen off kitchen. Living room and dining room hardwood floors, stairs from kitchen to 2 dormitory type bedrooms and bath. Very clean plaster walls, softwood floors. Heated.

Full basement with limestone walls, dirt floor, octopus type hand fed coal burning hot air heat. Side arm gas water heater, 8 foot height, no tubs or floor drain. Stairs from dining room. Adjusta posts to correct settling. Small additional basement under summer kitchen, unpainted shed in rear. This property did adjoin a playgrounds, the reason for the additional strip of land along the south line was to allow access between this dwelling and a 20 foot playground wire backstop. (This backstop has now been removed.)

Cost Approach:

16,192 Cubic Feet @ 75¢	\$12,145.00
Physical Depreciation 50%	
Economic Depreciation 10%	7,285.00
Depreciated Value of Dwelling	<u>4,860.00</u>
Depreciated Value of Shed	75.00
Depreciated Value of Improvements	<u>4,935.00</u>
Land - 27.5 x 100	400.00
Indicated Value by Cost Approach	<u>5,335.00</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	<u>4,950.00</u>
Total	5,350.00

"FIVE THOUSAND THREE HUNDRED FIFTY DOLLARS"

(\$5,350.00)

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MARKET APPROACH

Comparable Sales:

1. 861 Albemarle. Sold \$3,500 cash, Nov. 28, 1961. Smaller lot, stove heat, part basement and needed decorating but was larger and had stucco exterior. Sold for considerably less.
2. 115 Edward. Sold \$4,200, \$1,000 down contract for deed, October 20, 1959. No basement, smaller lot, stove heat, but was larger, had glazed porch and sold for less on terms. Comparable location.
3. 88 W. Magnolia. Sold \$5,300 cash, April 12, 1960. Same size and condition, larger lot, older but larger lot, superior location. Only part basement but had central heat and glazed porch.

After adjustments on these comparables and others investigated, it is felt the indicated market value of the subject property is \$5,350.00.