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

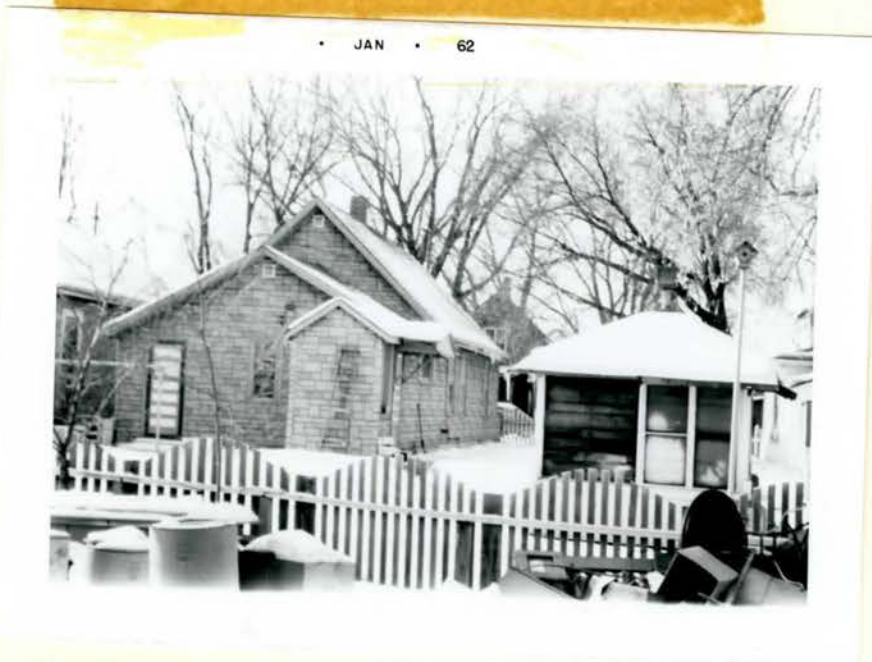
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Project Area 1-B
Parcel No. 181
210 Eva Street

SUBJECT PROPERTY



Project Area 1-B
Parcel No. 181
210 Eva Street

Owner: James T. Lynch

Legal: Lot 2, Block 21, Marshall's Addn.

Lot Size: 50 x 100 Feet

Zoning: "B" Residence

Built: Old

Assessor's Value: Land 350 - Buildings 1100 - Total 1450.

This is a $1\frac{1}{2}$ story frame dwelling with rubberoid exterior covering and asphalt roof, aluminum storms, screens and doors. Picket fence across the frontage of the lot. Eva Street is dirt oiled. There is no sidewalk or curb. All improvements are in the street and connected to the property.

The dwelling contains 4 rooms, sun room and old type bath off the dining room. Maple floors, hardwood trim, plaster walls and ceilings. The ceiling in the kitchen has been lowered, sheet rock walls and ceilings. Good kitchen, good cabinets, cabinet sink, good linoleum. Only 1 bedroom but sun room is used as an extra bedroom in the summer. This property is beautifully decorated.

Full basement has limestone walls, no laundry tubs or floor drain. Latest type hot air gas furnace, 30 gallon gas water heater, 6 foot height, Screened summer house on rear of lot.

Cost Approach:

13,412 Cubic Feet @ 70¢	\$9,388.00
Physical Depreciation 35%	
Economic Depreciation 10%	4,225.00
Depreciated Value of Dwelling	<u>5,163.00</u>
Fence-Summer House & Shed	150.00
Depreciated Value of Improvements	<u>5,313.00</u>
Land - 50 x 100 Feet	600.00
Indicated Value by Cost Approach	<u>5,913.00</u>

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

Land	600.00
Improvements	<u>5,350.00</u>
Total	5,950.00

"FIVE THOUSAND NINE HUNDRED FIFTY DOLLARS"

(\$5,950.00)

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MARKET APPROACH

Comparable Sales:

1. 647 Carroll Ave. Sold \$6,900 cash, March 16, 1960. Newer, narrower but deeper lot, garage. Superior location. Also had laundry facilities.
2. 947 Juno Avenue. Sold \$7,500 cash, January 10, 1961. Same size and condition, but newer, had porch, basement, laundry facilities and shed garage. Better location.
3. 233 Ann Street. Sold \$7,500 cash, April 16, 1958. Exceptionally good older home in perfect condition. 5 rooms and bath plus expansion attic. Small garage. Smaller lot, better location.

After adjustments on these comparables and others investigated, it is felt that the indicated market value of the subject property is \$5,950.00.