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

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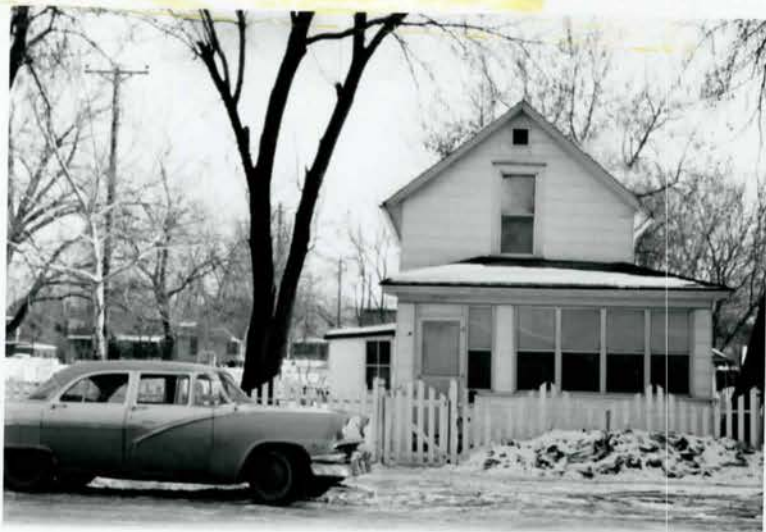
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Project Area 1-B
Parcel No. 182
204 Eva Street

SUBJECT PROPERTY

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204 Eva Street

Owner: *H + Margaret M.*
John Martineau

Legal: Lot 1, Block 21, Marshall's Addn.

Lot Size: 50 x 100 Feet

Zoning: "B" Residence

Built: 1884

Assessor's Value: Land 400 - Building 700 - Total 1100.

This is a $1\frac{1}{2}$ story frame dwelling with asbestos shingle siding and asphalt roof. All aluminum storms, screens and doors, glazed front and rear porches. Picket fence along front and north line of property. This is a corner lot. Both Eva and Plato Streets are dirt oiled, there is no sidewalk or curb. All improvements are in Eva Street and connected to the property.

The dwelling contains 5 rooms and bath. The first floor has 4 rooms, hardwood floors, dining room and kitchen. Have linoleum covering, sheet rock walls and ceilings, softwood trim. Real good kitchen cabinets, double sink in counter. Considerable sag noticeable.

Stairs from front hall leads to one bedroom and old type bath off hall. Hardwood floor, sloping plaster walls.

Full basement, 5 foot height, entered from outside. Has limestone walls, dirt floor, octopus type hot air gas heat, 30 gallon gas water heater, no laundry tubs or floor drain.

Cost Approach:

14,576 Cubic Feet @ 70¢	10,200.00
Physical Depreciation 45%	
Economic Depreciation 10%	5,610.00
Depreciated Value of Dwelling	<u>4,590.00</u>
Depreciated Value of Fence	150.00
Depreciated Value of Improvements	<u>4,740.00</u>
Land - 50 x 100 Feet corner	700.00
Indicated Value by Cost Approach	<u>5,440.00</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	700.00
Improvements	<u>4,750.00</u>
Total	5,450.00

"FIVE THOUSAND FOUR HUNDRED FIFTY DOLLARS"

(\$5,450.00)

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MARKET APPROACH

Comparable Sales:

1. 88 W. Magnolia Ave. Sold \$5,300 cash, April 12, 1960. Approximately same age and condition. Also was corner lot, narrower but deeper. L-shaped glazed porch. Only 1/2 basement but had central gas heating plant and better location.
2. 585 Harrison Ave. Sold \$4,700 cash, Dec. 19, 1961. Only 3 rooms and utility room down but was arranged so dining room could be used as bedroom. Upstairs had 2 bedrooms. Smaller lot and only 1/2 basement but had central forced air gas heat. 2-car garage, better location.
3. 46 W. Sycamore. Sold \$6,500, \$300 down contract for deed. June 23, 1961. Easy terms indicate lower cash price. Same size but 2 bedrooms and bath are on first floor and there is an expansion attic. Full basement, had laundry and 3 year old furnace. Narrower but deeper lot.

After adjustments on these comparables and others investigated, it is felt the indicated market value of the subject property is \$5,450.00.