



## **Collection Information:**

**Folder:** Parcel No. 184. 209 and 211 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. 184  
209 & 211 Eva Street

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Project Area 1-B  
Parcel No. 184  
209 & 211 Eva Street

Owner: Eric Bakalinsky

Legal: Lot 6, Block 22, Marshall's Addn.

Lot Size: 50 x 100 Feet

Zoning: "B" Residence

Built: 1884 - Both Houses

Assessor's Value: Land 350 - Buildings 1300 - Total 1650.

This dwelling at 209 Eva Street is actually a 2 family dwelling, frame with asphalt siding and asphalt roof. Storms and screens poor. Eva Street is dirt oiled, no sidewalk or curb. All improvements are in the street and connected to the property.

First Floor contains 4 rooms and old type bath off the kitchen, pantry, no cabinets, wall sink. Poor walls, poor floor, poor trim. This unit is in very bad condition. Rent \$37

Second floor has rear outside entrance. Contains 3 rooms and toilet only. In very bad condition - now vacant.

Full basement entrance from outside rear. Has limestone walls, dirt floor, new type hot air gas furnace, 30 gallon gas water heater, no laundry tubs or drain.

Cost Approach:

13,536 Cubic Feet @ 60¢	\$8,122.00
Physical Depreciation 70%	
Economic Depreciation 10%	6,498.00
Depreciated Value 209 Eva	<u>1,624.00</u>

211 Eva Street

This is a  $1\frac{1}{2}$  story frame dwelling with asphalt exterior siding and asphalt roof. Poor exterior, poor storms and screens. All improvements are in the street and connected to the property.

The entire dwelling consists of 6 rooms, 3 rooms on each floor. This property is in deplorable condition - unfit for human living.

The floors, walls and trim are in terrible shape. The upstairs rooms are so bad they cannot be used. The toilet is upstairs.

It would be impossible to estimate the value of this dwelling by any of the three customary approaches.

We have placed a valuation on the dwelling of one thousand dollars (\$1,000.00) in its present condition.

Depreciated Value of 209 Eva Street	1,624.00
Depreciated Value of 211 Eva Street	1,000.00
Depreciated Value of Improvements	<u>2,624.00</u>
Land 50 x 100 Feet	600.00
Indicated Depreciated Value of entire property	<u>3,224.00</u>

This is a total taking. Based on our investigation of properties in the district, it is your appraiser's opinion that the total damages are:

Land	600.00
Improvements	<u>2,650.00</u>
Total	3,250.00

"THREE THOUSAND TWO HUNDRED FIFTY DOLLARS"

(\$3,250.00)

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Parcel No. 184  
209 & 211 Eva Street

MARKET APPROACH

Comparable Sales:

1. 250 Sherman. Sold \$3,500 cash, Dec. 17, 1959. Large duplex in poor condition but had basement furnace for downstairs. 5 rooms and full bath down, 6 rooms and full bath up. Wider but shorter lot, better location.
2. 428 Carroll Ave. Sold \$3,500, \$300 down, contract for deed, May 5, 1960. Only part basement and stove heat, but in better condition and better location. Full bath each unit. Wider but shorter lot.
3. 1016-1018 Iglehart. Sold \$3,500 cash, April 25, 1961. Much larger and newer, with central heat for both apartments. Poor condition, all windows broken, but far superior location, larger lot and 2-car garage.

After adjustments on these comparables and others investigated, it is felt the market value of the subject property is \$3,250.00.