



Collection Information:

Folder: Parcel No. 185. 215 Eva Street.

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

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Project Area 1-B
Parcel No. 185
215 Eva Street

SUBJECT PROPERTY

• JAN • 62



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Project Area 1-B
Parcel No. 185
215 Eva Street

Budwats J.

Owner: Buddy Josephs, et al.

Legal: Lot 7, Block 22, Marshall's Addition

Lot Size: 50 x 150 Feet

Zoning: "B" Residence

Built: 1894

Assessor's Value: Land 400 - Building 1150 - Total 1550.

This is a one story frame dwelling with exterior asphalt shake siding, asphalt roof. Good storms and screens, glazed front and rear porches, side drive to garage and shed combination at the rear of the lot. Eva Street is dirt oiled, no sidewalk or curb. All improvements are in the street and connected to the property.

The dwelling contains 7 rooms. The first floor has 5 rooms and bath off the dining room, softwood floors and trim, plaster walls and ceilings. The large kitchen has no cabinets, pantry, good linoleum floor, wall sink. Large trap door opening in kitchen to basement.

Second floor has stairs leading from the bathroom to 2 dormitory type rooms with softwood floors and sloping wallboard walls and ceiling.

Full basement has poured concrete and concrete block walls, dirt floor, 9 foot height, Octopus type coal fired hot air furnace, 30 gallon gas water heater, no laundry tubs or floor drain. This is a clean neat property.

Cost Approach:

15,060 Cubic Feet @ 60¢	9,036.00
Physical Depreciation 45%	
Economic Depreciation 10%	4,970.00
Depreciated Value of Dwelling	<u>4,066.00</u>
Depreciated Value of Shed-Garage	150.00
Depreciated Value of Improvements	<u>4,216.00</u>
Land 50 x 150 Feet	750.00
Indicated Value by Cost Approach	<u>4,966.00</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	750.00
Improvements	<u>4,250.00</u>
Total	5,000.00

"FIVE THOUSAND DOLLARS"

(\$5,000.00)

Project Area 1-R
Parcel No. 185
215 Eva Street

MARKET APPROACH

Comparable Sales:

1. 46 W. Sycamore. Sold \$6,500, \$300 down contract for deed, June 23, 1961. Easy terms indicate lower cash price. Only 5 rooms and bath down but had expansion attic. Also full basement with 3-year old gas furnace, laundry, floor drain. Also 2 glazed porches, smaller lot. No garage but better location.
2. 266 Goodrich Avenue. Sold \$8,000 cash July 6, 1959. Also 4 bedrooms but all on one floor. Only part basement but had hot water oil furnace, laundry. Smaller lot but superior location.
3. 706 Eustis Street. Sold \$8,800 cash, May, 1959. Newer and remodeled in 1939, having very good tile floor basement with laundry and floor drain. Excellent condition, stucco exterior. Smaller lot and no garage, but superior location.

After adjustments on these comparables and others investigated, it is felt that the market value of the subject property is \$5,000.00.