



## **Collection Information:**

**Folder:** Parcel No. 186. 221 and 225 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. 186

SUBJECT PROPERTY

Front and rear view of 221 Eva



Project Area 1-B  
Parcel No. 186

SUBJECT PROPERTY

Front and rear view of 2007 E

• JAN • 62



• JAN • 62



Project Area 1-B  
Parcel No. 186

SUBJECT PROPERTY

View of shed in rear of 221 Eva

• JAN • 62



View of vacant lot

• JAN • 62



Project Area 1-B  
Parcel No. 186  
221 and 225 Eva Street

Owner: Ramon J. Hernandez      George Thomas, Fee  
221 Eva Street  
Carlos Resendez  
225 Eva Street

Legal: Lots 8 and 9, Block 22, Marshall's Addition

Lot Size: Lot 8 - 50 x 150 Feet  
Lot 9 - 50 x 100 Feet

Zoning: "B" Residential

Built: 1884 - Addition built on 225 Eva Street 1940

Assessor's Value: Land 700 - Buildings 2,050 - Total 2,750.

Eva Street is dirt oiled, no sidewalk or curb. All improvements including sewer are in the street and connected to the property.

This appraisal covers two houses on one lot plus a vacant lot to the south. We will estimate the dwellings separately and the land as one large lot.

221 Eva Street

This is a  $1\frac{1}{2}$  story frame dwelling with asphalt siding and asphalt roof. Contains 5 rooms with a bath in the basement. The first floor consists of 3 rooms, glazed front porch, plaster walls and ceilings, linoleum covered floors, large kitchen, good painted cabinets, cabinet sink. Linoleum in the kitchen is good. The open stairs from the dining room leads to 2 dormitory type bedrooms, linoleum covered floor, plaster sloping walls and ceilings.

Full block basement, 8 foot height, octopus type hot air heat, side-arm hot water heater, concrete floor, no laundry tubs or drain. Inside and outside entrances. The bath located in the basement is just off the foot of the stairs.

Cost Approach:

13,320 Cubic Feet @ 65¢ per Cu. Ft.	8,658.00
Physical Depreciation 50%	
Economic Depreciation 10%	5,194.00
Depreciated Value of Dwelling	<u>3,464.00</u>

225 Eva Street

This is a 1 story frame building with painted exterior cedar shingles, asphalt roof. Dwelling contains 5 rooms and bath, old type off the kitchen, glazed front porch. Hardwood floors, plaster walls, softwood trim. Small kitchen cabinets, cabinet sink, good kitchen linoleum.

Full basement reached by steep stairs from hall in front of the bath room has a height of 7 feet, stone and concrete block walls, concrete floor, octopus type hot air gas heat, sidearm gas water heater, no laundry tubs or floor drain, unpainted 2 story barn in the rear.

Cost Approach:

14,440 Cubic Feet @ 65¢ per Cu. Ft.	9,386.00
Physical Depreciation 50%	
Economic Depreciation 10%	5,632.00
Depreciated Value of Dwelling	<u>3,754.00</u>

221 Eva Street	3,464.00
225 Eva Street	3,754.00
Depreciated Value of Barn	100.00
Depreciated Value of Improvements	<u>7,318.00</u>
Land - 50 x 150 & 50 x 100 Feet	1,350.00
Indicated Value by Cost Approach	<u>8,668.00</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	1,350.00
Improvements	<u>7,318.00</u>
Total	8,668.00

"EIGHT THOUSAND SEVEN HUNDRED DOLLARS"

(\$8,700.00)

Project Area 1-B  
Parcel No. 186  
221 and 225 Eva Street

MARKET APPROACH

Subject properties were sold as one unit, purchased by relatives who are paying equally. They share the extra lot because the two houses are on the one lot. Comparables will be listed but individual adjustments will not be made. It must be remembered, however, that if half of the land value is allocated to each house they would be valued at approximately \$4,100 and \$4,450 respectively.

Comparable Sales as to 221 Eva:

1. 861 Albemarle. Sold \$3,500 cash, Nov. 28, 1961. 4-Bedroom, stucco exterior, half lot.
2. 585 Harrison. Sold \$4,700 cash, Dec. 19, 1961. 5-room semi-bungalow with bath upstairs.
3. 88 West Magnolia. Sold \$5,300 cash, April 12, 1960. 5-room semi-bungalow plus extra den downstairs.

Comparable Sales as to 225 Eva:

1. 462 Superior. Sold \$5,800 cash, March 16, 1961. Six-room bungalow, but space heaters.
2. 671 No. Western. Sold \$4,000 cash, Jan. 23, 1961. 4 rooms plus utility room but space heat.
3. 19 E. Magnolia. Sold \$4,120 cash, July 19, 1960. Only 4 rooms but 2 lots.

After adjustments on these comparables and others investigated, it is felt the market value of the subject property is \$8,700.00.