



## **Collection Information:**

**Folder:** Parcel No. 187. 235-237 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. 187  
235-237 Eva Street

SUBJECT PROPERTY



Project Area 1-B  
Parcel No. 187  
235-237 Eva Street

Owner: Freda Fren  
Legal: Lot 10, Block 22, Marshall's Addition  
Lot Size: 50 x 100 Feet  
Zoning: "B" Residential  
Built: Old  
Assessor's Value: Land 325 - Building 950 - Total 1275.

This is a 2 story, 2 family frame building with asphalt siding and asphalt roof, in poor condition. Screened porches. Eva Street is dirt oiled, no sidewalk or curb. All improvements including sewer are in the street.

Each side has 3 rooms on 1st floor and 2 on the 2nd. Plaster walls and ceiling in very poor condition. Floors are softwood with poor linoleum covering, small kitchen cabinets, wood framed wall sink.

235 Eva has toilet only and oil space heater.  
237 Eva has full bath and wood burning stove heat.

Full basement under entire property, limestone walls, dirt floor, 5 foot height. Reached by trap door in back vestibules. No tubs or drain. This property is in very bad condition, not even habitable.

Owner lives at 235 Eva. Tenant at 237 Eva pays 25.00 rent.

Cost Approach:

26,220 Cubic Feet @ 50¢	\$13,110.00
Physical Depreciation 70%	
Economic Depreciation 10%	10,488.00
Depreciated Value of Building	<u>2,622.00</u>
Land - 50 x 100 Feet	600.00
Indicated Value by Cost Approach	<u>3,222.00</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>2,650.00</u>
Total	<u>3,250.00</u>

"THREE THOUSAND TWO HUNDRED FIFTY DOLLARS"

(\$3,250.00)

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MARKET APPROACH

Comparable Sales:

1. 600 Jenks Street. Sold \$8,600 cash, May 11, 1961. Double house. Only 4 rooms on each side but had full basement with central gas furnace, gas automatic water heater and laundry. Far superior condition inside and out. Superior location.
2. 441 No. Kent Street. Sold \$10,000, \$1,000 down, contract for deed, Aug. 29, 1961. Larger, 3 bedrooms each unit. Full basement, separate heating plants and automatic gas water heaters. Better condition inside and out. Smaller lot but superior location.
3. 276-278 Sturgis. Sold \$9,500, \$500 down, March 15, 1959. 2 houses on one lot. One had 6 rooms, the other 3 rooms. One had forced air gas furnace; the other had gas space heater. Both were in excellent condition inside and out. Had aluminum combination windows and cyclone fence. Superior location. Small house rented for \$60, showing its desirability.

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