

Project Area 1-B  
Parcel No. 190  
239 Eva Street

SUBJECT PROPERTY

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## **Collection Information:**

**Folder:** Parcel No. 190. 239 Eva Street.

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

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Owner: Stanley Burdziej & Amelia Burdziej

Legal: Lots 1 and 2, Lawton's Re-Arrangement of Block 25, Marshall's Addition

Lot Size: 107.85 on Eva, 100 on Florida, 48 on the west and 116.54 Feet on the south.

Zoning: Light Industry

Built: Old

Assessor's Value: Land 400 - Building 1,450 - Total 1,850.

This is a 2 story frame dwelling with exterior asbestos shingles, asphalt roof, screened front porch, rear enclosed shed. Eva Street is dirt oiled, no sidewalk or curb. There is no sewer in the street at this location. This irregular lot is enclosed within a fair picket fence.

First floor contains 4 rooms and a modern bath recently installed off hall at rear off the kitchen. Hardwood floor in living room, linoleum in kitchen, softwood in dining room and bedroom. No cabinets in kitchen, wall sink. Good plastered walls, good decorating.

Second floor has 4 bedrooms, no bath, hardwood floors, small closets without doors, sloping ceilings plastered. Trap door to attic.

Rear shed and shed-garage combination at rear of lot.

Full basement trap door from rear hall. Part 4 foot height, part 6 foot height, limestone walls, some concrete blocks, Adjusta Posts, gravity gas furnace, sidearm gas water heater, no laundry tubs, drain to cess pool.

Cost Approach:

14,904 Cubic Feet @ 70¢ per Cu. Ft.	10,433.00
Physical Depreciation 40%	
Economic Depreciation 10%	5,217.00
Depreciated Value of Dwelling	<u>5,216.00</u>
Depreciated Value of Sheds	100.00
Depreciated Value of Improvements	<u>5,316.00</u>
Lane - Irregular	800.00
Indicated Value by Cost Approach	<u>6,116.00</u>

This is a total taking. Based on the Cost Approach and the Comparable Sales Approach it is your appraiser's opinion that the total damages are:

Land	800.00
Improvements	<u>5,350.00</u>
Total	6,150.00

"SIX THOUSAND ONE HUNDRED FIFTY DOLLARS"

(\$6,150.00)



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MARKET APPROACH

Comparable Sales:

1. 489 No. Smith Ave. Sold \$8,000 cash, May 23, 1961. Newer, larger, had city sewer, single garage. Smaller lot and needed decorating but better location, better basement and had automatic water heater.
2. 213 E. Robie. Sold \$6,000 cash, Nov. 23, 1960. Only 2/3 basement but had concrete floor, laundry, automatic water heater. Not quite as good condition and smaller lot but better location.
3. 115 Edward. Sold \$4,200, \$1,000 down, contract for deed, October 20, 1959. Approximately same size and condition but smaller lot, no basement, gas space heat. Had extra half bath, gas automatic hot water, and one room was carpeted.

After adjustment on these comparables and others investigated, it is felt the indicated market value of the subject property is \$6,150.00.