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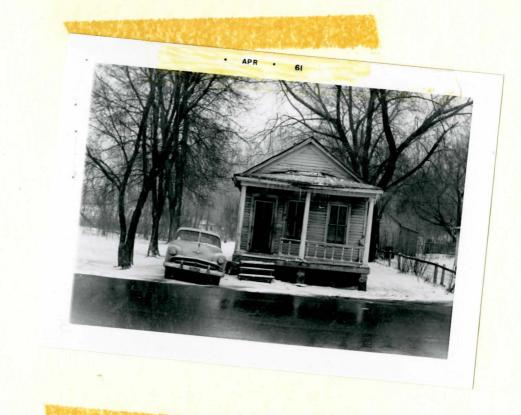
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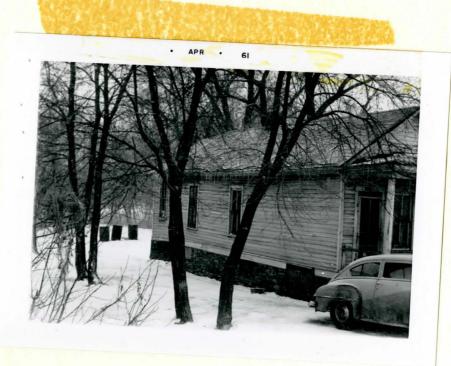
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Project Area 1-A Parcel No. 7 292 St. Lawrence





Project Area 1-A
Parcel No. 7
292 St. Lawrence
Owner - Rose Rose

chory

Legal:

Lot 2, Block 1, Kettering & Constans Addition

Lot Size:

40 x 125 feet.

5000 Sq 14.

Zoning:

"B" Residential.

Built:

Old (no record)

Assessors Value: Land \$300.00, Building \$600.00, Total \$900.00.

This is a poorly built 1 story frame dwelling in need of paint, located three or four feet below street grade. Only three rooms with bath off the kitchen; there is a trap door in the kitchen leading to small cellar. No heat, no hot water, trap attic.

Cost Approach:

10,292 cubic feet @ 50@	\$ 5,146.00
Physical depreciation 45%	
Economic depreciation 15%	3.087.00
Depreciated value of dwelling	\$ 2,059.00

Land:

40 x 125 feet 600.00
Indicated value by Cost Approach \$2,659.00

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

 Land
 \$ 600.00

 Building
 2.050.00

 Total
 \$2,650.00

"TWO THOUSAND SIX HUNDRED FIFTY DOLLARS"

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MARKET APPROACH

Comparable Sales:

- 1. 192 W. Water Street sold by James C. Huspek for \$13,00.00 cash in 1950. Resold on easy terms twice again, once for \$250 down and once for \$300 down. 3 rooms, heated sunporch, hardwood trim, actually a house boat but well-built and on good concrete footings. Had 50 ft. lot, garage, plus 1-room building which has been used as house. Level lot and west of Wabasha, which is superior location.
- 2. 40 W. Chicago sold \$2,600, May 16, 1957. Larger, but had no bath, just shower in full basement.
- 3. 630 Joy Street Comparable in every respect except bath but had garage. Sold on very easy terms.
- 4. 173 W. Robie Sold \$3,700 cash, April 16, 1959. Larger, larger lot, extremely better location.

Subject property was listed for \$3,500.00 twice in 1957 and was not sold.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of subject property is \$2.650.00.