



Collection Information:

Folder: Parcel No. 8. 260 St. Lawrence.

Series: Area 1-A, Parcels 1-182, 1961-1962.

Collection: Port Authority of the City of Saint Paul.
Records.

Copyright Notice:

This material may be protected by copyright law (U.S. Code, Title 17). Researchers are liable for any infringement. For more information, visit www.mnhs.org/copyright.

Project Area 1-A
Parcel No. 8
260 St. Lawrence

• APR • 61



• APR • 61



Project Area 1-A
Parcel No. 8
260 St. Lawrence
Owner - Irene Olson

in Dickmounds

Legal: NE'ly 27 feet of NW'ly 85 feet and SW'ly 5 feet of
NE'ly 32 feet of NW'ly 45 feet of Lot 8, Block 1,
Kettering & Constan's Addition

Lot Size: 32 x 85 feet

2700 sq ft

Zoning: "B" Residential.

Built: 1910.

Assessors Value: Land \$175.00, Building \$800.00, Total \$975.00.

This is a 1 story stucco bungalow on a small fenced lot. The first floor contains 5 rooms & toilet and basin. The basement is full, reached by trap door in kitchen, dirt floor, limestone walls, octopus type hot air gas heat, no laundry tub or drain. Two small aluminum awnings have been installed. Noticeable sag.

Cost Approach:

14,256 cubic feet @ 60¢	\$8,550.00
Depreciation physical 45%	
Depreciation economic 15%	<u>5,130.00</u>
Depreciated value of dwelling	3,420.00

Land:	
32 x 85 feet	<u>600.00</u>
Indicated value by Cost Approach	\$4,020.00

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	\$600.00
Improvements	<u>3,400.00</u>
Total	\$4,000.00

"FOUR THOUSAND DOLLARS"

Project Area 1-A
Parcel No. 8
260 St. Lawrence

MARKET APPROACH

Comparable Sales:

1. 446 So. Wabasha - Sold Aug. 23, 1957, \$3,950 cash. Approximately same size building and lot. Superior location but no central heat.

 2. 40 W. Chicago - Sold \$2,600, 1957.

 3. 630 Joy Street - Sold \$2,950, 1959.

 4. 173 W. Robie - Sold \$3,700, 1959.
- Above three homes all 5 rooms, but semi-bungalow style with bedroom up.
5. 51 E. Indiana - listed but not sold, 1960. Space heat but full bath. Also below grade. Exterior also good condition.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of subject property is \$4,000.00.