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Project Area 1-A
Parcel No. 9
171 Fenton



Project Area 1-A
Parcel No. 9
171 Fenton
Owner - John Rodriquez

Decker hands

Legal: Lot 4, except NW'ly 33 feet thereof, and the NW'ly 16 feet of Lot 3, all in Block 21, Dunwell and Spencer's Addition to Brooklynd

Lot Size: 33 x 144 feet. *475'*

Zoning: "B" Residential.

Built: 1912

Assessors Value: Land \$225.00, Building \$1,100.00, Total \$1,325.00.

This is a 1 story frame dwelling with asphalt exterior covering, asphalt rolled roof. 6 rooms and old type bath off kitchen, floors are hardwood, trim is soft wood. Low basement has had some dampness trouble, dirt floor, square-type boiler, gas fired with large ducts. No water, no tubs or drain. The street is dirt oiled, no sidewalk or curb, side drive to shed garage which has no value.

Cost Approach:

13,756 cubic feet @ 60¢	\$8,250.00
Physical depreciate 45%	
Economic depreciation 20%	<u>5,360.00</u>
Depreciated value of dwelling	2,890.00
Land:	
33 x 144 feet	<u>800.00</u>
Indicated value by Cost Approach	\$3,690.00

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	\$800.00
Improvements	<u>2,900.00</u>
Total	\$3,700.00

"THREE THOUSAND SEVEN HUNDRED DOLLARS"

Project Area 1-A
Parcel No. 9
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MARKET APPROACH

Comparable Sales:

1. 115 Edward St. - Sold Oct. 20, 1959, \$4,200, \$1,000 down, balance contract for deed. Larger & 2 stories but very good condition. Did not have central heat, but had garage.
2. 266 Goodrich - Sold July 6, 1959, \$8,000 Cash. Larger, better condition, superior basement but small. Larger lot, superior location.
3. 886 Armstrong - Sold Aug. 26, 1959, \$5,500, \$1,000 down, balance contract for deed. Smaller and stove heat, but excellent location and lot.
4. 173 W. Robie - Sold April 16, 1959, \$3,700 cash. Not quite as large and no basement but comparable condition and far superior location and lot size.
5. 446 So. Wabasha - Sold August 23, 1957, \$3,950 cash. Neater appearance, superior location. Somewhat smaller and no central heat.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of subject property is \$3,700.00.

LAND VALUE ESTIMATE

Listed below are sales which to a degree reflect the reasonableness of the market attitude insofar as the value of the land is concerned. Yet in analyzing the market of the subject properties, we find the reasonable prices and easy terms for minimum adequate houses to be the motivating factor, and the average buyer in this area is not concerned with a breakdown of prices as to land and improvements. They are buying minimum housing as a package and consequently do not give heavy consideration to land value as such.

Comparable Land Sales:

1. South side of Kentucky Street between Taft and Missouri St.
Warranty deed dated 3/20/58, document #1452432, recorded Book 1576 of Deeds, page 205.
Grantor: Stuart F. Markoe and wife
Grantee: Northern Valley Co.
Legal: Lots 6 to 10 inc., Block 3, Second Add. to Brooklynd.
Revenue stamps \$2.20 indicate a sale price of \$2,000 for 240.32 ft. frontage on Kentucky St. by 125 ft. in depth, or 30,040 sq. ft. Sold on a basis of \$8.33 per front foot or 7¢ per sq. ft.

2. North side of Texas St. - lot 12 to 17, inc., Block 3
South side of Texas St. - Lots 2 to 11, inc., Block 4
Warranty deed dated 9-25-56, Document #1413711, recorded Book 1535 of Deeds, Page 221.
Grantor: Brooklynd Company
Grantee: Northern Valley Co.
Legal: Lots 12 to 17, inclusive, Block 3, and Lots 2 to 11 inclusive, Block 4, Second Addition to Brooklynd.
Revenue stamps \$6.60 indicate a sale price of \$6,000 for a total of 80,626 square feet on an ungraded street. Sold on a basis of 7½¢ per square foot.

3. South side of Kentucky St., being Lots 1 to 5, inc., and North side of Texas St., being Lots 18 to 22, inc., between Missouri St. and Taft St.
Warranty deed dated 8-17-56, Document #1410370 recorded in Book 1531 of Deeds, Page 391.
Grantor: Brooklynd Company
Grantee: Northern Valley Co.
Legal: Lots 1 to 5 and 18 to 22, Block 3, Second Addition to Brooklynd.
Revenue stamps \$4.40 indicate a sale price of \$4,000 for a total of 50,000 sq. feet, or sold on a basis of 8¢ per square foot.

Comparable Land Sales (continued)

4. North Side of St. Lawrence St. at Northeast corner of Taft St.
Warranty deed dated 11-15-55, Document #1413811, Recorded
Book 1535 of Deeds, Page 309.

Grantor: Brooklynd Company

Grantee: John J. Remackel and wife

Legal: Lots 12 to 17, inclusive, Block 4, Second Addition to
Brooklynd.

Revenue stamps indicate a sale price of \$1500 for 242.72 feet frontage
on St. Lawrence St. by a depth of 125 feet, or a total of 30,340 sq.
feet, sold on a basis of \$6.20 per front foot or 5¢ per square foot.

5. North side of St. Lawrence St. approximately 120 feet west of
Missouri St.

Warranty deed dated 6-7-57 (given in performance of a contract
for deed dated 8-24-55, See Document #1440871) Document #1440872,
recorded in Book 1564 of Deeds, Page 573.

Grantor: Stuart F. Markoe and wife

Grantee: Frank M. Remackel and wife

Legal: Lots 18 and 19, Block 4, Second Addition to Brooklynd.

Revenue stamps \$1.10 indicate a sale price of \$1,000 or less.

80 foot frontage by 125 feet in depth, or sold on a basis of
\$12.50 per front foot or 10¢ per square foot.

6. Warranty deed dated May 17, 1956, given in performance of a contract
for deed dated 7-7-55 (see Document #1440869).

Grantor: Stuart F. Markoe and wife

Grantee: Frank M. Remackel and wife

Legal: Lots 1 and 20, Block 4, Second Addition to Brooklynd.

Revenue stamps \$1.10 indicate a sale price of \$1000 or less for
10,000 square feet, or sold on basis of 10¢ per square foot.