



## **Collection Information:**

**Folder:** Parcel No. 10. 357 Tennessee Street.

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

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

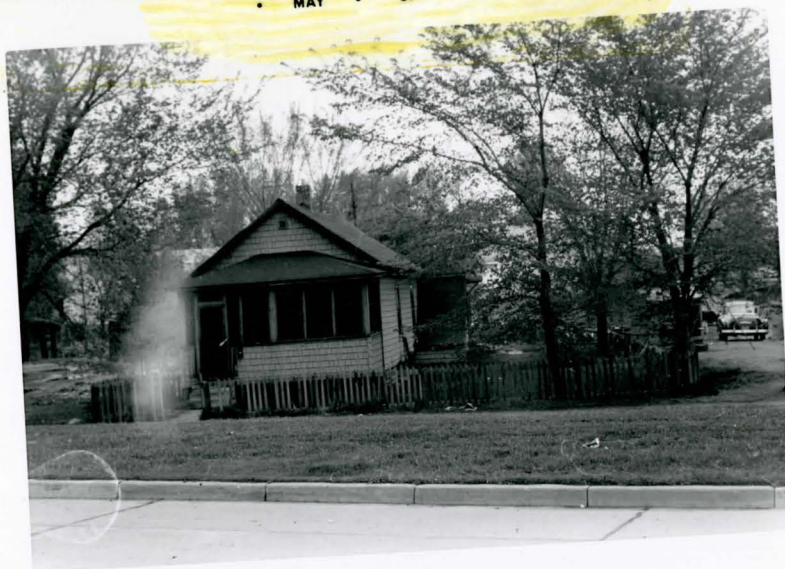
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Project Area 1-A  
Parcel No. 10  
357 Tennessee St.

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Project Area 1-A  
Parcel No. 10  
357 Tennessee Street  
Owner - Thomas Dahir (talked to Viola E. Dahir)

Legal: Lot 4, Block 13, Brooklyn  
Lot Size: 40 x 144 feet. *5700 sq ft.*  
Zoning: "B" Residential.  
Built: Assessors records state "very old" moved on in 1921.  
Assessors Value: Land \$350.00, Buildings \$1,100.00. Total \$1,450.00.

This property consists of a one story frame dwelling with asphalt exterior siding. The main building is 18 x 36 feet with a 14 x 10 feet addition. There are 4 rooms and old type bath, plastered walls, badly checked showing some sag, oak floors, large back storage and entrance room, screened porch across front of dwelling. Full basement with limestone walls, concrete floor, gravity hot air gas heat, 30 gallon gas water heater, no tubs or drain. Entrance stairs from back hall. 10 x 12 feet frame with asphalt covering tool house. About 120 feet of fair wood picket fence.

Cost Approach:

14,864 cubic feet @ 60¢	\$8,918.00
Physical depreciation 55%	
Economic depreciation 10%	<u>5,797.00</u>
Depreciated value of dwelling	3,142.00
Depreciated value of shed	<u>50.00</u>
Depreciated value of improvements	3,192.00
Land:	
40x144, including picket fence	<u>700.00</u>
Indicated value by cost approach	\$3,892.00

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

Land	\$ 700.00
Improvements	<u>3,200.00</u>
Total	\$3,900.00

"THREE THOUSAND NINE HUNDRED DOLLARS"

Project Area 1-A  
Parcel No. 10  
357 Tennessee Street

MARKET    APPROACH

Comparable Sales:

1. 173 W. Robie - Sold Apr. 16, 1959. \$3,700 cash. Superior lot and location compared to subject and had 1 extra room, but did not have basement or central heating plant.
2. 630 Joy Street - Sold May 25, 1959. \$2,950, \$100 down, balance contract for deed. Approximately same size, age and condition, but did not have bath.
3. 115 Edward Street - Sold Oct. 20, 1959. \$4,200, \$1,000 down, balance contract for deed. Larger and better condition, but had space heater instead of central heat and lot was smaller.
4. 51 E. Indiana - Listed, not sold Sept. 1960. Same size and appearance. No furnace but in better condition.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of subject property is \$3,900.00.