



Collection Information:

Folder: Parcel No. 31. 347 Tennessee Street.

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

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Project Area 1-A
 Parcel No. 31
 347 Tennessee Street
 Owner - Raphaël P. & Margaret H. Auge

Legal: Lot 2, Block 13, Brooklynd
 Lot Size: 50 x 144 feet *7200 Sq. ft.*
 Zoning: "B" Residential
 Built: 1908
 Assessors Value: Land \$350, Building \$1,000, Total \$1,350.00.

This a two-family frame dwelling with rubberoid siding, asphalt shingle roof, main section 24 x 38 feet. First floor has 4 rooms and old-type bath off kitchen, maple floors, painted trim, circulating gas heater - cost \$290 installed. Second floor has 4 rooms and toilet only off a bedroom, oak floors, painted trim, circulating gas heater. Exterior stairway and interior stairway to second floor. Basement walls are poured concrete and limestone, steel adjusto posts under entire house but only 1/2 finished, no furnace, concrete floor, laundry tubs and drain, 40-gallon gas water heater. General condition good. Rental 1st floor \$35.00, 2nd floor \$30.00

- 1 - 12x18 tar covered shed.
- 1 - 12x16 frame unpainted shed, 50 feet of picket fence.

Cost Approach:

18,800 cubic ft. @ 60¢	\$11,280.00
Physical depreciation 45%	
Economic depreciation 10%	<u>6,204.00</u>
Depreciated value of dwelling	5,076.00
Depreciated value of sheds	<u>100.00</u>
Depreciated value of improvements	5,176.00

Land:	
50 x 144 feet	<u>750.00</u>
Indicated value by Cost Approach	\$5,926.00

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	\$ 750.00
Improvements	<u>5,200.00</u>
Total	5,950.00

"FIVE THOUSAND NINE HUNDRED FIFTY DOLLARS"

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Comparable Sales:

1. 82 Leech St. & 170 McBoal, Sold \$9,000 cash. 2 duplexes on one lot. Each unit had full bath and one had 5 rooms on each floor. Larger lot, better location but in poorer condition. Sold March, 1961.
2. 267 Goochue, sold \$6,500 cash, May 23, 1961. Same size and condition, also stove heat. Better location, larger lot.
3. 842 Edmund, sold \$6,500 cash May 23, 1961. Larger, central heating, two-car garage, but in poorer condition.
4. 118 E. Colorado, sold \$7,000, very easy terms, March 2, 1960. Central heat, stucco exterior, superior location, but smaller lot and poorer condition.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of subject property is \$5,950.00.

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