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

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Project Area 1-A
Parcel No. 34
369 Tennessee Street

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Project Area 1-A
Parcel No. 34
369 Tennessee Street

Owner: Mathew and Frances Remackel
Legal: Lot 6, Block 13, Brooklynd
Lot Size: 50 x 144 feet *7200 sq ft*
Zoning: "B" Residential
Built: 1922
Assessors Value: Land \$350.00, Buildings \$2,350.00, Total \$2,700.00.

This is a very clean beautifully maintained 1½ story frame bungalow with asbestos siding, asphalt roof. Corner lot with numerous trees and shrubs and good lawn fenced.

Consists of 5 rooms & bath, 1 bedroom has wardrobe closet in addition to regular closet. Buffet in dining room, good cabinets and cabinet sink in neat kitchen. Attic if finished with Firtex and linoleum floor. Insulated and weather-stripped. Extra good basement, octopus hot air gas heat, water proofed walls, 30 gallon gas water heater, extra toilet, no laundry tubs, sink only.

This is one of the better homes in a very average district. \$75.00 rental value. 2-car shed garage has swining door, concrete floor, lean-to tool house.

Cost Approach:

18,736 cubic feet @ 70¢	\$13,115.00
Physical depreciation 33%	
Economic depreciation 10%	<u>5,639.00</u>
Depreciated value of dwelling	7,476.00
Depreciated value of out-	
buildings	<u>1,000.00</u>
Depreciated value of improve-	
ments	8,476.00
Land 50x144 ft.	<u>800.00</u>
Indicated value by Cost	
Approach	\$9,276.00

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	\$800.00
Improve.	<u>8500.00</u>
Total	\$9300.00

"NINE THOUSAND THREE HUNDRED DOLLARS"

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MARKET APPROACH

Comparable Sales:

- 391 So. Saratoga, sold Sept., 1958, \$8,750, easy terms
- 706 Eustis, sold May, 1959, \$8,800 cash
- 1238 Juno, sold January 1959, \$10,500 cash
- 1316 Niles, sold December, 1958, \$10,500 cash
- 1121 Abell, sold May, 1961, \$10,500 cash
- 1247 Charles, sold Sept. 1958, \$12,600 cash.

The above comparable listed sales represent bungalows somewhat similar to the subject property and it will be noted that the prices range from \$8,750 to \$12,600. All of these properties were sold by one of the appraisers. Individual adjustments between the subject properties and the comparables were not noted because the location is the main factor in our opinion of value. Furthermore, subject property is one of the better homes in the area and superior to any in the immediate neighborhood. Therefore, it is an over-improvement for its location and homes around it have a depreciating effect on its value.

Because of the foregoing, the indicated market value of the subject property is \$9,300.00.