



Collection Information:

Folder: Parcel No. 52. 267 St. Lawrence Street.

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

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Project Area 1-A
Parcel No. 52
267 St. Lawrence St.
Owner, Joseph Cardenas



• MAY • 61



• MAY • 61



• MAY • 61

Project Area 1-A
Parcel No. 52
267 St. Lawrence St.
(continued)

MAY • 61



MAY • 61



Project Area 1-A
 Parcel No. 52
 267 St. Lawrence St.
 Owner - Joseph Cardenas

Legal: East one-half of Lot 14, Block 21, Dunwell & Spencers Addition
 Lot Size: 25 x 148 feet. *2700 sq ft*
 Zoning: "B" Residential.
 Built: 1914.
 Assessors Value: Land \$225.00, Buildings \$2,750.00, Total \$2,975.00.

This is a frame duplex with imitation brick exterior siding, octagon asphalt roof in fair condition. Open porches front and rear, entire exterior in poor condition. Each unit has 5 rooms consisting of living room, dining room, 2 bedrooms, kitchen and old type bath off the kitchen. First floor in bad condition (not rented over past year.). 2nd floor occupied by owners in fair condition. Basement reached by outside trap door has limestone walls, dirt floor, 2 hot air furnaces, one oil, one coal fired. Poor sidearm gas water for 1st floor, 30 gallon gas water heater for 2nd floor. Overall dimensions 20 x 46 feet. No garage or outbuildings. *not since 1900*

Cost Approach:

25,760 cu. feet @ 70@	\$18,032.00	
Physical depreciation 65%		
Economic depreciation 15%	<u>14,425.00</u>	
Depreciated value of building	\$ 3,607.00	
Land:		
25 x 148 feet	<u>600.00</u>	
Indicated Value by Cost Approach	\$ 4,207.00	<i>6,700</i>

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	\$ 600.00
Improvements	<u>3,650.00</u>
Total	\$4,250.00

"FOUR THOUSAND TWO HUNDRED FIFTY DOLLARS"

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267 St. Lawrence St.

MARKET APPROACH

Comparable Sales:

1. 250 Sherman - Sold Dec. 17, 1959, \$3,500 cash. Comparable location, size and condition but only had heating plant on the 1st floor.
2. 428 Carroll Ave. - Sold May 5, 1960, \$3,500, \$300 down. Comparable size, location and condition, but space heaters instead of central furnace.
3. 267 Goodhue Ave. - Sold May 23, 1961, \$6,500 cash. Only 4 rooms in each unit and space heaters, but superior location and condition. Also had garage, exceptionally nice large lot.
4. 842 Edmund Ave. - Sold May 23, 1961, \$6,500 cash. Better location and larger lot and 2-car garage. Approximately same size and condition.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of subject property is \$4,250.00.