



Collection Information:

Folder: Parcel No. 61. 80 Chester Street.

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

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Records.

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PHotos of Subject Property

• MAY • 61



View of Subject Property
from Airport Road looking
southeasterly

• MAY • 61



View of Subject Property
from Airport Road looking
east

• MAY • 61



View of subject property
looking north from ground
level

• MAY • 61



View of subject properties
looking north showing proximity to
railroad tracks and access from
Airport Road, which we assume
would be Taft Street

• MAY • 61



View of subject properties
from below Airport Road looking
south showing distance below grade.

• MAY • 61



View of subject properties from
Airport Road looking south.

S.E. 1/4 SEC. 5. 28-22



LOT 4

PLYMOUTH ST

MISSOURI ST

BROOKLYN ST

PERRY ST

C - I - S - T - P - A - L - A
LOT 12 P A L A Y I R

LOT 13

CHI. R. I. & PAC. RY.

LOT 11

LOT 10

LOT 9

WAVANDOTTE ST

CHESTER ST

MINNETONKA ST

CONSTANCE ST

FLORIDA ST

ADAMS ST

LANGLEY ST

PERRY ST

EATON AVE

MEADOW ST

CHAMPLAIN ST

MORRISON ST

NICHOLAS ST

NE 1/4 Sec. 5-28-22

Key



Item No. 1 of subject



Item No. 2 of subject



Comparable sales

ST PAUL

WARNER

WARREN

WARREN

WARREN

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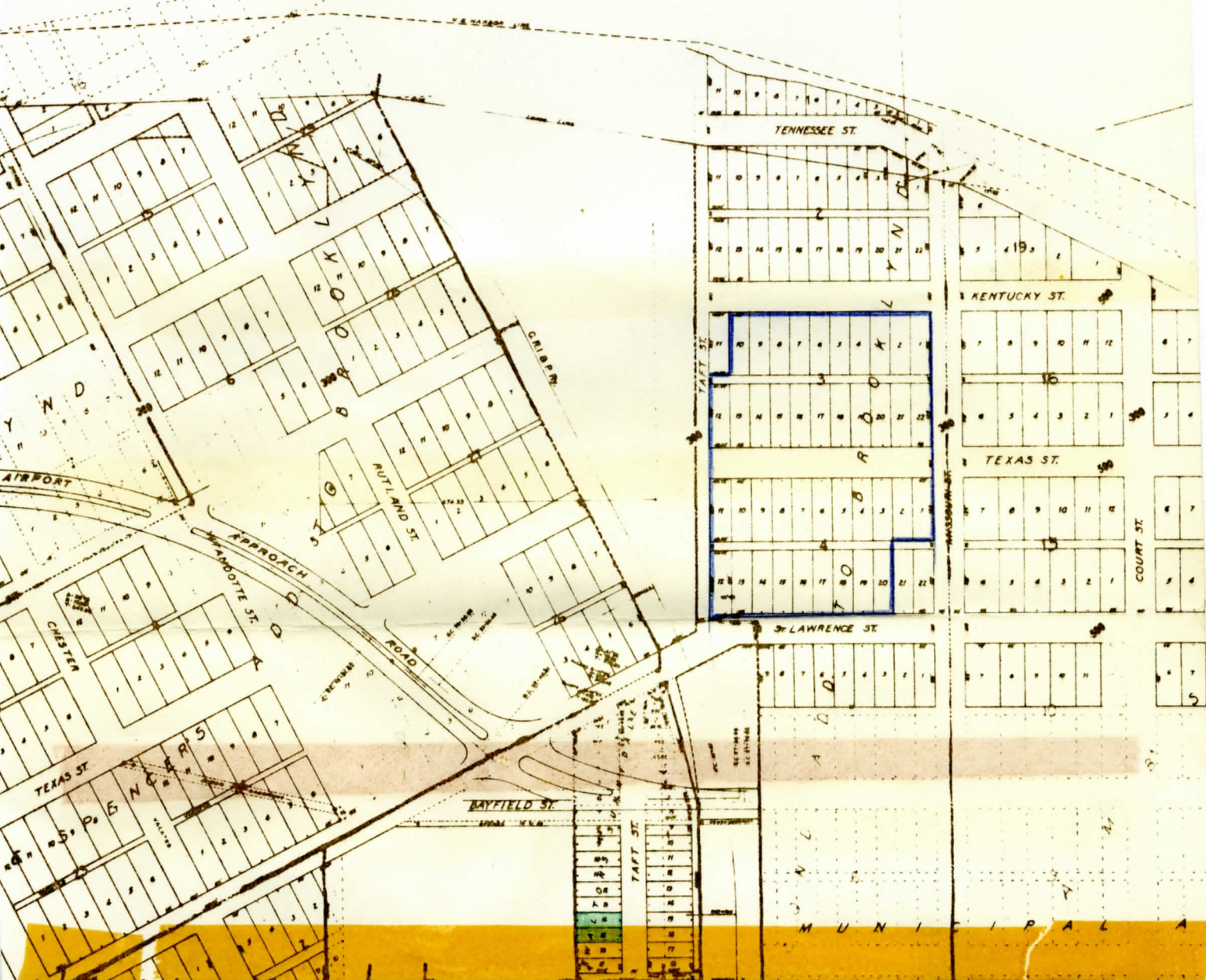
WARREN

WARREN

WARREN

WARREN

MISSISSIPPI RIVER



MUNICIPAL



Front View



Rear View



Garage & Storage Shed



Front View



Rear & Side View
Showing Garage

AMP



Shed on rear of lot

PROJECT AREA 1-A
PARCEL 61
80 Chester Street

Owner: Joseph Moryn
Legal: NW'ly 50 ft. of Lot 1, Block 14, Brooklynd Addition
Lot Size: 50 x 50 (2500 sq/ ft.)
Zoning: "B" Residential
Assessors Value: Land \$75.00, Bldg. \$700
Built: Prior or around 1900
Utilities: Electric only

PROPERTY DESCRIPTION

This property would be classed as a two story one family home. The exterior is of asbestos siding, wood trim, and a composition roof all being in fair to good condition. There is a 21 x 24 attached shed type garage on the rear of the home. The buildings taking up the majority of the lot, as it is only 50 x 50 feet in size.

The interior is neat and clean. There is a full basement on cement block construction. The basement walls were built under the main part of the home in 1941, and the basement under the addition was built in 1947. The original home had a kitchen and livingroom on the first floor and three bedrooms on the second floor. In 1947 a one story addition was built having the basement mentioned above and one large room on the first floor, however, that room has not been entirely finished.

There is no inside bathroom, however, there is a well and pump furnishing water to the home. There is no city sewer, water, or gas in the home.

COST APPROACH

19,560 cu. ft. @ 60¢	\$11,736.00
Less: 65% depreciation	7,628.00
Depreciated value of home	\$ 4,108.00
Shed (no value)	
Garage - depreciated	300.00
Well & Pump - depreciated	350.00
Depreciated value of improvements	\$ 4,758.00
Plus: Land 50 x 50 feet	300.00
Indicated value by Cost Approach	\$ 5,058.00

MARKET (COMPARISON) APPROACH

1. 728 Stewart Avenue - Sold in April 1961 for \$5,000.00. This property is similar in size as the subject property, but is in a greater demand area and has all city utilities. The first floor has a livingroom, diningroom, and kitchen, with the second floor having two bedrooms and toilet. There is a part basement, stove heat, one car garage, and a 40 x 145 foot lot.
2. 173 Granite Street - Sold in May 1961 for \$4,000.00. This property is slightly larger in size, but is in a greater demand area. The first floor has a livingroom, diningroom, and kitchen with the second floor having two bedrooms and a full bath. There is a part basement, space heater, one car garage, and a 26 x 132 foot lot.
3. 929 Woodbridge Avenue - Sold in July 1961 for \$5,500.00. This home is slightly larger and in a greater demand area. The first floor has a livingroom, kitchen, two bedrooms, and a full bath. The second floor has the same except it has a half bath. There is a part basement with space heaters on each floor and a two car garage.

Indicated value by Market Approach is \$5,000.00

CORRELATION & FINAL OPINION

This property has been quite well maintained. There is physical depreciation, functional and economic obsolescence present here. The physical depreciation is slightly less than some homes in the area. The economic loss is present due to the lack of demand in the area by the buying public. Functional obsolescence would cover the lack of public utilities and the non-conventional arrangement of rooms.

The Income Approach was not used as a one family home does not show the proper return for the investment. It is estimated that the monthly rental would be \$35.00, due to the lack of public utilities. The Cost and Comparison Approaches were found to be the most helpful with the Comparison Approach carrying the most weight.

In considering all available factors, and based on our experience in the real estate sales and appraisal profession, it is our opinion that the Market Value is:

Five Thousand Dollars (\$5,000.00)