



## **Collection Information:**

**Folder:** Parcel No. 80. 105 Fenton Street.

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

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

## **Copyright Notice:**

This material may be protected by copyright law (U.S. Code, Title 17). Researchers are liable for any infringement. For more information, visit

[www.mnhs.org/copyright](http://www.mnhs.org/copyright).

105 FENTON - PARCEL 80



FRONT VIEW



REAR VIEW

PROJECT 1-A  
PARCEL 80  
105 Fenton Street

Owner: Chester Betts

Legal: Lot 8, Block 10, Brooklynd Addition

Lot Size: 50 x 144

7200 sq ft

Zoning: "B" Residential

Assessors Value: Land \$375.00, Building \$700.00

Built: 1894

Utilities: Gas, sewer and water

PROPERTY DESCRIPTION

This property is classed as a one family  $1\frac{1}{2}$  story home. The exterior has asphalt siding and a composition strip rolled roof. There are aluminum storms and screens on the windows and doors. The home was rewired about 2 years ago. It has woven wire and some wooden fencing around the yard, and 2 plum and 4 apple trees in the rear yard. There is no sidewalk, curb or paved street.

The home is not of the best quality construction and condition. The floors on the first floor are maple and the second floor soft wood. The plastering in the home is of poor quality and condition. There is need of painting on the exterior and redecorating and reconditioning inside. There is a space heater that furnishes heat for the entire home. The basement is only partially dug out and has dirt floors. The first floor has a livingroom, diningroom, one bedroom off the diningroom, kitchen and a separate toilet room and a separate shower room both off the kitchen. It appears that the kitchen and bath rooms have been built later than the main portion of the home.

COST APPROACH

19,526 cu. ft. @ 70¢	\$12,668.00
Less: 70% depreciation	<u>9,568.00</u>
	\$ 4,100.00
Plus: Trees & fencing	300.00
Shed (No value)	
Land: 50 feet x \$15.00	<u>750.00</u>
Indicated value by Cost Approach	\$ 5,150.00

### MARKET (COMPARISON) APPROACH

1. 728 Stewart Avenue - Sold in April 1961 for \$5,000.00. This is very similar property in size and number of rooms. It has three rooms and porch on the first floor with 2 bedrooms and toilet on the second floor. There is a one-fourth basement and a space heater, also a one car garage.
2. 163 Acker Street - Sold in September 1960 for \$5,300.00. This home has three rooms on the first floor and three rooms and bath on second. It has a full basement and space heater. There is no garage. It is a 60 foot lot. Similar in general size.
3. 88 West Magnolia - Sold in April 1960 for \$5,300.00. This home is slightly larger than the subject property and in a greater demand area. It has three rooms, porch and bath on the first floor and two rooms on the second floor plus a half bath. Forced air furnace. There is a 40 foot lot and no garage.

Indicated value by Market Approach is Five Thousand Five Hundred Dollars (\$5,500.00)

### CORRELATION & FINAL OPINION

The Income Approach was not used here as a one family home cannot demand enough rent to show the proper value of the property. The Cost Approach was helpful, but did not lend as much assistance as the market analysis method. The Cost Approach on an older home leaves too much room for depreciation, that is not observable upon and inspection of the property.

The home was heavy on the physical depreciation and the usual economic obsolescence that this older location is subject to, originating from the lack of demand in the area. The functional obsolescence aspect was also considered, however, it was felt that in this general price bracket of homes and location most of the supposed buyers would not be effected too much by the functional obsolescence.

In considering all available known factors, and based on our experience in the real estate profession, it is our opinion that the present Market Value of said property is:

Five Thousand Five Hundred Dollars (\$5,500.00)