



Collection Information:

Folder: Parcel No. 88. 146-148 State Street.

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

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PROJECT AREA 1-A
Parcel 88
146 State Street



FRONT VIEW



REAR VIEW

PROJECT AREA 1-A
Parcel 88
148 State Street



FRONT VIEW



REAR VIEW

PROJECT AREA 1-A

Parcel 88
146-148 State Street

Owner: Chester W. & Chester J. Dyczkowski

Legal: Ex NEly 40 ft; Lot 3; Blk 1; Dunwell & Spencer's Add
to Brooklynd

Lot Size: 50 x 163 (8150 sq.ft.)

Zoning: Commercial

Assessor's Value: Land \$850, Building \$4200

Built: 146 State-1909 148 State-1879

Utilities: Sewer, water and gas

PROPERTY DESCRIPTION

This property consists of a store building and a 2 story house which are joined by a passageway between them.

148 State

This is a 1 story with full basement store building with asphalt tile floor, plaster walls and there is a walkin cooler $8 \times 9 \frac{1}{2} \times 8 \frac{1}{2}$. Also at the rear there is a toilet, lavatory, stall shower with plastic tile wainscot. The basement is full, has cement block foundation at the rear portion of the building, and the front which was the original portion of the building has concrete foundation. The joists are 2x12 with 16 in. on center in the rear portion and 2x8 with wood beam bisecting the center or the old portion. The rear portion of the building was added to the original in 1949. This store appears to be of masonry construction with flat tar and gravel roof.

146 State

This home built approximately 1879 is in the most part a 2 story home. The kitchen is fair sized with small cabinets, and a small dining room with a bedroom adjoining, a small living room at the front of the house are on the main floor. There is also an entrance hall with a stair going to the second floor. It has hardwood floor on the first and second floors. The second floor has 1 good and 1 fair sized bedroom and bath with round rim tub and low flush box. The basement is full, has 30 gallon automatic has hot water heater, hot water furnace with stoker and the furnace appears to be fairly new. It has stone foundation, concrete floor, laundry tubs and floor drain. The exterior of the house is stucco and the roof on the South side is in need of repair.

COST APPROACH

<u>148 State</u>	
20,861 cu. ft. @ 60¢	\$ 12,516
Less: 75% Depreciation	<u>8,135</u>
Net value of home	\$ 4,381

Indicated value by Cost Approach
on 148 State \$ 4,381

<u>146 State</u>	
29,792 cu. ft. @ 50¢	\$ 14,896.00
Less: 70% Depreciation	<u>10,427.00</u>
Net value of store	\$ 4,469.00
Depreciated value of walk-in cooler	650.00
	<u>\$ 5,119.00</u>

Indicated value by Cost Approach

146 State	\$ 4,469.00
Depreciated value of walk-in cooler	650.00
Depreciated value of 148 State	4,381.00
Land Value (50 ft. frontage at \$20 front ft.)	<u>1,000.00</u>

Indicated value by Cost Approach \$10,500.00

MARKET (COMPARISON) APPROACH

1. 487 Goodrich -This 2 story 3 bedroom home sold in August of 1961 for \$4850.00 cash. This had a full basement, forced air gas furnace, stucco exterior and was in good condition. The building was 29x22 $\frac{1}{2}$ and was located on a lot 30x64 ft. The general area was somewhat superior to the subject property.
2. 474 James St. -This 2 story 7 room home did not have a bath and it had about 3/4 basement. It sold in July of 1961 for \$3500.00 cash. The building was 20x42 ft. and was located on 50 ft. frontage lot. This location also was superior to the subject property but the condition of the home was only fair and it had the disadvantage of not having a bath.
3. 173 Granite - This home 2 story with 2 bedrooms and full bath on second floor sold in May of 1961 for \$4000.00 cash to mortgage. It was built prior to 1900, building was 14x36 ft. and the lot 26x132 ft. This also had a 12x18 garage and the area was more acceptable to the general public than the subject property.
4. 140 Concord St. -This is a store building that sold in June of 1958 for \$7500.00 cash. This building was a store on the first floor and had a 4 room apartment above it. This was located on a 20 ft. lot and was zoned commercial.
5. 422 Concord St. -This was a store building also with apartments on the second floor. There was an apartment at the rear as well as 2 apartments on the second floor. The total size was 40 ft. frontage and an irregular depth. This sold in January of 1959 for \$10,000.00. The area was considerably superior to the subject property.

Indicated value by Market Approach,
Ten Thousand Five Hundred Dollars (\$10,500.00)

CORRELATION AND FINAL OPINION

Your appraisers could not find a recent sale of this type of property. That is, a store building connected to a house by a passageway, so in order to estimate the value by Market Approach 23 computed the value of each building separately, and we used comparable sales of single family houses and store buildings. It is, therefore, our estimate of value of the whole property including the walk-in cooler, by Market Approach,

Ten Thousand Five Hundred Dollars (\$10,500.00)