



## **Collection Information:**

**Folder:** Parcel No. 89. 140 State Street.

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

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

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PROJECT 1-A  
PARCEL 89  
140 State St.



FRONT VIEW



REAR VIEW

PROJECT AREA 1-A  
Parcel 89  
140 State Street

OWNER: JUANITA CARRASCO  
~~Lasaro Wrbano et al~~

LEGAL: Ex NE'ly 40 ft; SE'ly 20 ft. of Lot 4; Blk 1; Dunwell & Spencer's  
Addition to Brooklynd

LOT SIZE: 20 X 160      3200

ZONING: Commercial

ASSESSOR'S VALUE: Land \$350.00, Building \$700.00

BUILT: Prior or around 1900

UTILITIES: All public utilities

PROPERTY DESCRIPTION

This one story building apparently was a store with an apartment in rear of first floor. It is one story building with asphalt siding. It has a full basement, however is not usable. The first floor is now used entirely for living quarters having five rooms and a toilet. The estimated rental is \$30.00.

COST APPROACH

18,276 @ 60¢	\$10,965.00
Less: 75% Depreciation	<u>8,223.00</u>
Depreciated value of building	\$ 2,742.00
Plus: Land (20 X 160)	\$ 400.00
	<u>\$ 3,142.00</u>

Indicated value by Cost Approach rounded to \$3,100.00

PROJECT AREA 1-A

PARCEL 89  
140 State St.

MARKET (COMPARISON) APPROACH

1. 33 E. George St. - This is an old frame building which sold in August 1961 for \$12,500.00. This has a store on the first floor with apartment to the rear and two apartments on the second floor. The approximate income of this building was \$2400.00 per year. The lot size was 50x150 ft. This also is in a better location than the subject property and the building was slightly superior to the subject property.
2. 140 Concord St. - This is a store building with one apartment above it approximately the same size as subject property and it sold in 1958 for \$7500.00 cash. This was approximately 55 years old and was similar in utility with the addition of the apartment on second floor.
3. 422 Concord - This is a store building somewhat similar to the subject property, in a considerable better location, and this also has two apartments on second floor as well as apartment to rear on the first floor. This was located on 40x100 ft. lot and the general condition of the building was fair. This sold in February 1957 for \$10,000.00.

Indicated value by Market Approach is ..... \$3200.00.

CORRELATION AND FINAL OPINION

In analyzing the Cost and the Market Approach and analyzing all factors which we feel effect the value it is the opinion of your appraisers that a fair Market Value as of the date of this report is,

Three Thousand Two Hundred Dollars (\$3200.00)