



Collection Information:

Folder: Parcel No. 98. 132 Chester 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.

PARCEL NO. 98
132 Chester Street



FRONT VIEW



REAR VIEW

PARCEL NO. 98
132 Chester Street



SHED

PROJECT AREA 1-A
PARCEL 98
132 Chester Street

Owner: Walter J. Weaver ET AL/Fee Mike McPhillips

Legal: SWly $\frac{1}{2}$ of Lot 11 & all of Lot 12; Blk 4; Dunwell & Spencer's
Add. to Brooklynd

Lot Size: 75 x 144 (10,800 sq.ft.)

Zoning: "B" Residential

Assessors Value: Land \$550.00, Building \$700.00

Built: 1908

Utilities: Gas, sewer and water

PROPERTY DESCRIPTION

The rear of this story and one-half house has a summer kitchen with gas space heater in it and automatic gas hot water heater. There is also a stall shower in this portion. The kitchen is small with cabinet sink and linoleum wainscot. There is a good sized dining room and small living room with a bedroom opening both to the living room and kitchen. Front has an entryway with guest closet. The second floor has fair sized bedrooms, two. The basement is full, has gravity hot air gas fired furnace and there is a toilet opening to the bedroom which apparently was once a bedroom closet. There is no lavatory. The exterior is asbestos siding and it has asphalt roof and there are aluminum storm screens and storm doors. Estimate rental value \$35.00.

COST APPROACH

21,297 cu. ft. @ 65¢	\$13,843.00
Less: 65% depreciation	8,997.00
Depreciated value of home	\$ 4,846.00
Depreciated value of garage	50.00
Depreciated value of bldgs.	\$ 4,896.00
Plus: Land (75ft. x \$15)	1,125.00
Indicated value by Cost Approach	\$ 6,021.00
Rounded to - - - - -	\$ 6,000.00

Depreciation - Physical 45%, Economic 15%, Functional 5% - total 65%

MARKET (COMPARISON) APPROACH

1. 373 Emma - Sold August 1961 for \$6500.00 with \$200.00 down, the balance on Contract for Deed. This had 3 rooms down, living room, dining room and kitchen and 2 bedrooms and bath on the second floor. It had a full basement. Also heated with 2 circulating gas heaters and had a very small lot, only 20 ft. frontage.
2. 728 Stewart - This sold April 1961 for \$5000.00 cash. This also has living room, dining room, kitchen on the first floor, 2 bedrooms and toilet only on the second floor. This is located on a 40 x 145 ft. lot and had asphalt siding exterior. The condition inside was fair and the outside was good. This also had a 12x 18 garage.
3. 185 Goodrich - This home sold in May of 1961 for \$6500.00 cash. It was somewhat larger than the subject property as it had living room, dining room, kitchen and den on first floor and 4 bedrooms, one of which was small, on the second floor. The general condition of this house was fair. The lot was 51 x 56 ft. and there was a rear shed.

Indicated value by Market Approach is Six Thousand Dollars (\$6000.00).

CORRELATION & FINAL OPINION

This property in general is in fair condition. There is physical depreciation in evidence as well as functional due to lack of a full bath and the location of the shower. Your appraisers did not use the income approach as we do not feel it is applicable in a single family home. Cost and Market Approach were used as a guide in arriving at our estimate of value.

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

Six Thousand Dollars (\$6000.00).