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Folder: Parcel No. 102. 286 Texas Street.

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

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PARCEL 102
286 Texas Street



FRONT VIEW



REAR VIEW

PARCEL 102
286 Texas Street



GARAGE

PROJECT AREA 1-A

Parcel 102
286 Texas Street

Owner: Julian & Silvestra Casillas

Legal: NEly $\frac{1}{2}$ of SWly $\frac{1}{2}$ of Lots 5 & 6; Blk 21; Dunwell & Spencer's
Add to Brooklynd

Lot Size: 36 x 100 (3600 sq.ft.)

Zoning: "B" Residential

Assessors Value: Land \$250.00, Building \$550.00

Built: 1889

Utilities: Gas, sewer and water

PROPERTY DESCRIPTION

This one story home has imitation brick siding exterior, has a glazed front porch, fair sized living room with a small bedroom adjoining. The kitchen which is also fair sized has double drain sink. The bath which opens off the kitchen has round rim tub and low flush box and there is another small bedroom off the kitchen. There is a steep stairway to the basement which is under the entire house and there is a shower in the basement as well as concrete floor and automatic hot water heater. There is another steep stairway to a storage attic.

COST APPROACH

19,490 cu. ft. @ 65¢	\$ 12,668.00
Less: depreciation 80%	10,134.00
Depreciated value of home	\$ 2,534.00
Depreciated value of garage	50.00
Depreciated value of fence	150.00
	\$ 2,734.00
Land (36 ft. @ \$12 front ft.)	450.00
	\$ 3,184.00
Rounded to	\$ 3,200.00

MARKET (COMPARISON) APPROACH

1. 9 Douglas St. - This property sold for \$3000.00 in June of 1961, cash sale. This had living room, dining room, kitchen and 2 bedrooms all on one floor with a full bath. It has city sewer and water and was located on a $47\frac{1}{2}$ x $48\frac{1}{2}$ ft. lot. This had asbestos siding exterior and was in fair condition both inside and out.
2. 373 Erie - This was a somewhat smaller home than the subject property. It consists of living room, kitchen and 1 bedroom with a glazed porch in front. This was located on a $18\frac{1}{2}$ x 100 ft. lot. The exterior was asbestos siding. Interior was in good condition. There was no garage. This sold in September of 1961 for \$4200.00.
3. 19 E. Magnolia - This property sold in July of 1960 for \$4120.00 cash and consisted of living room, dining room, kitchen and one bedroom plus one-half bath all on one floor. The exterior was asbestos siding and the lot was 80 x 123. This is superior in location to the subject property.

Indicated value by Market Approach is \$3200.00.

CORRELATION & FINAL OPINION

The subject property is generally in a run down condition and your appraisers feel that economic depreciation is evidenced by the conditions of the homes in the general area. The income approach was not used as your appraisers feel it is not applicable to a single family home especially in this area as it would not command enough rent to make it a sound investment. The rental value is estimated to be \$35.00 per month.

It is therefore the opinion of your appraisers that a fair market value of the above property is:

Three Thousand Two Hundred (\$3200.00) Dollars