



## **Collection Information:**

**Folder:** Parcel No. 104. 280-282 Texas Street.

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

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

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PARCEL 104  
280 Texas Street



FRONT VIEW



REAR VIEW

PARCEL 104  
282 Texas Street



FRONT VIEW



REAR VIEW

PROJECT AREA 1-A

✓ Parcel 104  
280 Texas Street  
282 Texas Street

Owner: Susie Makler

Legal: Lot 7; Blk 21; Dunwell & Spencer's Add to Brooklynd

Lot Size: 50 x 144 (7200 sq.ft.)

Zoning: "B" Residential

Assessors Value: Land \$400.00, Buildings \$1500.00 and \$550.00

Built: 1889

Utilities: Gas, sewer and water

PROPERTY DESCRIPTION

280 Texas

This full two story two family home has on the first floor a large kitchen with cabinet sink and pantry, a bath which opens off the kitchen has round rim tub and high flush box. There is a small dining room, living room is good sized and there is a large bedroom on the front portion of the house. To the rear of the living room and also opening off it is a second fair sized bedroom. The walls are plaster, Celotex ceiling in living room and kitchen. The second floor has the same floor plan. The kitchen has round rim sink and small cabinet space. The bath which is also off the kitchen has round rim tub and low flush box. Second floor has nuwood ceiling in the living room and this apartment is heated with a circulating heater.

The basement which is accessible only from an entryway underneath the rear porch is under the entire house, has hot water gas furnace for heating the first floor apartment, and automatic gas hot water heater.

This home has a stucco exterior. Rent estimate first floor \$40.00, second floor apartment, actual \$30.00.

PROPERTY DESCRIPTION

282 Texas

This one story home has an entrance hall, fair sized center room used as a bedroom; there is a small front room and a fair sized kitchen with small bedroom adjoining. The bath which also opens from the kitchen has round rim tub and low flush box and there is no lavatory in the bath. There are hardwood floors thruout. The basement is full and is accessible only from an entrance under the rear porch. It has hot water gas heat and automatic gas hot water heater. This home has imitation brick siding exterior. Rental, actual \$40.00.

COST APPROACH

280 Texas

34,074 cu. ft. at 60¢	\$20,444.00
Less: depreciation 70%	<u>14,310.00</u>
Depreciated value of home	\$ 6,134.00
round to	\$ 6,200.00

282 Texas

17,354 cu. ft. at 65¢	\$11,280.00
Less: depreciation 70%	<u>7,896.00</u>
Depreciated value of home	\$ 3,384.00
round to	\$ 3,400.00

280 Texas	\$ 6,200.00
282 Texas	3,400.00
	<u>\$ 9,600.00</u>
Land (50 ft. at \$15 front ft.)	750.00
Shed	No Value
Indicated value by Cost Approach	<u>\$10,350.00</u>