



Collection Information:

Folder: Parcel No. 107. 162 State Street.

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

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Project Area 1-A
Parcel No. 107
162 State Street

AUG • 61



1953-1960

— Improvements

Headmaster Corporation	\$ 150
Riley Construction Co.	183
Busco Window Co.	244
Superior Contractors Inc.	1,490
Silver Lant	500
Shields	360
Letters + Casing	<u>150</u>

House bought in 1951 for \$4,100

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Owner: Gabriel Avaloz - Rose Karter, fee owner
Legal: Southeasterly 25 feet of the Northwesterly 62 feet
of Lots 9 and 10, Block 21, Dunwell & Spencer's
Addition to Brooklynd
Lot Size: 25 x 119 feet.
Zoning: Commercial
Built: 1884
Assessors Value: Land \$375, Building \$1,150, Total \$1,525.00.

This is a 1½ story frame building with new asbestos siding, new roof and aluminum storm and screens on the dwelling including the glazed porch. The porch has Permastone trim.

State Street is paved and has sidewalk and curb. All improvements are in the street and paid.

First floor consists of 4 rooms and 1/2 bath off kitchen. Floors all linoleum covered, walls and ceilings plaster. Kitchen has no cabinets, wall sink. Interior in poor condition.

Second floor has 2 rooms and complete old type bath. Plaster walls and ceilings, soft wood floors.

Full basement has limestone walls, part dirt, part concrete floor. No drain, no tubs, 6 foot height. The octopus type hot air furnace is gas fired. 30 gallon gas water heater. Entrances inside and at rear. Rental \$50.00. 2-car shed type garage.

Cost Approach:

17,136 cubic feet @ 70¢	\$11,995.00
Physical depreciation 50%	
Economic depreciation 10%	<u>7,197.00</u>
Depreciated value of dwelling	4,798.00
Depreciated value of garage	<u>100.00</u>
Depreciated value of improvements	4,898.00
Land:	
25 x 119 feet	<u>500.00</u>
Indicated value by Cost Approach	\$5,398.00

This is a total taking. Based on the Cost Approach and the Comparable Sales Approach, it is your appraisers' opinion that the total damages are:

Land	\$500.00
Improvements	<u>4,900.00</u>
Total	\$5,400.00

"FIVE THOUSAND FOUR HUNDRED DOLLARS"

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MARKET APPROACH

Comparable Sales:

1. 88 W. Magnolia. Sold \$5,000 cash April 12, 1960. Approximately same age and arrangement. Larger lot, better location, but only half basement.
2. 213 E. Robie. Sold \$6,500 cash Nov. 23, 1960. Larger, larger lot, better location. Interior in comparable condition but outside not as good.
3. 226 E. Belvidere. Sold \$7,600 cash, Aug. 25, 1958. Larger, larger lot, 2-car garage. Superior location.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated market value of the subject property is \$5,400.00.