



Collection Information:

Folder: Parcel No. 108. 164 State Street.

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

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Project Area 1-A
Parcel No. 108
164 State Street



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Project Area 1-A
Parcl No. 108
164 State Street

Owner: Abraham and Esther Berkovitz
Legal: Southeasterly 28 feet of Northwestly 90 feet of
Lots 9 and 10, Block 21, Dunwell & Spencer's Addition
to Brooklynd
Lot Size: 28 x 123 feet
Zoning: Commercial
Built: 1911
Assessors Value: Land \$425, Building %2,650, Total \$3,075.00.

This is a 2 story frame duplex with asphalt roof, 2 open front porches,
small front yard fenced. State Street is paved, has sidewalk and curb.
All improvements in and connected.

First floor consists of 5 rooms and old type bath off kitchen, small
cabinets, wall sink, good asphalt tile kitchen floor. Hardwood floors
and trim.

Second floor is the same plan, but woodwork is enameled and the linoleum
in the kitchen is poor. This tenant has own space heater and pays all
utilities including gas for sidearm heater in kitchen. Rental \$40.00.

Full basement has height of 7 feet, limestone walls, octopus type gas
hot air heat, 30 gallon gas water heater. 8x12 slab contains laundry tubs,
shower and floor drain. The furnace heats only the first floor. Trap
door from kitchen, also rear entrance to basement. 2-car frame garage,
asphalt siding and roof, swinging doors, dirt floor.

Cost Approach:

30,800 cubic feet @ 65¢	\$20,000.00
Physical depreciation 65%	
Economic depreciation 10%	<u>15,000.00</u>
Depreciated value of duplex	5,000.00
Depreciated value of garage	<u>200.00</u>
Depreciated value of improvements	5,200.00
Land:	
28 x 123 feet	<u>600.00</u>
Indicated value by Cost Approach	\$5,800.00

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	\$ 600.00
Improvements	<u>5,200.00</u>
Total	\$5,800.00

"FIVE THOUSAND EIGHT HUNDRED DOLLARS"

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Parcel No.108
164 State Street

MARKET APPROACH

Comparable Sales:

1. 853 Woodbridge. Sold \$6,850, \$400 down, Feb. 7, 1961. Approximately same size and condition. Slightly better garage and better location. Easy terms indicate lower cash price.
2. 842 Edmund. Sold \$6,500 cash May 23, 1961. Larger, larger lot, better location, but was in poorer condition.
3. 267 Goodhue. Sold \$6,500 cash May 23, 1961. Only part basement and stove heat, but considerably larger lot 80 x 107 feet and better location.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market value of the subject property is \$5,800.00.