



Collection Information:

Folder: Parcel No. 110. 170 State 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.

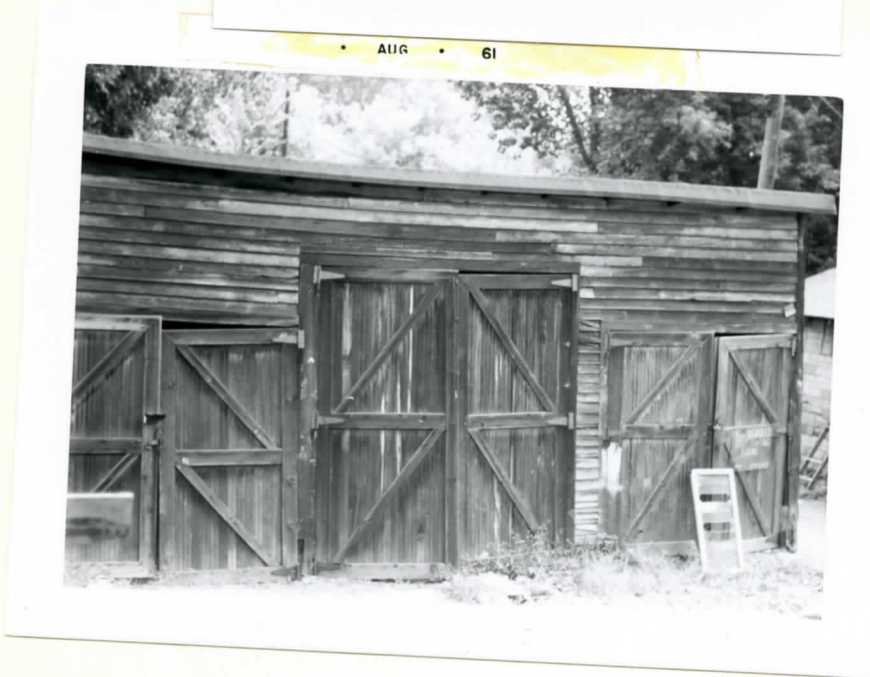
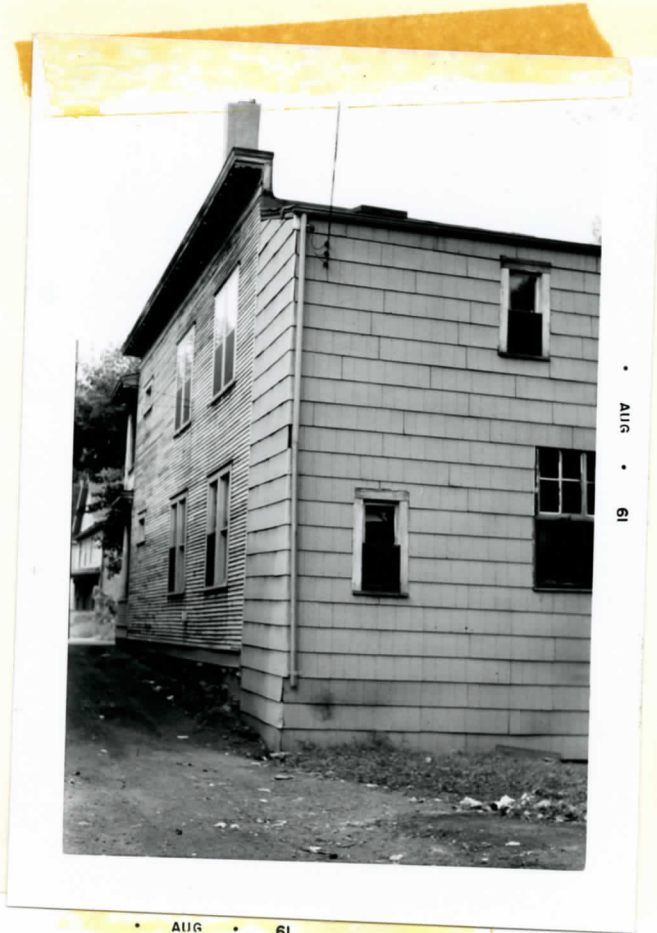
Project Area 1-A
Parcel No. 110
170 State Street

AUG • 61



AUG • 61

Project Area 1-A
Parcel No. 110
170 State Street



Project Area 1-A
Parcel No. 110
170 State Street

Owner: Ann Goldberg
Legal: Southeasterly 29 feet of Lots 9 and 10, Block 21,
Dunwell & Spencer's Addition to Brooklynd
Lot Size: 29 x 126 feet
Zoning: Commercial
Built: 1912
Assessors Value: Land \$450, Building \$3,600, Total \$4,050.00.

This is a 2 story frame duplex with flat pitch roof. 2 open porches.
Needs paint badly. State Street is paved and has sidewalk and curb.
All improvements are in the street and connected.

First floor contains 5 rooms and old type bath off the kitchen, small
cabinets, wall sink, good linoleum. Oak floors and trim painted.
Decorating is good, large buffet in dining room. Occupied by owner.

Second floor same as first. Decorating fair. Rental \$60.00, heated.

Full basement has 6 foot height, concrete floor, adjusta posts, new type
hot water gas heat. Limestone walls. 2 30-gallon gas water heaters, one
nearly new. No tubs, no drain. Outbuildings consist of old shed type
garages.

Cost Approach:

32,760 cubic feet @ 70¢	\$22,932.00
Physical Depreciation 65%	
Economic depreciation 10%	<u>17,199.00</u>
Depreciated value of duplex	5,733.00
Depreciated value of outbuildings	<u>200.00</u>
Depreciated value of improvements	5,933.00
Land:	
29 x 126 feet	<u>600.00</u>
Indicated value by Cost Approach	\$6,593.00

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>6,000.00</u>
Total	\$6,600.00

"SIX THOUSAND SIX HUNDRED DOLLARS"

Project Area 1-A
Parcel No. 110
170 State Street

MARKET APPROACH

Comparable Sales:

1. 853 Woodbridge. Sold \$6,850, \$500 down, Feb. 7, 1961. Easy terms indicate lower cash price. Comparable size and condition and lot. Older but remodeled in 1932. 2-car garage had overhead doors. Better location.
2. 57 W. Jessamine. Sold \$7,000 cash, Oct. 20, 1960. Only 3/4 basement and 4 rooms instead of 5 each, but exterior in better condition and had 42 foot instead of 26 foot lot.
3. 1015 Marion. Sold \$7,950, \$500 down contract for deed June 29, 1961. Easy terms indicate lower cash price. Only half basement and 4 rooms each unit. Lot wider but shorter. Better condition outside and far superior location.
4. 842 Edmund. Sold \$6,500 cash May 23, 1961. Poorer condition but better garage, larger lot, superior location.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated market value of the subject property is \$6,600.00.