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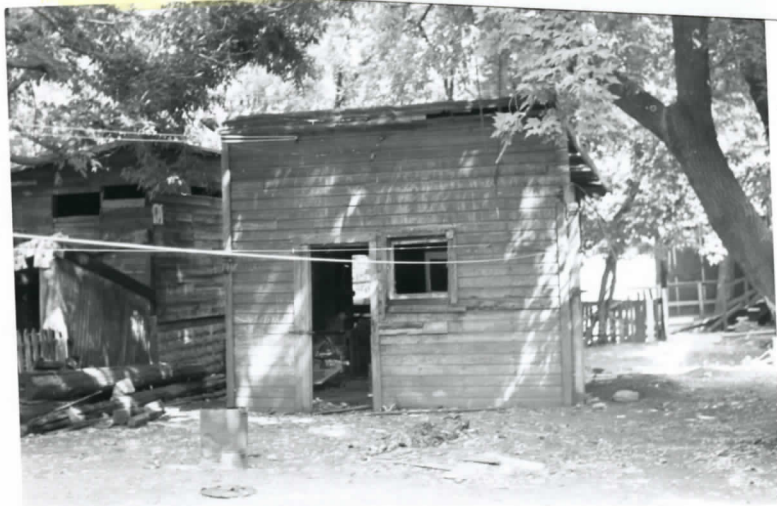
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Project Area 1-A
Parcel No. 113
178 State Street

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Project Area 1-A
Parcel No. 113
178 State Street

Ms. Edith Krinsky #

Owner: Charles C. & Hyman Krinsky and Sophia Rubenstein
Legal: Northwesterly 31 feet of Southeasterly 94 feet of
Lots 11, 12 and 13, Block 21, Dunwell & Spencer's
Addition to Brroklynd.
Lot Size: 31 x 134 feet.
Zoning: Commercial.
Built: 1911
Assessors Value: Land \$500, Buildings \$1,800, Total \$2,300.00.

This is a 1½ story frame bungalow badly in need of paint, strip asphalt roof, glazed front porch. State Street is paved, has sidewalk and curb. All improvements are in the street and connected.

Consists of 5 rooms and old type bath off the kitchen. No kitchen cabinets, wall sink, plastered walls, maple floors. Decorating fair. There is a stairway leading to a dormitory type bedroom in the attic finished in pine, softwood floor. This stairs is located in the front bedroom.

Trap door in kitchen leads to a full basement with height of 7 feet. Concrete block walls, dirt floor. No drain or tubs. Gravity hand-fired hot air heat, 30 gallon gas water heater. Rental \$30.00.

Cost Approach:

15,840 cubic feet @ 75¢	\$11,880.00
Physical depreciation 55%	
Economic depreciation 10%	<u>7,722.00</u>
Depreciated value of dwelling	4,158.00
Land:	
31 x 134 feet	<u>600.00</u>
Indicated value by Cost Approach	\$4,758.00

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>4,150.00</u>
Total	\$4,750.00

"FOUR THOUSAND SEVEN HUNDRED FIFTY DOLLARS"

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MARKET APPROACH

Comparable Sales:

1. 2292 Hampden. Sold \$4,200 cash, April 6, 1961. Only part basement and stove heat, but had 2-car garage, slightly larger lot. Better location.
2. 347 W. Baker. Sold \$6,100 cash, Jan. 14, 1960. Only part basement and stove heat, but far superior location.
3. 46 W. Sycamore. Sold \$6,500, \$300 down, June 23, 1961. Easy terms indicate lower cash price. Only 5 rooms and expansion but exterior in better condition. Better basement, 3 year old forced air gas furnace and had laundry. 2 glazed porches. Better rent \$65.00 indicates superior location.
4. 51 E. Indiana. Listed, not sold, October, 1960, \$5,500. Only 3/4 basement with gas space heater, but had new roof and siding and automatic water heater. Sets upper limit of value.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated market value of the subject property is \$4,750.00.