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Project Area 1-A
Parcel No. 115
271 St. Lawrence

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Owner: Frank Gomez
Legal: Southwesterly 1/2 of Lot 15, Block 21, Dunwell & Spencer's Addition to Brooklynd.
Lot Size: 25 x 144 feet
Zoning: Commercial
Built: 1913
Assessors Value: Land \$225, Building \$1,450, Total \$1,675.00.

This is a 1½ story frame bungalow with 3 dormers and asphalt roof. Aluminum storm and screens including a complete glazed porch. St. Lawrence Street is paved. There is a sidewalk but no curb. Front yard has approximately 40 feet of iron fence, 2½ feet high. All improvements are in the street and connected to the dwelling.

First floor has 5 rooms and old type bath off the kitchen. Bath has plastic tile walls, linoleum floor. Some metal cabinets in kitchen over metal cabinet sink, good linoleum and 30 gallon gas water heater. Floors are hardwood, trim soft wood varnished. Plaster walls and ceilings.

Open stairs from front hall to dormitory style second floor. 3 bedrooms, walk through, insulated plywood walls and ceiling, softwood floor, only heat comes from open stairway.

Full basement reached from rear vestibule, limestone walls, dirt floor, octopus type hot air gas heat; 7 foot height, no tubs or drain. Attached garage in rear reached from back vestibule, swinging door, dirt floor. Fenced rear yard. Rental value \$50.00.

Cost Approach:

16,800 cubic feet @ 70¢	\$11,760.00
Physical depreciation 40%	
Economic depreciation 10%	<u>5,800.00</u>
Depreciated value of dwelling	5,880.00
Depreciated value of garage	250.00
Depreciated value of fence	<u>100.00</u>
Depreciated value of improvements	6,230.00
Land: 25 x 144 feet	<u>500.00</u>
Indicated value by Cost Approach	\$6,730.00

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>6,250.00</u>
Total	\$6,750.00

"SIX THOUSAND SEVEN HUNDRED FIFTY DOLLARS"

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MARKET APPROACH

Subject property is bungalow style with 3 additional bedrooms finished off upstairs in dormitory style. One must walk through the first bedroom to get to second and third. Comparables will include this style house as well as larger 2 story houses.

Comparable Sales:

1. 706 Eustis. Sold \$8,800 cash to existing contract for deed, May, 1959. Smaller, only 2 bedrooms up instead of 3, but good stucco exterior and new basement in 1939 when remodeled. Had concrete floor with tile. Slightly wider lot, better location.
2. 266 Goodrich. Sold \$8,000 cash, July 6, 1959. No expansion but had 4 bedrooms on one floor, stucco exterior, larger lot, better location.
3. 968 Thomas. Sold \$10,500, \$3,000 down, June 13, 1960. Only 4 bedrooms but better basement, larger lot, better location.
4. 213 E. Robie. Sold \$6,500 cash, Nov. 23, 1960. Larger lot, better location. Larger house although only 4 bedrooms. Was in poorer condition.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of the subject property is \$6,750.00.