



## **Collection Information:**

**Folder:** Parcel No. 116. 275 St. Lawrence.

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

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Project Area 1-A  
Parcel No. 116  
275 St. I...

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Project Area 1-A  
Parcel No. 116  
275 St. Lawrence

Owner: Jose and Augustine Ramirez  
Legal: Northeasterly 1/2 of Lot 15, Block 21, Dunwell & Spencers Addition to Brooklynd  
Lot Size: 25 x 144 feet  
Zoning: Commercial  
Built: 1913  
Assessors Value: Land \$225, Building \$2,450, Total \$2,675.00.

This is a real good 1½ story frame bungalow with asphalt roof, main structure 20x50 feet. St. Lawrence Street is paved, no sidewalk or curb. But all improvements are in the street and connected.

The dwelling consists of 6 rooms and modern bath off kitchen, new fixtures, glazed front porch. All on 1st floor. Kitchen has asphalt tile floor, small cabinets and cabinet sink. Oak floors, plastered walls and ceilings, oak trim.

The attic reached by stairs in back vestibule has 3 large dormitory type walk-through bedrooms, hardwood floors, sheetrock walls, Firtex ceiling, space heater.

Trap door from back vestibule leads to full basement, 7 foot height, limestone and concrete block walls, concrete floor. Hot water gas heat, 30 gallon gas water heater, no tubs. Rental value \$65.00.

1 car frame garage, rolled roof, concrete floor, swinging doors.

Cost Approach:

18,000 cubic feet @ 70¢	\$12,600.00
Physical depreciation 40%	
Economic depreciation 10%	<u>6,300.00</u>
Depreciated value of dwelling	6,300.00
Depreciated value of garage	<u>300.00</u>
Depreciated value of improvements	6,600.00
Land: 25 x 144 feet	<u>600.00</u>
Indicated value by Cost Approach	\$7,200.00

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

Land	\$ 600.00
Improvements	<u>6,600.00</u>
Total	\$7,200.00

"SEVEN THOUSAND TWO HUNDRED DOLLARS"



Project Area 1-A  
Parcel No. 116  
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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 \$7,200.00.