



## **Collection Information:**

**Folder:** Parcel No. 117. 408 Texas Street.

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

**Collection:** Port Authority of the City of Saint Paul.  
Records.

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Project Area 1-A  
Parcel No. 117  
408 Texas Street



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Project Area 1-A  
Parcel No. 117  
408 Texas Street



Project Area 1-A  
Parcel No. 117  
408 Texas Street

Owner: Raymond L. Anderson  
Catherine Best, fee

Legal: Lot 7, Block 24, Dunwell & Spencer's Addition to  
Brooklynd

Lot Size: 50 x 144 feet

Zoning: "B" Residential

Built: 1900

Assessors Value: Land \$325, Building \$1,400, Total \$1,725.00.

This is a 2½ story frame building with asphalt roof with a 24x28 garage recently built with old lumber, and a regular 18x22 garage, frame with asphalt siding.

The dwelling consists of 4 rooms and modern bath with new fixtures on first floor, hardwood floors and trim, small cabinets and wall sink, pantry, good linoleum in living room and kitchen.

Second floor reached by stairway in front hall has 3 large rooms, soft wood floors and trim, plastered walls and ceilings. No heat or bath on this floor. Stairs to large attic.

The 3/4 basement is also reached by stairs from front hall, poured concrete walls, concrete floor. 6 foot height. The hot water boiler oil heat has "do it yourself" insulated exterior, 30 gallon gas water heater, new electric wiring. No tubs or drain. Rental value \$60.

Texas Street is gravel surfaced. There is no sewer, water or gas in the street.

Cost Approach:

25,680 cubic feet @ 60¢	\$15,408.00
Physical depreciation 55%	
Economic depreciation 10%	<u>10,015.00</u>
Depreciated value of dwelling	\$ 5,393.00
Depreciated value of garages	<u>500.00</u>
Depreciated value of improvements	5,893.00
Land:	
50 x 144 feet	<u>750.00</u>
Indicated value by Cost Approach	\$6,643.00

*Sold at \$8000*

Project Area 1-A  
Parcel No. 117  
408 Texas Street

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	\$ 750.00
Improvements	<u>5,900.00</u>
Total	\$6,650.00

"SIX THOUSAND SIX HUNDRED FIFTY DOLLARS"

Project Area 1-A  
Parcel No. 117  
408 Texas Str.

MARKET APPROACH

Comparable Sales:

1. 213 E. Robie. Sold \$6,500 cash, October 14, 1960. Approximately same size and condition. Smaller lot 40x1265. Had city sewer, water, gas, blacktop street, sidewalk and curbing. Large shed garage, but in poorer condition.
2. 764 Jackson. Sold \$8,500, \$400 down contract for deed, February 17, 1961. Easy terms indicate lower cash price. Stove heat, smaller lot and only 1 garage but had new shake exterior and in better location with full bath and a half. All city facilities.
3. 489 No. Smith. Sold \$8,000 cash May 23, 1961. Sturdy solid 4 bedroom home, needed decorating, only 1 small garage but better location with all city facilities.
4. 336 Fuller. Sold \$5,000 cash, July 21, 1959. Same size, older, part basement, smaller lot and 1 car garage. But had all city facilities.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of the subject property is \$6,650.00.