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

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Project Area 1-A
Parcel No. 119
268 St. Lawrence Street

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Project Area 1-A
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Owner: Herman & Celia Mirsky
268 St. Lawrence
C. W. Dyczkowski
148 State Street

Legal: Lot 6, Block 1, Kettering & Constan's Addition

Lot Size: 40 x 125 feet

Zoning: Commercial

Built: 1915

Assessors Value: Land \$300, Buildings \$2,500, Total \$2,800.00.

This is a 2 story stucco duplex with asphalt roof, 2 open front porches. Contains 5 rooms and old type bath off kitchen, hardwood floors, softwood trim, varnished. Plastered walls and ceilings, kitchen has poor linoleum, no cabinets, wall sink, pantry. Decorating is only fair. This duplex has real large rooms and if properly maintained would have good value. Tenants say hard to heat. The rental of \$50.00 per month includes water only.

The second floor unit is the same as first floor and also rents for \$50.00. The decorating is poor. There is a full attic.

The basement is reached from outside in the rear. Full basement, limestone walls, dirt floor, 7 foot height, 2 hot water boilers, one oil, one hand fired. 2 30-gallon gas water heaters. No tubs or drain. The shed garages have little value.

Cost Approach:

30,912, cubic feet @ 65¢	\$20,000.00
Physical depreciation 60%	
Economic depreciation 10%	<u>14,000.00</u>
Depreciated value of dwelling	6,000.00
Depreciated value of shed-	
garage	<u>150.00</u>
Depreciated value of improvements	\$6,150.00
Land 40 x 125 feet	<u>700.00</u>
Indicated value by Cost Approach	\$6,850.00

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	\$ 700.00
Improvements	<u>6,150.00</u>
Total	\$6,850.00

"SIX THOUSAND EIGHT HUNDRED FIFTY DOLLARS"

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MARKET APPROACH

Comparable Sales:

1. 590 Bush. Sold \$7,950, \$150 down contract for deed July 22, 1960. Easy terms indicate lower cash price. Older, part basement, only one heating plant but in better condition. Slightly larger lot, better location.
2. 31 Como Avenue. Sold \$9,000 cash, April 5, 1960. Larger lot, better location, 2 extra bedrooms on 3rd floor, but needed paint inside and out.
3. 57 W. Jessamine. Sold \$7,000 cash, October 20, 1960. Only 4 rooms each floor and 1 heating plant but better condition. Aluminum combination windows and new roof.
4. 1015 Marion Street. Sold \$7,950, \$500 down June 29, 1961. Easy terms indicate lower cash price. Only part basement, one heating plant, 4 rooms each floor, smaller lot. But in excellent condition and far superior location reflected by higher rents.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of the subject property is \$6,850.00.