



## **Collection Information:**

**Folder:** Parcel No. 123. 204 State 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. 123  
204 State Street



Project Area 1-A  
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204 State Street

Owner: Pearl Schneider  
Legal: Northwesterly 1/3 of Lots 11 and 12, Block 1,  
Kettering & Constan's Addition  
Lot Size: 41.6 x 96 feet 3994  
Zoning: Commercial  
Built: 1909  
Assessors Value: Land \$500, Building \$2,200, Total \$2,700.00.

This is a 2 story frame duplex with asbestos siding, asphalt roof, screen porch across front on first floor.

State Street is paved, has sidewalk and curb, all improvements are in the street.

Consists of 6 rooms and old type bath each floor. Good kitchen, linoleum floor, other floors hardwood, trim painted, walls plastered, nicely decorated.

Basement is full, entered from rear. Limestone walls, dirt floor, regulation height. 2 octopus type hot air gravity furnaced, one oil, the other gas. One 30 gallon and one 40 gallon gas water heater. No tubs or floor drain. No outbuildings.

Rent \$35.00 each unit.

Cost Approach:

25,344 cubic feet @ 60¢	\$15,206.00
Physical depreciation 55%	
Economic depreciation 10%	<u>9,883.00</u>
Depreciated value of dwelling	5,323.00
Land:	
41.6 x 96 feet	<u>850.00</u>
Indicated value by Cost Approach	\$6,173.00

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	\$ 850.00
Improvements	<u>5,350.00</u>
Total	6,200.00

"SIX THOUSAND TWO HUNDRED DOLLARS"

Project Area 1-A  
Parcel No. 123  
204 State Street

MARKET APPROACH

Comparable Sales:

1. 57 W. Jessamine. Sold \$7,000 cash, Oct. 20, 1960. Smaller and only one heating plant but rent upstairs was \$55. Exterior condition, superior, larger lot, better location.
2. 853 Woodbridge. Sold \$6,850, \$400 down, Feb. 7, 1961. Low down payment indicates smaller cash price. Smaller and only one central heating plant, but had 2-car garage and better location.
3. 842 Edmund. Sold \$6,500 cash, May 23, 1961. Same size but poorer condition and hand fired furnace, but larger lot, 2-car garage & superior location.
4. 1015 Marion. Sold \$7,950, \$500 down, June 29, 1961. Small down payment indicates lower cash price. Smaller and only one heating plant but in very good condition inside and outside. Superior location is reflected in \$65.00 rentals.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of the subject property is \$6,200.00.