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Folder: Parcel No. 124. 206 State Street.

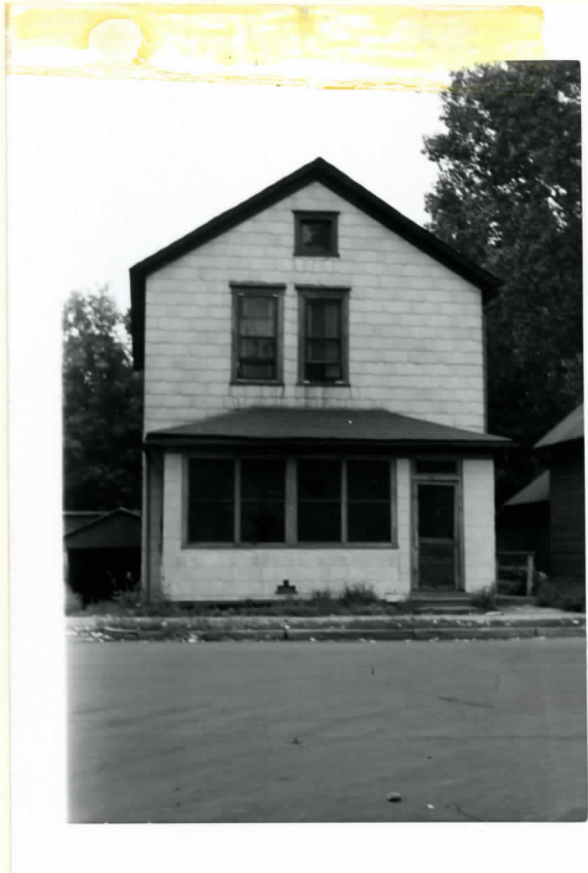
Series: Area 1-A, Parcels 1-182, 1961-1962.

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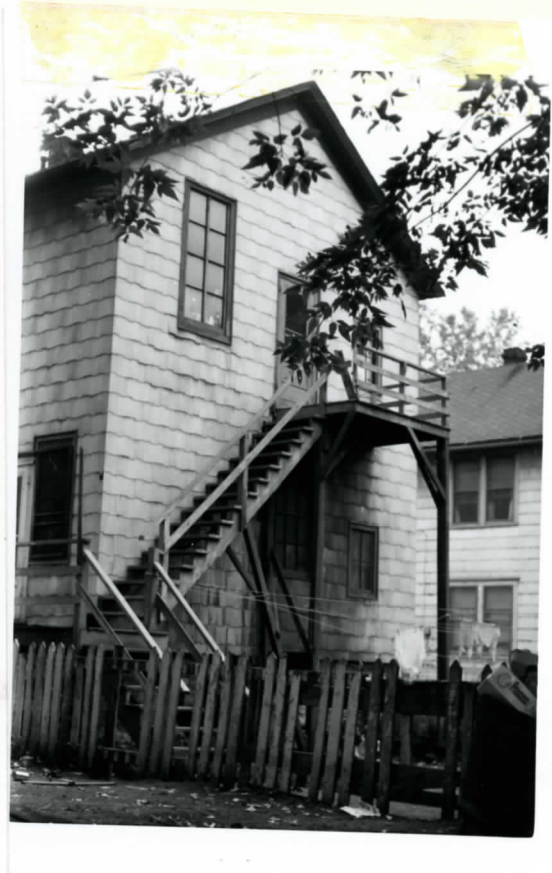
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Project Area 1-A
Parcel No. 124
206 State Street



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Project Area 1-A
Parcel No. 124
206 State Street

Owner: Ruben Bureloff
2131 Pinehurst

Legal: Northwesterly 1/2 of Southeasterly 2/3 of Lots 11 and 12, and Northeasterly 10 feet of Southeasterly 1/3 of said Lot 12, all in Block 1, Kettering & Constan's Add.

Lot Size: 41.6 x 98 feet plus 10 x 41.6 feet 4493

Zoning: Commercial

Assessors Value: Land \$525, Building \$2,000, Total \$2,525.00.

This is a 2 family dwelling, frame with asbestos siding and roof, screened front porch, screen broken. State Street is paved and has sidewalk and curb. All improvements are in the street and connected.

First floor consists of 5 rooms and old type bath off kitchen. Hardwood floors, plastered walls & ceilings. Kitchen has no cabinets, wall sink, pantry and summer kitchen. Decorating fair. Rental \$40.00, pay 1/2 heat bill. Hot water furnished by owner.

Second floor same as first. Decorating better. Rental \$35.00, pay 1/2 heat bill. Hot water furnished by owner.

Full basement has 7 foot height, outside rear entrance, limestone walls, dirt floor, no tubs or drain. Octopus hot air oil heat, 30 gallon gas water heater.

Large frame asphalt covered garage. Rolled roof, swinging doors, dirt floor.

Cost Approach:

25,355 cubic feet @ 70¢	\$17,740.00
Physical depreciation 65%	
Economic depreciation 10%	<u>13,305.00</u>
Depreciated value of building	4,435.00
Depreciated value of garage	<u>300.00</u>
Depreciated value of improvements	4,735.00
Land:	
41.6x98 + 10x41.6	<u>900.00</u>
Indicated value by Cost Approach	\$5,635.00

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	\$ 900.00
Improvements	<u>4,750.00</u>
Total	\$5,650.00

"FIVE THOUSAND SIX HUNDRED FIFTY DOLLARS"

Project Area 1-A
Parcel No. 124
206 State Street

MARKET APPROACH

Comparable Sales:

1. 590 Bush. Sold \$7,950, \$150 down, contract for deed July 22, 1960. Very small down payment indicates lower cash price. Same size, condition and appearance. Comparable or better location, but larger lot and 2-car garage.
2. 749 York. Sold \$6,000 cash, April 20, 1961. Poorer condition and stove heat, but was larger, larger lot, in much better location.
3. 57 W. Jessamine. Sold \$7,000 cash, Oct. 20, 1960. Approximately same size and condition, but new roof and aluminum combination windows. Larger lot, better location.

SUMMARY

After adjustments on these comparables and other s investigated, it is felt the indicated Market Value of the subject property is \$5,650.00.