



Collection Information:

Folder: Parcel No. 127. 261 Constans Street.

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

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

Copyright Notice:

This material may be protected by copyright law (U.S. Code, Title 17). Researchers are liable for any infringement. For more information, visit

www.mnhs.org/copyright.

Project Area 1-A
Parcel No. 127
261 Constans Street

• SEP • 61



• SEP • 61



Project Area 1-A
Parcel No. 127
261 Constans Street

Owner: Alfred J. Bergnon
Legal: Lot 14, Block 1, Kettering and Constan's Addition
Lot Size: 40 x 125 feet *5000*
Zoning: "B" Residential
Built: 1921
Assessors Value: Land \$200, Building \$2,550, Total \$2,750.00.

This is a 1½ story stucco bungalow with all aluminum storms and screens and including an aluminum glazed front porch and open rear porch. Asphalt shingle roof. Trim and stucco needs paint badly. There is a part sidewalk, no curb. Street is gravel, all improvements are in the street and connected.

This is one of the newer and better houses in the district but it has been sadly neglected by the owner. The entire property needs extensive decorating inside and out and sits among and alongside very poor homes. Low lot next door is full of cans and rubbish.

Contains 5 rooms and modern bath off central hall. Good cabinets, soft wood varnished, and wall sink. Poor linoleum in the kitchen, hardwood floors and trim, varnished. Plaster walls and ceilings. Stairs from dining room to dormitory type 2 bedrooms in the attic, softwood floors and trim, plaster walls.

Full basement, stone walls, stairs inside also rear entrance. Concrete floor, 6½ foot height, hot water oil heat, 30 gallon gas water heater. No tubs or drain. No garage. Rental \$50.00.

Cost Approach:

16,524 cubic feet @ 75¢	\$12,393.00
Physical depreciation 45%	
Economic depreciation 10%	<u>6,816.00</u>
Depreciated value of dwelling	\$ 5,577.00
Land:	
40 x 125 ft.	<u>600.00</u>
Indicated value by Cost Approach	\$6,177.00

Project Area 1-A
Parcel No. 127
261 Constans Street - continued

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	\$ 600.00
Improvements	<u>5,600.00</u>
Total	\$6,200.00

"SIX THOUSAND TWO HUNDRED DOLLARS"

Project Area 1-A
Parcel No. 127
261 Constans Street - continued

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	\$ 600.00
Improvements	<u>5,600.00</u>
Total	\$6,200.00

"SIX THOUSAND TWO HUNDRED DOLLARS"

Project Area 1-A
Parcel No. 127
261 Constans Street

MARKET APPROACH

Comparable Sales:

1. 266 Goodrich. Sold \$8,000 cash, July 6, 1959. Same size, 4 bedrooms, but all on one floor. Older and only part basement but in better condition and better location.
2. 706 Eustis. Sold \$8,800 cash, May, 1959. Same size and arrangement but in better condition and better location. Smaller lot and older, but was remodeled in 1939.
3. 167 W. King. Sold \$10,500, \$1,500 down, Sept. 14, 1960. Only 3 bedrooms but all on one floor. Smaller lot but far superior location.
4. 968 Thomas. Sold \$10,500, \$3,000 down, June 13, 1960. Same size but far better condition. Had garage and was in better location.

SUMMARY

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