



## **Collection Information:**

**Folder:** Parcel No. 134. 328 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. 134  
328 State Street

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Project Area 1-A  
Parcel No. 134  
328 State Street

Owner: Edwin Stuart  
Legal: Except street, South 1/2 of Lot 5, Block 3,  
Morrison's Addition  
Lot Size: 23.38 x 118 feet 2759  
Zoning: Heavy industry  
Built: About 1909  
Assessors Value: Land \$100, Building \$350, Total \$450.00.

This is a small 1½ story frame bungalow with asphalt siding, asphalt roof. State Street at this point is blacktop. There is no sewer in the street, no sidewalk or curb. Other improvements are in.

Dwelling consists of 5 rooms, floors hardwood, covered with Congoleum. No cabinets in kitchen, wall sink. No heat, no hot water, no bath, no toilet, no tubs.

Basement entrance from shed at rear. Under entire house, limestone walls, dirt floor, 10 foot height.

Cost Approach:

17,800 cubic feet @ 60¢	\$10,680.00
Physical depreciation 65%	
Economic depreciation 10%	<u>8,010.00</u>
Depreciated value of dwelling	\$ 2,670.00
Land:	
23.38 x 118 feet	<u>350.00</u>
Indicated Value by Cost Approach	\$ 3,020.00

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	\$ 350.00
Buildings	<u>2,650.00</u>
Total	\$3,000.00

"THREE THOUSAND DOLLARS"



Project Area 1-A  
Parcel No. 134  
328 State Street

MARKET APPROACH

Comparable Sales:

1. 9 Douglas Street. Sold \$3,000 cash, June 13, 1961. Same size and condition but had full bath and city sewer. Smaller lot.
2. 474 James Street. Sold \$3,500 cash, July 27, 1961. Comparable because no sewer or bath, but was larger - 7 rooms and had 50 ft. front lot.
3. 400 Aurora Avenue. Sold \$3,900, \$130 down, July, 1961. Very small down payment indicated lower cash price. Larger, 6 rooms, also had full bath, city sewer, larger lot.
4. 630 Joy Street. Sold \$2,950, \$100 down contract for deed May 25, 1959. No city sewer, water or bath, but same size, larger lot and 2-car garage.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of the subject property is \$3,000.00.