



## **Collection Information:**

**Folder:** Parcel No. 7. 164-166 E. Chicago Avenue.

**Series:** Area 1-B, Parcels 1-240A, 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](http://www.mnhs.org/copyright).

Project Area 1-B  
Parcel No. 7  
164-166 E. Chicago Ave.



Project Area 1-B  
Parcel No. 7  
164-166 E. Chicago Ave.

• JUL • 61



• JUL • 61



• JUL • 61



Project Area 1-B  
Parcel No. 7  
164-166 E. Chicago Ave.

Owner: Bessie Rosenberg  
~~505 Greenwood Ave.~~ 1652 Rome

Legal: Northeastly 50 feet of Lots 15 and 16, and all of Lot 3, Block 17, Marshall's Addition

Lot Size: 50 x 200 feet 10,000 sq ft.

Zoning: "B" Residential

Built: 1884 - 1888

Assessors Value: Land \$550, Buildings \$1,300, Total \$1,850.00.

This property consists of 2 houses on 1 lot.

Dwelling No. 1 - 164 Chicago

This is a 2 story frame dwelling with imitation brick exterior, asphalt roof. Entire property in deplorable condition.

First floor has 5 rooms and toilet only, no bath. Second floor has 3 bedrooms. Plaster is bad, floors bad. Considerable sag noticeable. Tenant put in circulating gas heater which they will remove. 2/3 limestone walls in basement, dirt floor, outside entrance. No water heaters.

Dwelling No. 2 - 166 Chicago

This is a 1 story frame dwelling with imitation brick exterior and asphalt roof. Property in very bad condition.

Contains 4 rooms and toilet only, no bath, no water heater, stove heat. Poor walls, poor floors, full basement only 5 feet height, limestone walls, dirt floor, outside entrance.

Cost Approach:

Dwelling No. 1

16,464 cubic feet @ 50¢	\$8,232.00
Physical depreciation 70%	
Economic depreciation 10%	<u>6,585.00</u>
Depreciated value of dwelling No. 1	\$1,647.00

Project Area 1-B  
Parcel No. 7  
164-166 E. Chicago - continued

Cost Approach:

Dwelling No. 2

13,320 cubic feet @ 50¢	\$6,660.00
Physical depreciation 70%	
Economic depreciation 10%	<u>5,328.00</u>
Depreciated value of Dwelling No. 2	\$1,332.00
Depreciated value dwelling No. 1	\$1,647.00
Depreciated value dwelling No. 2	<u>1,332.00</u>
Depreciated value of improvements	2,979.00

Land:

50x200 feet	<u>850.00</u>
Indicated value by Cost Approach	\$3,829.00

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>3,000.00</u>
Total	\$3,850.00

"THREE THOUSAND EIGHT HUNDRED FIFTY DOLLARS"

Project Area 1-B  
Parcel No. 7  
164-166 E. Chicago Ave.

MARKET APPROACH

Comparable Sales:

1. 400 Aurora. Just sold by this appraiser's office, \$3,900, \$130.00 down, \$45.00 a month. Smaller but better condition, location and lot; had full bath.
2. 9 Douglas Street. \$3,000 cash, June 13, 1961. Smaller but better condition and location and had full bath.
3. 250 Sherman Street. Sold \$3,500 cash, Dec. 17, 1959, 2 full baths, larger better location. Comparable condition.
4. 428 Carroll Avenue. Sold \$3,500, \$300 down, May 5, 1960. Easy terms indicate lower cash price. Better condition and 2 full baths.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of subject property is \$3,850.00.