



## **Collection Information:**

**Folder:** Parcel No. 8. 205 Plato Avenue.

**Series:** Area 1-B, Parcels 1-240A, 1961-1962.

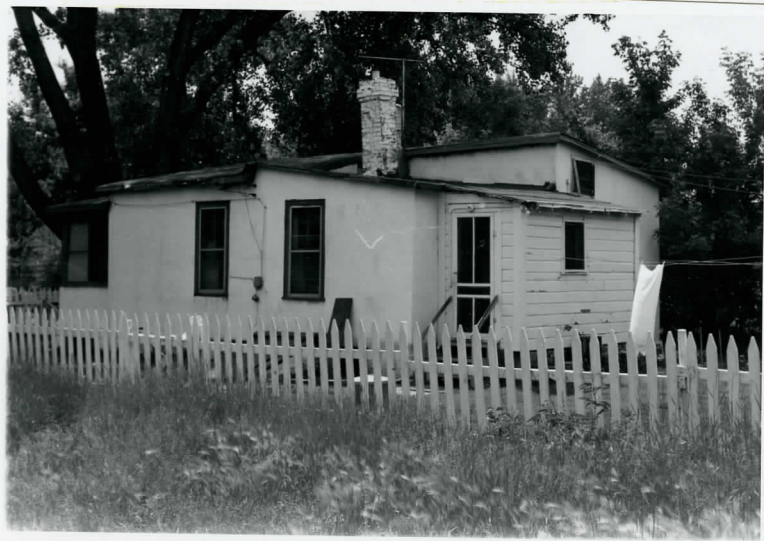
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Project Area 1-B  
Parcel No. 8  
205 Plato Ave.

JUN . 61



Project Area 1-B  
Parcel No. 8  
205 Plate Ave.

Owner: Isadore J. Wolfson and Florence J. Mauer  
Legal: Lot 11, Block 18, Marshall's Addition  
Lot Size: 50 x 100 feet *5000 sq ft.*  
Zoning: "B" Residential  
Built: Assessor's office says "old."

Assessors Value: Land \$350, Buildings \$800, Total \$1,150.00.

This is a one story stucco bungalow, some aluminum storms, rolled asphalt roof. Picket fence. 3 large cottonwood trees.

Consists of 4 rooms with bath off the kitchen, hardwood floors covered with linoleum, no cabinets, cabinet sink, plastered walls. Very light construction, considerable sag. 2x4 joists widely and irregularly spaced and not braced undoubtedly cause of floor sag.

Basement entrance from outside, 2-level floor, height 5 feet, concrete floor, wood posts, laundry tubs, floor drain. Octopus H. A. gas furnace, sidearm gas water heater, condition fair.

2-car frame garage, asphalt siding 20x26 feet, double swinging doors, rolled roof, concrete floor, condition good. Rental \$40.00.

Cost Approach:

13,832 cubic feet @ 50¢	\$6,916.00
Physical Depreciation 55%	
Economic depreciation 10%	<u>4,495.00</u>
Depreciated Value of Dwelling	2,421.00
Depreciated value of Garage	<u>600.00</u>
Depreciated Value of Improvements	\$3,021.00
Land:	
50x100 ft.	<u>600.00</u>
Indicated Value by Cost Approach	\$3,621.00

This is a total taking. Based on the Cost Approach and Comparable sales Approach, it is yo r appraisers' opinion that the total damages are:

Land	\$ 600.00
Improvements	<u>3,050.00</u>
Total	\$3,650.00

"THREE THOUSAND SIX HUNDRED FIFTY DOLLARS"

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205 Plate Ave.

MARKET APPROACH

Comparable Sales:

1. 886 Armstrong. Sold Aug. 26, 1959, \$5,500, terms. Same size house and lot, also stucco exterior. Had only part basement, stove heat and 1-car garage, but exceptionally superior location.
2. 9 Douglas St. Sold June 13, 1961, \$3,000 cash. Same size house but part basement, stove heat, smaller lot and no garage.
3. 904 Scheffer. Sold Dec. 6, 1957, \$3,750 cash. Only 3 rooms and bath, but also had good 2-car garage. Superior location.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of subject property is \$3,650.00.