



Collection Information:

Folder: Parcel No. 10. 205 State Street.

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

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Project Area 1-B
Parcel No. 10
205 State St.



Project Area 1-B
Parcel No. 10 (See Parcel 10-A)
205 State St.

Owner: Samuel Berkman
205 State Street
H. H. Berkman
2738 Raleigh Ave., Minneapolis, Minn.

Legal: North 61.4 feet of Lot 2, Block 20, Marshall's Add.

Lot Size: 61.4 x 52 feet - average depth *3192.4 sq ft*

Zoning: "B" Residential

Built: 1910

Assessors Value: Land \$375.00, Building \$3,200, Total \$3,575.00.

This is a large stucco 2-story duplex with only fair asphalt roof, exterior stucco needs paint, some aluminum windows. State Street is paved with all improvements and sidewalk and curb. Plate is blacktop. The lot drops off sharply from street level at State Street.

Each floor has 5 rooms and old type bath. Plaster walls, maple floors, no cabinets but wall sink and good linoleum in kitchen. Inside and outside stairs.

Full basement, limestone walls, part concrete, part dirt floor, 6-foot height, 2 hot water boilers, oil; 2 30-gallon gas water heaters.

Owner on first floor, \$45.00 rent on second.

Cost Approach:

29,008 cubic feet @ 60¢	\$17,400.00
Physical depreciation 60%	
Economic depreciation 10%	<u>12,180.00</u>
Depreciated value of dwelling	\$ 5,220.00
Land: 61.4x52 feet	<u>800.00</u>
Indicated value by Cost Approach	\$ 6,020.00

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	\$ 800.00
Improvements	<u>5,200.00</u>
Total	\$6,000.00

"SIX THOUSAND DOLLARS"