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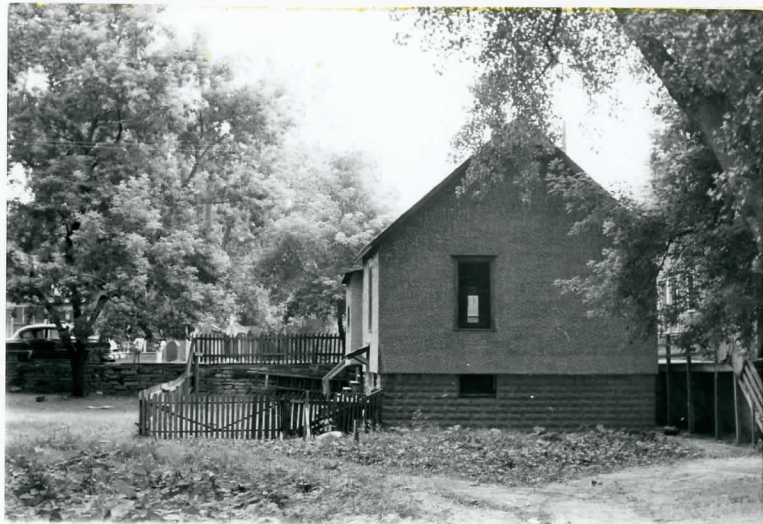
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Project Area 1-B
Parcel No. 10-A
213 State St.

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Project Area 1-B
Parcel No. 10A
213 State Street

(See Parcel No. 10)

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

Legal: Except the North 61.4 feet of Lot 2, Block 20, Marshall's
Addition

Lot Size: Approximately 30 feet x 51 feet average depth *1570 sq ft.*

Zoning: "B" Residential

Built: 1911

Assessors Value: Land \$225, Building \$800, Total \$1025.00.

This is a one story stucco bungalow with asphalt roof, paved street,
sidewalk and curb.

4 rooms and toilet only, no bath. Plastered walls and ceilings,
congleum on maple floors. No cabinets in kitchen.

Full concrete block basement, dirt floor, gravity piped hot air coal
fired furnace, no water coil in furnace for hot water in winter. 7-foot
height. Entrance to basement from outside rear. This lot drops off
sharply to rear. Most of foundation exposed.

Cost Approach:

11,952 cubic feet @ 50¢	\$5,976.00
Physical depreciation 50%	
Economic depreciation 10%	<u>3,585.00</u>
Depreciated value of dwelling	2,391.00
Land:	
39 feet x 51 feet	<u>400.00</u>
Indicated Value by Cost Approach	\$2,791.00

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	\$ 400.00
Improvements	<u>2,400.00</u>
Total	\$2,800.00

"TWO THOUSAND EIGHT HUNDRED DOLLARS"

Project Area 1-B
Parcel No. 10 and
Parcel No. 10A
205 State Street
and
213 State Street

MARKET APPROACH

Comparable Sales - 205 State Street:

1. 173 Prescott. Sold March 12, 1958, \$8,000, \$300 down. Approximately same size and appearance, was in somewhat poorer condition but larger lot, brick exterior and garage. Superior location. Superior location. Very easy terms indicate lower cash price.
2. 267 Goodhue. Sold May 23, 1961, \$6,500 cash. Smaller and stove heat, but 2 lots and had garage.

Comparable Sales - 213 State Street:

1. 800 Stewart. Sold Sept. 4, 1959, \$3,500 cash. Same size and condition but larger lot and better location.
2. 9 Douglas St. Sold \$3,000 cash, June 13, 1961. Larger house and lot, better location, but only stove heat and part basement.

Comparable Sales - 2 houses on 1 lot:

82 Leech and 170 McBoal. Sold April, 1961, \$9,000 cash. Larger lot, 2 duplexes instead of house and duplex. Better location. Only stove heat and in poorer condition.

SUMMARY

After adjustment on these comparables and others investigated, it is felt the indicated Market Value of subject property is:

205 State Street	\$6,000.00
213 State Street	2,800.00