



## **Collection Information:**

**Folder:** Parcel No. 40-A. 244 East Fillmore.

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

**Collection:** Port Authority of the City of Saint Paul.  
Records.

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Project Area 1B  
Parcel No. 40A  
244 East Fillmore



Frontal Views



Project Area 1B  
Parcel No 40A  
244 East Fillmore

Rear View





Project Area 1-B  
Parcel No. 40A

Address: 244 East Fillmore  
Owner: Martin Mansur  
Legal: Part of Lot 8, Block 7, Marshall's Addition  
Lot Size: 25' x 100'  
Zoning: Light Industry  
Built: 1909

Assessed Value: Land \$350.00, Building \$1,750.00

This property located on the South side of Fillmore Street is North facing. It is approximately fifty feet West of the corner of State Street and East Fillmore. It is bounded on the East by State Street, on the South by Fairfield and on the Northwest by Robertson. The building is a rectangular two story brick three-plex. It has an exposed pillar porch on the front, which is badly weather beaten, and the wood shows signs of rotting. Subject building and 248 East Fillmore, the building immediately to the East, are joined together by a common stairway with an open hall on the second floor which runs to the rear of the building. This stairway and hall are used for the entrance to the second floor apartments at both the subject building and 248 East Fillmore. Subject building does not have any set back from the street. The lot slopes from street level in front to a depth of eight feet in the rear of the lot. In the rear there is an open two-story stairway and porch. Again the wood on this stairway is badly weather beaten and shows definite signs of rotting. The building has rolled roofing which is in very poor condition. The upper unit of this building has a front and rear entrance. It consists of two bedrooms, living room, dining room, kitchen and storage room. The bath consists of a toilet and a tub. The unit is heated by stove heat. This unit is in very poor condition. The plaster is badly cracked and is much in the need of repair. According to the tenant she pays \$30.00 a month rent and pays her own heat and utilities. The first floor unit in this building has a front and rear entrance. It consists of three bedrooms, living room, kitchen and bath, and has hardwood floors. It is heated by a wood stove. According to the tenant the rent for this unit is \$30.00 a month and he pays his own heat and utilities. Again the condition of this unit is very poor. The third unit in this building is an apartment in the basement. The only entrance to this apartment is from the outside in the rear. The basement is full and has stone walls and wood floors. The basement unit consists of four bedrooms, living room, kitchen and a toilet. It is heated by an oil circulating stove and by a wood stove. It is presently rented for \$30.00 per month, according to the owner, and the tenant pays her own utilities and heat. This basement unit is filthy and in very bad condition though there appear to be four or five people living in it.

Cost Approach:	1,764 square feet at \$14.00	\$24,696.00
Less:	Physical Depreciation 60%	14,817.00
	Functional Depreciation 5%	1,234.00
	Economic Depreciation 5%	1,234.00
	Depreciated Value of Improvement	<u>\$ 7,411.00</u>

Add:	Land	
	25 x 100 feet	<u>500.00</u>

Indicated Value by Cost Approach	\$ 7,911.00
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Income Approach: \$1,080.00 annual gross income times 4  
gross multiplier  
\$1,080.00 x 4 = \$4,320.00

Indicated Value by Income Approach	\$ 4,320.00
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This is a total taking. Based on the cost, income and market approach it is our opinion that the Market Value is:

Per Income Approach	\$ 4,320.00
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"FORTY THREE HUNDRED TWENTY DOLLARS"



## GROSS ANNUAL MULTIPLIER COMPARABLES

## APARTMENT BUILDINGS

Three thru Twelve Units

<u>No.</u>	<u>Address</u>	<u>Units</u>	<u>Date Sold</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Gross Annual Rent</u>	<u>Gross Annual Multiplier</u>
1	1667 Ames	4	1960	\$14,900	C/D	\$3,420	4.35
2	54-56 W. Fairfield	4	1961	11,900	\$500 dn.	2,640	4.57
3	406-408 N. Exchange	7	1959	21,200	\$1500 dn.	4,110	5.15
4	768 Cedar	12	1960	34,000	\$5000 dn.	7,260	4.68
5	67 W. Jessamine	3	1959	7,935	\$350 dn.	1,476	5.37
6	491 Stryker	3	1961	10,500	Cash	2,000	5.2
7	333 Banfil	3	1960	14,000	\$1500 dn.	2,200	6.3
8	372-3 E. Winifred	4	1959	11,500	\$500 dn.	2,160	5.2
9	376 E. Winifred	4	1959	10,500	\$500 dn.	1,920	5.5
10	537 Iglehart	6	1957	15,500	Cash	5,400	2.8
11	357-59 Oneida	4	1959	11,500	\$500 dn.	2,640	4.4
12	961-63 Wilson	4	1959	12,500	\$1000 dn.	2,400	5.2
13	510 Iglehart	4	1961	10,000	\$1000 dn.	2,352	4.25
14	960 Selby	5	1961	12,500	Cash	2,712	4.6