



Collection Information:

Folder: Parcel No. 40-B. 248 East Fillmore.

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

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Project Area 1B
Parcel No. 40B
248 East Fillmore



Frontal Views



Project Area 1B
Parcel No. 40B
248 East Fillmore

Rear View



Project Area I-B
Parcel No. 40B

Address: 248 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

No letter

Assessed Value: Land \$350,00, Building \$1,200.00

This property is located on the South side of Fillmore Street and 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 East Fairfield, on the Northwest by Robertson. The building is a rectangular two-story frame four-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 244 East Fillmore, the building immediately to the West, 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 is used for the entrance to the second floor apartments at both the subject building and 244 East Fillmore. Subject building does not have any set back from the street. The lot slopes from the 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 is badly weather beaten and shows definite signs of rotting. The building has rolled roofing which appears to be in good condition. The exterior has imitation asphalt siding. It appears to be from fair to poor condition. The entrance to the basement is in the rear of the building and is an outside entrance. The basement is full, with a stone wall foundation. It contains six storage rooms and has a wooden floor. It is apparent that this basement has not been used for some time due to the floods. The first floor rear unit has an entrance in the rear and this is the only entrance. It has two bedrooms, living room and kitchen and toilet. This is heated by an oil space heater and a wood stove. There are soft wood floors. The tenant in this unit indicated that he pays \$20.00 a month rent and pays his own heat and utilities. The condition of this unit is very poor. The walls and ceilings are badly cracked and have been patched many times, making the plaster very rough. It is badly in need of decorating. The first floor front apartment at 248 East Fillmore consists of two bedrooms, kitchen and living room, and toilet. This unit rents for \$25.00 a month and the tenant pays his own heat and utilities. This unit is heated by a stove. Again the condition of the walls and ceilings of this unit are in poor condition, badly cracked and patched. The entrance to the upper units are reached by the common stairway which adjoins 244 East Fillmore. The upper front unit at 248 East Fillmore consists of a bedroom, living room and kitchen. This unit is vacant at the present time but when rented it brings in \$25.00 per

month without heat or utilities, according to the owner. The plaster on the walls and ceiling is badly cracked and patched. This unit is heated by a stove heater. There is no sink or toilet of any type in this unit. There is an entry way or hallway between the upper front unit and the upper rear unit. In this hallway area there is one toilet, to service both units and there is one sink to service both units. The upper rear unit consists of two bedrooms, living room and kitchen. There is no sink or toilet in this apartment. The plaster on the ceilings and walls is very badly cracked. Some of the plaster has fallen off the walls and the lath underneath is exposed. This unit is vacant at the present time. When it is rented the owner said it would rent for \$25.00 per month, without heat or utilities. This unit is heated by a stove. The tenants must furnish and pay for their own heat and utilities.

Cost Approach:	2484 square feet at \$13.00	\$32,292.00
Less:	Physical Depreciation 65%	20,989.00
	Functional Depreciation 5%	1,614.00
	Economic Depreciation 5%	1,614.00
	Depreciated Cost of the Improvement	<u>\$ 8,075.00</u>
Add:	Land 25 x 100	<u>500.00</u>
	Indicated Value by Cost Approach	\$ 8,575.00

Income Approach: \$1140 annual gross income times 4 gross multiplier
 $1140 \times 4 = \$4560.00$

Indicated Value by Income Approach \$ 4,560.00

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 \$ 4,560.00

"FORTY FIVE HUNDRED SIXTY 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	10,000	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