



## **Collection Information:**

**Folder:** Parcel No. 105. 137 State Street.

**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 1-B  
Parcel No. 105  
137 State Street

SUBJECT PROPERTY



Project Area 1-B  
Parcel No. 105  
137 State Street

Owner: Sam Tanner

Legal: SE<sup>1</sup>/<sub>2</sub> of Lot 8, Block 12, Marshall's Addn.

Lot Size: 25 x 132 Feet Average

Zoning: Commercial

Built: Old

Assessor's Value: Land 400 - Building 1,850 - Total 2,250.

This is a 2 story, 2 family frame building with exterior frame siding in only fair condition, asphalt roof, poor storms and screens. State Street is paved and has sidewalk and curb. All improvements are in the street and connected to the property.

First floor contains 6 rooms and old type bath off large kitchen, good cabinets, single cabinet type sink. Asphalt tile floor in kitchen, balance has maple floors, plaster walls and ceilings, softwood trim, fair decorating. Rent \$45.00.

Second floor arrangement is the same as the first floor but heated by space heater and have own hot water gas heater. Decorating fair. Rent \$40.00.

Full basement, limestone walls, 6 foot height. Forced air oil heat for first floor only, 30 gallon gas water heater, dirt floor. Entrance from rear hall, no tubs or floor drain.

There is a 32 x 32 concrete block garage building in rear reached by driveway between 135 and 137 State Street.

Cost Approach:

28,352 Cubic Feet @ 50¢	14,176.00
Physical Depreciation 65%	
Economic Depreciation 10%	10,632.00
Depreciated Value of Building	<u>3,544.00</u>
40% of concrete garage depreciated	400.00
Depreciated Value of Improvements	<u>3,944.00</u>
Land - 25 x 132 Feet Average	500.00
Indicated Value by Cost Approach	<u>4,444.00</u>

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	500.00
Improvements	<u>4,000.00</u>
Total	4,500.00

"FOUR THOUSAND FIVE HUNDRED DOLLARS"

(\$4,500.00)

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MARKET APPROACH

Comparable Sales:

1. 1015 Marion Street. Sold \$7,950, \$500 down, contract for deed. June 29, 1961. Easy terms indicate lower cash price. Much better condition inside and out. Much better location.
2. 842 Edmund. Sold \$6,500 cash, May 23, 1961. Approximately same size, age and condition, but was in much better location and had full 40x126.5 lot.
3. 57 W. Jessamine. Sold \$7,000 cash, October 20, 1960. Considerably better condition, better location and full 42x124 lot. Larger rental.

After adjustments on these comparables and others investigated, it is felt the indicated market value of the subject property is \$4,500.00.