



Collection Information:

Folder: Parcel No. 113. 159 and 161 State Street.

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

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

Copyright Notice:

This material may be protected by copyright law (U.S. Code, Title 17). Researchers are liable for any infringement. For more information, visit

www.mnhs.org/copyright.

Parcel # 113
159 State Street

• DEC • 61



front

• JAN • 62



Rear

Parcel # 113

161 State Street

• FEB • 62 • A



Front

• JAN • 62 •



Side

PORT AUTHORITY

Project Area 1 - B

Parcel #: 113
Owner: Joseph Bratter/Fee, Mrs. Sadie B. Frank, 705 So. Snelling
Address: 159 State Street
161 State Street
Legal Description: Lot 6, Block 13, Marshall's Addition
Lot Size: State Street - 50 ft.
Northerly Line - 94.34 ft.
Southerly Line - 87.01 ft.
East Line - 50 ft.
Zoning: Commercial
Assessor's Value: Land \$650.00, Buildings \$1,650.00, Total \$2,300.00

Description of Improvements: 159 State Street

A 1-story single family dwelling, built in 1888 but has since been remodeled (approximately 40 years ago), with full basement, consisting of 6 rooms as follows: living room, dining room, kitchen, 3 bedrooms, and bath with leg tub. Hardwood floors and trim, plaster walls. The interior condition is good but badly in need of decorating. The basement has a cement floor, 3/4 limestone and 1/4 concrete block foundation, hot water stoker fired heating system, side arm water heater. The exterior is frame, in fair condition and in need of paint. Asphalt shingle roof. Enclosed front porch.

COST APPROACH

Approximately 880 sq. ft. @ \$14.00 per sq. ft.	\$12,320.00
Physical Depreciation 50%	
Economic Depreciation 10%	7,392.00
	<u>4,928.00</u>
Depreciated value of porch	600.00
	<u>5,528.00</u>
	Rounded off at \$5,550.00

161 State Street

A 1-story single family dwelling without basement, consisting of living room, bedroom, kitchen, summer kitchen, no bath, water closet only. The property was boarded up and not liveable. The soft floors were

Parcel # 113

heaved, plaster falling, exterior walls and porches sagging and bulging. Heated with space heater. The property is vacant and the last time it was occupied the rent was \$10.00 per month.

COST APPROACH

No attempt was made to use this approach as the property is practically 100% depreciated; however, it is your appraiser's opinion there is a nominal salvage value of \$250.00.

Depreciated value of improvements:

159 State Street	\$5,550.00	
161 State Street	250.00	
	<hr/>	
	5,800.00	
Land - 50 x 90.67	750.00	(average)
	<hr/>	
	6,550.00	
Rounded off at	\$6,600.00	

Indicated Value by Cost Approach \$6,600.00

MARKET APPROACH

159 State Street

1. 1781 Benson - Sold October 1961 - \$8,200 cash - 1-story frame single family dwelling with full basement consisting of 6 rooms. Hardwood floors. The size is smaller but facilities are similar to subject property. The interior condition is fair and the exterior condition is good. Larger lot in superior location with 1-car garage.
2. 252 East Sidney - Sold June 1960 - \$8,500 with \$500 down - 1½-story frame single family dwelling with full basement consisting of 6 rooms; the size, condition and facilities are similar to the subject property. Larger lot with 1-car garage in a superior location.
3. 947 Juno - Sold January 1961 - \$7,500 cash - 1-story frame single family dwelling with full basement consisting of 5 rooms. The size is smaller, but the facilities and condition is similar to the subject property. The lot is larger with garage and in superior location.

Your appraisers were unable to find any comparable sales that are similar to the subject property due to its condition; however it is their combined opinion there is a nominal salvage value of \$250.00.

SUMMARY

In each comparable sale the homes are located in superior locations. After adjusting these comparables and taking into consideration others investigated, it is your appraiser's opinion the indicated Market Value of the subject properties are \$6,600.00.

Parcel # 113

CORRELATION

After giving due consideration to the Cost Approach and Market Value Approach and as this is a total taking it is your appraiser's opinion the total damages are as follows:

Land	\$ 750.00
Improvements	<u>5,850.00</u>
Total	<u>\$6,600.00</u>

SIX THOUSAND SIX HUNDRED DOLLARS