



## **Collection Information:**

**Folder:** Parcel No. 139. 175-177 and 179 E. Chicago 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 1-B  
Parcel 139  
175-177 E. Chicago



FRONT VIEW



REAR VIEW

PROJECT 1-B  
Parcel 139  
179 E. Chicago



FRONT VIEW



REAR VIEW

PROJECT AREAL- B  
PARCEL 139  
175 - 77 East Chicago  
179 East Chicago

OWNER: Primitivo Serrano

LEGAL: NWly 12 ft. of Lot 9 and ex. sd. NWly 12 ft. the SWly 49 3/10 ft.  
of Lots 9 and 10, Block 15, Marshall's Addition

LOT SIZE: 49.3 X 100 plus 12 X 50.7 (5538.4 sq. ft.)

ZONING: "B" Residential

ASSESSOR'S VALUE: Land \$475.00, Buildings \$2,050.00

BUILT: 1880

UTILITIES: All public utilities

PROPERTY DESCRIPTION

175 - 77 East Chicago Avenue: This is a double two story house with an exterior of wood siding needing paint badly, and a composition roof. Each side of the double house is identical. There is a full basement with dirt floor, stone foundation, no furnace or plumbing. The first floor has a kitchen, toilet room, dining room, and living room. Second floor has two connecting bedrooms. Floors up and down are of soft wood. The stoves were used for heating. Property is vacant at the present time. The owner informs us that the rental on each side was \$25.00, each.

179 East Chicago Avenue: This is a one family 1½ story home, asbestos siding, and composition roof. The basement has stone foundation, cement floor, gas automatic hot water heater, no laundry tubs or furnace. First floor has a kitchen, dining room, living room, bath. Second floor has two connecting bedrooms. Home is heated by stoves.

COST APPROACH

175 - 77 East Chicago:

31,522 Cu. Ft. @ 55¢	\$17,337.00
Less: 80% Depreciation	\$13,869.00

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Depreciated Value of Buildings \$ 3,468.00

Rounded to -----\$3,400.00

179 East Chicago:

12,348 Cu. Ft. @ 70¢	\$ 8,643.00
Less: 65% Depreciation	\$ 5,617.00

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Depreciated Value of Buildings \$ 3,026.00

Rounded to -----\$3,000.00

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Depreciated Value of both buildings -----\$6,400.00

Land \$ 750.00

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Indicated Value by Cost Approach -----\$7,150.00

PROJECT AREA 1-B

PARCEL 139  
175-177 E. Chicago  
179 E. Chicago

MARKET (COMPARISON) APPROACH

1. 1030 Loeb - This house would be fairly comparable to the subject property. The house had three rooms on the first floor and two bedrooms finished up. General condition of this was poor. This sold in November 1960 for \$3900.00 cash. The lot was 30.9 x 126 ft. which
2. 173 Granite - This was a frame house consisting of living room, dining room and kitchen on the first floor and two bedrooms on the second floor. This had a part basement, and was located on a 26 x 132 ft. lot. It was in a more acceptable location than the subject property. This sold in May of 1961 for \$4000.00 cash.
3. 728 Stewart - This house has asbestos siding exterior, a front glazed porch, 3 rooms down and two rooms up. There is toilet also on the second floor. This had stove heat, was located on 40 x 145 ft. lot, and had a small garage. This was in superior condition, also in a better location, than the subject property.
4. 267 Goodhue - This is also a duplex and consists of four rooms and full bath on each floor. This had a one car garage and was located on a lot 80 x 107 ft. This sold in May of 1961 for \$6500.00 cash.
5. 1187 - 89 Dayton - This was also a duplex consisting of six rooms, three bedrooms on each floor, with a full bath on each floor. The condition of the exterior was poor. It was built in 1890, was located on a lot 40 x 157 ft., and sold in April of 1961 for \$8450.00 cash to new mortgage.
6. 717 Mercer - This was also a two family house consisting of four rooms on each floor. This had brick exterior and a 1/3 basement, and was heated with gas space heater. This sold in May of 1961 for \$8900.00 with \$500.00 down. The condition and location was considerably superior to the subject property. It was located on a 40 x 120 ft. lot.

Indicated value by Comparison Approach,

179 Chicago.....	\$3000.00
175-177 Chicago.....	3400.00
Estimate of land value.....	750.00
	<u>\$7150.00</u>

PROJECT AREA 1-B

PARCEL 139  
175-177 E. Chicago  
179 E. Chicago

CORRELATION AND FINAL OPINION

The two subject properties are located on one lot. As we could not find this type of comparables we used single family houses and two family houses. It is the opinion of your appraisers after analyzing the Cost and Market Approach that the indicated value for the total property with the land is,

Seven Thousand Two Hundred Dollars (\$7200.00)