



Collection Information:

Folder: Parcel No. 160A. 181 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.

Project Area 1-B
Parcel No. 160A
181 State Street

SUBJECT PROPERTY

• JAN • 62



• JAN • 62



Project Area 1-B
Parcel No. 160A
181 State Street

Owner: Max Simon, et al.

Legal: SE'ly $\frac{1}{2}$ of Lot 2, Block 19, Marshall's Addn.

Lot Size: 25 x 100 Foot Average

Zoning: Commercial

Built: 1884

Assessor's Value: Land 350 - Building 1000 - Total 1350.

This is a $1\frac{1}{2}$ story frame dwelling with rolled asphalt imitation brick siding and asphalt roof. State Street is paved and has sidewalk and curb. All improvements are in the street and connected to the property.

First floor contains 5 rooms and old type bath. Hardwood floors, softwood trim, linoleum in kitchen, no cabinets, wall sink, wainscoting. Plaster walls and ceilings, space heater gas fired. Screened front porch. Pay own utilities - Rent \$35.00.

Inside and outside stairs to second floor which is vacant. Contains 4 rooms and toilet only. Hardwood floors, plaster walls and ceilings, no cabinets, wall sink. Poor linoleum. Rent \$30.00.

Trap door from back hall to full basement. Concrete block walls, concrete floor, octopus hot air heat oil not in operation, 30 gallon gas water heater. 7 foot height. No laundry tubs or floor drain.

Cost Approach:

16,104 Cubic Feet @ 55¢	8,857.00
Physical Depreciation 50%	
Economic Depreciation 10%	5,314.00
Depreciated Value of Dwelling	<u>3,543.00</u>
Land - 25 x 100 Feet Average	500.00
Indicated Value by Cost Approach	<u>4,043.00</u>

This is a total taking. Based on the Cost Approach and the Comparable Sales Approach it is your appraiser's opinion that the total damages are:

Land	500.00
Improvements	<u>3,600.00</u>
Total	4,100.00

"FOUR THOUSAND ONE HUNDRED DOLLARS"

(\$4,100.00)

Project Area 1-B
Parcel No. 160 A
181 State Street

MARKET APPROACH

Comparable Sales:

1. 842 Edmund. Sold \$6,500 cash, May 23, 1961. Larger, larger lot, 2-car garage, superior location. 2 full baths but was also in poor condition.
2. 929 Woodbridge. Sold \$5,500 cash, July 28, 1961. Approximately same age, size and appearance but in better condition and had 2-car garage.
3. 853 Woodbridge. Sold \$6,850, \$400 down, contract for deed Feb. 7, 1961. Easy terms indicate lower cash price. Approximately same age, size and appearance, but was in better condition being remodeled in 1932. Had central hot water gas heat and 2-car garage; 2 full baths.

After adjustments on these comparables and others investigated, it is felt the indicated market value of the subject property is \$4,100.00.