



Collection Information:

Folder: Parcel No. 161. 183 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. 161
183 State Street

SUBJECT PROPERTY



Project Area 1-B
Parcel No. 161
183 State Street

Owner: Manuel A. Lopez, et al.

Legal: NW'ly 33 Feet of Lot 3, Block 19, Marshall's
Addn.

Lot Size: 33 x 96 Feet Average

Zoning: Commercial

Built: 1899

Assessor's Value: Land 425 - Building 1300 - Total 1725.

This is a 2 story frame dwelling with imitation asphalt brick exterior siding and asphalt roof. Good storms and screens, wood panelled enclosed front porch. State Street is paved and has sidewalk and curb. Side drive. All improvements are in the street and connected to the property.

First floor contains 5 rooms and old type bath off the kitchen. Hardwood floors, wall-to-wall carpeting (not included in our valuation). Plaster walls and ceilings, large kitchen, good cabinets, cabinet sink, good linoleum, Firtex ceilings - decorating is good.

Second floor has 4 rooms and toilet off the kitchen plus good storage space in rear. Softwood floors and trim, No cabinets, cabinet sink. Oil space heater, plaster walls and ceilings, sloping ceilings, very clean, good decorating.

Full basement has limestone walls, concrete floor, hot water oil heat for 1st floor, 30 gallon gas water heater. No laundry tubs or floor drain, 7 foot height, extra cellar for vegetables and tool shop.

Cost Approach:

24,320 Cubic Feet @ 60¢	13,376.00
Physical Depreciation 50%	
Economic Depreciation 10%	<u>8,025.00</u>
Depreciated Value of Dwelling	<u>5,351.00</u>
Land 33 x 96 Feet	700.00
Indicated Value by Cost Approach	<u>6,051.00</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	700.00
Improvements	<u>5,500.00</u>
Total	6,200.00

"SIX THOUSAND TWO HUNDRED DOLLARS"

(\$6,200.00)

Project Area 1-B
Parcel No. 161
183 State Street

MARKET APPROACH

Comparable Sales:

1. 57 W. Jessamine. Sold \$7,000 cash, Oct. 20, 1960. Approximately same size, age and condition but larger lot, better location.
2. 842 Edmund. Sold \$6,500 cash, May 23, 1961. Larger, but poorer condition. Larger lot, 2-car garage, better location.
3. 1015 Marion St. Sold \$7,950, \$500 down, contract for deed, June 29, 1961. Easy terms indicate lower cash price. Approximately same age, condition, size and appearance. Far superior location.

After adjustments on these comparables and others investigated, it is felt that the indicated market value of the subject property is \$6,200.00.