



Collection Information:

Folder: Parcel No. 164. 199 State Street.

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

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Project Area 1-B
Parcel No. 164
199 State Street

SUBJECT PROPERTY

• JAN • 62



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Project Area 1-B
Parcel No. 164
199 State Street

Owner: Oscar Robins

Legal: NE'ly $\frac{1}{2}$ of SE'ly $\frac{1}{2}$ of Lot 9 and SE'ly $\frac{1}{2}$
of Lot 10, Block 19, Marshall's Addn.

Lot Size: 25 x 122 Feet Average Depth

Zoning: Commercial

Built: 1894

Assessor's Value: Land 350 - Building 550 - Total 900.

This is a one story frame bungalow with cedar shingle siding and asphalt roof, there is an open front porch and large rear enclosed shed. State Street is paved and has sidewalk and curb. All improvements are in the street and connected to the property.

Dwelling contains 4 rooms and old type bath off the kitchen, soft-wood floors and trim, plaster walls and ceilings. Poor cabinets, wall sink, poor linoleum, side arm gas heater in the kitchen. Decorating is very poor. The property is rented at \$30.00 per month and has been sadly neglected. Trap door leads to small attic.

Trap door from back entrance shed and also outside rear entrance to full basement. Limestone walls, 8 foot height. Octopus type hot air coal fired furnace, no laundry tubs or floor drain.

Cost Approach:

| | |
|----------------------------------|-----------------|
| 12,800 Cubic Feet @ 60¢ | 7,680.00 |
| Physical Depreciation 50% | |
| Economic Depreciation 10% | <u>4,608.00</u> |
| Depreciated Value of Dwelling | <u>3,072.00</u> |
| Land 25 x 122 Feet | 600.00 |
| Indicated Value by Cost Approach | <u>3,672.00</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 | 600.00 |
| Improvements | <u>3,100.00</u> |
| Total | 3,700.00 |

"THREE THOUSAND SEVEN HUNDRED DOLLARS"

(\$3,700.00)

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MARKET APPROACH

Comparable Sales:

1. 9 Douglas Street. Sold \$3,000 cash, June 13, 1961. Approximately same size but better condition. Only part basement and gas space heat but had gas automatic water heater and better location.
2. 671 No. Western. Sold \$4,000 cash, January 23, 1961. Approximately same size but far superior condition. Only part basement and gas space heater but larger lot, garage and better location.
3. 19 E. Magnolia. Sold \$4,120 cash, July 19, 1960. Approximately same size and condition but larger lot, better location. Also had 3-year old gas furnace.

After adjustments on these comparables and others investigated, it is felt that the indicated market value of the subject property is \$3,700.00.