



## **Collection Information:**

**Folder:** Parcel No. 166. 227-229 Plato.

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

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

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Pr 1st Area 1B  
Parcel No. 166  
227-229 Plato



Front View



Rear View

PROJECT AREA 1-B  
PARCEL NO. 166

Address: 227 - 229 Plato  
Owner: Henry B. Wobse  
Legal: Westerly 50 feet of Lot 12, Block 19, Marshall's Addition  
Lot Size: 50 x 50  
Zoning: "B"  
Built: 1894  
Assessed Value: Land - \$250.00, Building - \$700.00

This property is located on the North side of Plato and is South Facing. It is bounded on the East by State Street, on the North by East Chicago, and on the West by Robertson. There is a rectangular frame one-story building which is used as a double house. The exterior has imitation asphalt siding and a composition roof. There are two small screen porches on each end, acting as an entry for each unit. The building is set back from the street approximately nine (9) feet on the front. The lot is level with street grade at the front. To the rear of the building the lot slopes to about three feet below street level at the rear. The West unit of this building which is known as 227 Plato Street consists of two bedrooms, living room, bedroom, kitchen and toilet. This unit is heated by a gas space heater. The rear West bedroom of this unit was all boarded up at the doorway and we were not able to inspect this room. The walls and ceilings throughout this unit are in poor condition. The porch across the rear of this building is in very poor condition. The floors are hardwood and have not had attention for many years. This unit is heated by an oil space heater. When this unit was rented, the rent was \$22.00 a month and the tenants paid their own heat and utilities. The unit is vacant at this time. The East unit, known as 229 Plato Street, consists of two bedrooms, living room, kitchen and toilet. The walls and ceilings of this unit are badly cracked and chipped and in need of decorating. There are hardwood floors in this unit. It is heated by a gas space heater. It rents for \$20.00 a month and the tenants pay their own heat and utilities. There is an outside rear entrance to the basement. The basement is full and has a cement block foundation and dirt floor. For all practical purposes this basement has no utility.

Estimate of Value by Cost Approach:		
	960 Square Feet at \$13.00	\$12,480.00
Less	Depreciation 82%	<u>10,234.00</u>
		\$ 2,246.00
Add	Land - 50 x 50	<u>500.00</u>
Estimated Value by the Cost Approach		\$ 2,746.00

Estimate of Value by Income Approach:

\$42.00 monthly Income times

Rent Multiplier of 60

\$42.00 x 60 = \$2520.00

\$ 2,520.00

Final Estimate by Correlation

\$ 2,520.00

TWENTY-FIVE HUNDRED  
TWENTY DOLLARS

This is a Total Taking.

## GROSS MONTHLY MULTIPLIER COMPARABLES

## DUPLEXES

<u>No.</u>	<u>Address</u>	<u>Date Sold</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Gross Monthly Rent</u>	<u>Gross Monthly Multiplier</u>
1	302 Sherburne	1959	\$5,900	\$300 dn.	\$99.00	57
2	842 Edmund	1961	6,500	Cash	80.00	80
3	267 Goodhue	1960	6,500	Cash	80.00	80
4	210 Carroll	1958	5,500	Cash	105.00	50
5	391-393 Iglehart	1958	8,000	Cash	140.00	60
6	791 Ottawa	1961	13,500	\$1500 dn.	190.00	70
7	518 Ohio	1961	10,200	Cash	142.50	75
8	480 Goodhue	1961	8,950	Cash	130.00	68
9	844-846 Watson	1960	11,900	\$500 dn.	150.00	79
10	632-34 Bates	1961	10,750	\$350 dn.	150.00	70
11	655 DeSoto	1960	6,750	\$350 dn.	170.00	40
12	159 N. Grotto	1961	9,500	\$500 dn.	150.00	65
13	359 Fuller	1960	6,900	\$300 dn.	104.00	65
14	402 Charles	1961	9,300	Cash	130.00	72
15	488 Blair	1961	7,900	\$500 dn.	120.00	75
16	976 DeSoto	1961	10,900	\$800 dn.	145.00	75
17	740 Wells	1961	9,200	\$500 dn.	155.00	60
18	949 York	1959	6,000	Cash	100.00	60
19	82 Leech	1961	4,500	Cash	75.00	60
20	170 McBoal	1961	4,500	Cash	62.50	74