



## **Collection Information:**

**Folder:** Parcel No. 172. 227 State 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 Area 1-B  
Parcel No. 172  
227 State Street

SUBJECT PROPERTY



Project Area 1-B  
Parcel No. 172  
227 State Street

Owner: John Hernandez, et al.

Legal: SE'ly 32 Feet of Lot 6, Block 20, Marshall's Addn.

Lot Size: 32 X 128 Feet Average Depth

Zoning: "B" Residential

Built: 1889

Assessor's Value: Land 350 - Building 650 - Total 1000.

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

First floor contains 3 rooms and old type bath off the kitchen, hardwood floors, with linoleum covering. Plaster walls and ceilings, no cabinets, wall sink, poor linoleum,

Second floor with stairs leading from the kitchen has 2 dormitory type bedrooms, no closets, hardwood floors, plaster walls and ceilings.

Full basement has entrance from back hall also rear ground level entrance. Limestone walls, dirt floor, 8 foot height, octopus hot air gas heat for 1st Floor only. Side arm gas water heater.

Two old sheds on rear of lot.

Cost Approach:

12,600 Subic Feet @ 60¢	7,560.00
Physical Depreciation 50%	
Economic Depreciation 10%	4,536.00
Depreciated Value of Dwelling	<u>3,024.00</u>
Depreciated Value of Sheds	50.00
Depreciated Value of Improvements	<u>3,074.00</u>
Land 32 x 128	650.00
Indicated Value by Cost Approach	<u>3,724.00</u>

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

Land	\$650.00
Improvements	<u>3,100.00</u>
Total	3,750.00

"THREE THOUSAND SEVEN HUNDRED FIFTY DOLLARS"

(\$3,750.00)

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MARKET APPROACH

Comparable Sales:

1. 585 Harrison. Sold \$4,700 cash, Dec. 19, 1961. Slightly larger, better condition, better arrangement plus utility room. Shallower lot, 2-car garage, 1/2 basement but has F. A. gas heat and automatic gas water heater.
2. 861 Albemarle. Sold \$3,500 cash, Nov. 28, 1961. Larger, (4-bedroom) but only had part basement and oil space heaters. Comparable condition but smaller lot. Better location. Single garage plus storage shed.
3. 173 W. Robie. Sold \$3,700 cash, April 16, 1959. Approximately same size and condition. No basement and stove heat but much larger level lot in a far superior location.

After adjustments on these comparables and others investigated, it is felt the indicated market value of the subject property is \$3,750.00.