



Collection Information:

Folder: Parcel No. 189. 176 Plato Avenue.

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

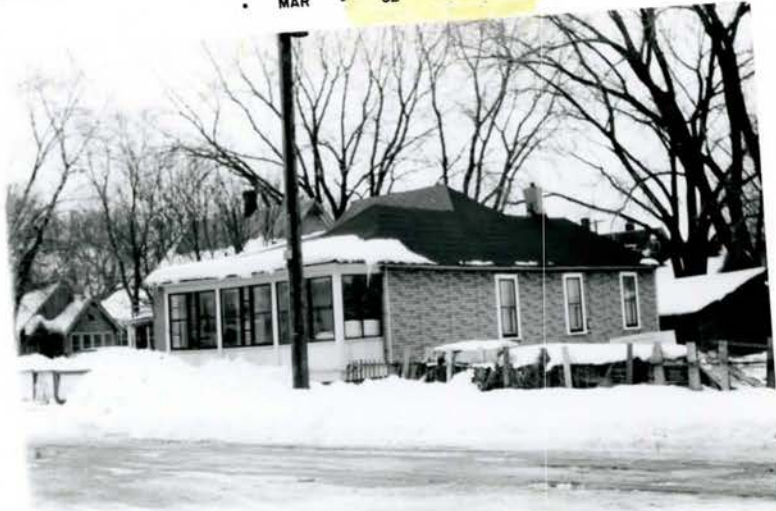
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Project Area 1-B
Parcel No. 189
176 Plato Avenue

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Project Area 1-B
Parcel No. 189
176 Plato Avenue

Owner: Anthony M. Aussey

Legal: SW¹/₂ of Lot 5, Block 22, Marshall's
Addition

Lot Size: 50 x 50 Feet

Zoning: "B" Residence

Built: 1910

Assessor's Value: Land 200 - Building 1,000 - Total 1,200.

This is a 1 story frame bungalow with imitation brick asphalt exterior covering, asphalt roof, glazed front porch, side open porch and attached one car garage not in use as garage. Plato Street is graded and oiled. There is no sidewalk or curb. All improvements are in the street and connected to the property.

Property consists of 8 rooms and old type bath off the kitchen, hardwood floors, plastered walls. Painted trim, low ceiling Firtex, small cabinet area, wall sink and linoleum floor in the kitchen.

Full basement reached by trap door in the kitchen. Also outside entrance. Limestone brick walls, concrete floor, 2 x 6 joists, poor posts, octopus type hot air gas heat, 30 gallon gas water heater. This property very clean.

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(Continued)

Cost Approach:

| | |
|--|-----------------|
| 17,784 Cubic Feet @ 60¢ per Cubic Feet | 10,670.00 |
| Physical Depreciation 55% | |
| Economic Depreciation 10% | 6,936.00 |
| Depreciated Value of Dwelling | <u>3,724.00</u> |
| Land 50 x 50 Feet | 400.00 |
| Indicated Value by Cost Approach | <u>4,124.00</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 | 400.00 |
| Improvements | 3,750.00 |
| Total | <u>4,150.00</u> |

"FOUR THOUSAND ONE HUNDRED FIFTY DOLLARS"

(\$4,150.00)

Ray A. Young
James C. Insper

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MARKET APPROACH

Comparable Sales:

1. 266 Goodrich. Sold July 6, 1959, \$8,000.00 cash. Larger, longer lot, better location, superior exterior, only part basement but had central heating and laundry.
2. 462 Superior. Sold March 16, 1961, \$5,800.00 cash. Same number of bedrooms but rooms are generally larger, excellent condition. Only 3/4 basement and gas space heaters but much larger lot, better location.
3. 46 West Sycamore. Sold June 23, 1961, \$6,500.00, \$300.00 down. Easy terms indicate lower cash price. Fewer rooms but had expansion attic, larger lot, better location. 2 glazed porches, new furnace and laundry.
4. 671 North Western. Sold January 23, 1961, \$4,000.00 cash. Approximately same size and condition but larger lot and better location. Only part basement and gas space heater.

After adjustments on these comparables and others investigated, it is felt the indicated market value of the subject property is \$4,150.00.

Ray A. Finley
James C. Hunsperger