



## **Collection Information:**

**Folder:** Parcel No. 194. 294 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](http://www.mnhs.org/copyright).

Project Area 1-B  
Parcel No. 194  
294 State Street

SUBJECT PROPERTY



Project Area 1-B  
Parcel No. 194  
-294 State Street  
249

Owner: Doroteo Vasquez *H. and Alice 222 E. Currier*  
Legal: Exc. NW'ly 25 feet of Lot 2, Block 27, Marshall's Addition  
Lot Size: 25 x 93  
Zoning: Light Industry  
Built: 1889 - Moved on Lot 1910  
Assessor's Value: Land 200 - Building 1,250 - Total 1,450.

This is an abandoned 2 story frame insulated building with imitation brick exterior, asphalt siding, with asphalt roof. State Street is paved, has sidewalk and curb. All improvements are in the street and connected to the property.

Before vandalism this dwelling had 4 rooms and bath off the kitchen on the first floor and 3 rooms on the second floor. The floors are hardwood, the walls plaster.

At present all the plumbing has been removed, the floors torn up, plaster walls broken, windows smashed. Property is in deplorable condition.

Full basement, limestone walls, 8 foot height, furnace has been smashed.

Rear sheds no value.

This property should be wrecked at once to prevent injury to some person or persons.

Because of the condition the Cost Approach would not apply. We have placed a valuation of \$1,000.00 on the structure.

Dwelling	\$1,000.00
Land - 25 x 93 Avg. Depth	600.00
Total	<u>1,600.00</u>

This is a total taking. It is your appraiser's opinion that the damages are:

Land	600.00
Improvements	1,000.00
Total	<u>1,600.00</u>

"ONE THOUSAND SIX HUNDRED DOLLARS"

(\$1,600.00)

Project Area 1-B  
Parcel No. 194  
294 State Street

MARKET APPROACH

Listed below are properties sold but which were in poor condition. While all needed attention, all were tenable and had plumbing and heating working order.

1. 428 Carroll Ave. Sold \$3,500, \$300 down, contract for deed May 5, 1960. 10 rooms and 2 baths, space heaters.
2. 1016-1018 Iglehart. Sold \$3,500 cash, April 25, 1961. 10 rooms, 2 baths, central heating plant, 2-car garage, but all windows were broken. Larger lot.
3. 804 Stewart. Sold \$2,500 cash, March, 1958. 6 rooms, full basement but no sewer or bath. Had city water, larger lot.
4. 861 Albemarle. Sold \$3,500 cash, Nov. 28, 1961. 7 rooms and bath, stucco exterior in good condition and garage.

After adjustments on these comparables and others investigated, it is felt the indicated market value on the subject property is \$1,600.00.