



Collection Information:

Folder: Parcel No. 21. 312 Constane.

Series: Area 1-A, Parcels 1-182, 1961-1962.

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Records.

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Project Area 1-A
Parcel No. 21
312 Constane

Owner: Thomas Lachinsky and Lily Lachinsky
Legal: Lot 6, Block 2, Langevin's Addition
Lot Size: 37½ x 115 feet
Zoning: "B" Residential
Built: 1896 - remodeled 1901 and 1922
Assessors Value: Land \$75.00, Buildings \$1,000.00, Total \$1,075.00.

This is a 2 story frame dwelling with asphalt roof. The exterior siding is in very bad condition. It is a question whether this property was ever painted.

Contains 4 rooms on each floor, plastered walls, softwood floors and trim, badly in need of decorating. Bath tub only, no toilet, no sewer, no tubs or drain, no water heater. Street has city water, dirt street. Upstairs not in use, needs decorating. Basement has limestone walls, dirt floor, stove heat.

Please check with Parcel No. 21-A.

Cost Approach:

17,248 cu. feet @ 60¢	\$10,348.00
Physical depreciation 70%	
Economic depreciation 10%	8,278.00
Depreciated value of dwelling	<u>2,070.00</u>
Depreciated value of sheds	100.00
Depreciated value of improvements	<u>2,170.00</u>
Land 37½ x 115 ft.	375.00
Indicated value by Cost Approach	<u>\$2,545.00</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	\$ 375.00
Improvements	<u>2,225.00</u>
Total	<u>\$2,600.00</u>

"TWO THOUSAND SIX HUNDRED DOLLARS"

(\$2,600.00)

R. J. H. Agency
11/19/61

S. P. Area 1-A COUNTY Ramsey PARCEL 21

FEE OWNER Thomas Lachinsky Property Address 312 Constans

Legal Description (entire tract) Lot 6, Block 2, Langevin's Addition

Present use Residence Zoning "B" Residence Best use Present
Size: Frontage 37 1/2 Depth 115 Area 4,313

Utilities and : Sewer No Septic tank _____ Cesspool No
Street : City water Yes Private well _____ Elec. pump _____
Improvements : Surfacing Dirt Curb and gutter No Sidewalk No

Full and true valuation, 19 60 Land 75.00 Bldgs. 1,000 Total 1,075 Taxes 19 60 \$ 49.86
Outstanding special assessments: Water _____ Sewer _____ Street _____ Total _____

DETERMINATION OF COST FACTOR:

Page _____ Boeckh's Manual

Base Unit Cost.....\$ _____
Base Cost adjustments..... _____
Total Base Cost..... _____
Local Index _____

Total Base Cost x Local Index = Cost factor
_____ x _____ = \$ _____
per sq. ft. or cu. ft.

Bone structure _____ % of total
Life expectancy _____ yrs.
Basic depreciation rate _____ % per yr.

Date built 1896
Remodeled 1901-1922
Effective age _____ yrs.

Physical Depreciation - incurable
in Bone structure _____ %

ESTIMATE OF TOTAL DEPRECIATION:

Total replacement value of bone structure.
_____ % of \$ _____ = \$ _____
Total Structure Bone Structure

Physical Depreciation - incurable
_____ % of \$ _____ = \$ _____
Bone Structure

Plus Physical Depreciation
curable \$ _____

TOTAL DEPRECIATION \$ _____
_____ % of Total Replacement Cost

Spec. Equip - Present Value \$ _____

Misc. Bldgs. _____

Estimate by [Signature]
Date 11/9/41 Right of Way Agent

Revenue Stamps _____ Indicated Purchase Price \$ _____

Date Acquired _____ CONFIRMED PURCHASE PRICE \$ _____

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:
37 1/2 f.f. at \$ 10.00 for 115 ft. depth \$ 375.00
_____ sq. ft. at \$ _____
_____ at \$ _____

Estimate of Replacement Cost of Principal Structure
incl. appropriate porch area or cube \$ _____
17,248 sq. ft. or cu. ft. x .60 = \$ 10,348.00

Plus flat charge adjustments
x Local Index \$ _____ x _____ = \$ _____

Physical 70% Total Replacement Cost \$ _____
Economic 10%
Total 80% Less Total Depreciation 8,278.00
Total Present Value \$ 2,070.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. Sheds \$ 100.00

Plus Land Value from above \$ 375.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
Rounded \$2,600.00 BY COST APPROACH \$ 2,545.00

Estimate of Physical Depreciation - curable (in short lived items)			
Items	Extent of cure or replacement	Total Cost of Curable Items	Chargeable Depreciation % Amount
Roof			
Chimney			
Down spouts - gutters			
Exterior			
Painting			
Storms - screens			
Weatherstrip			
Plumbing - bath			
Kitchen			
Furnace			
Wiring			
Insulation			
Decorating			
Floors			

Total Cost of Short Lived Items \$ _____ Total Depr. curable \$ _____
_____ % of Total Replacement Cost
with _____ % in Bone structure. PARCEL NO. 21

S. P. 1-1 COUNTY RAMSEY PARCEL 21

FEE OWNER Thomas & Lily Lachinsky PROPERTY ADDRESS 312 Constans

OCT 61



Photo No.	Description of Subject
1.	<u>Front view - subject property</u>
2.	<u>Rear view - subject property</u>
3.	<u>View of sheds - subject property</u>
4.	_____

Date of Photo: 10-61

Photo No.	Description of Subject
5.	_____
6.	_____
7.	_____
8.	_____

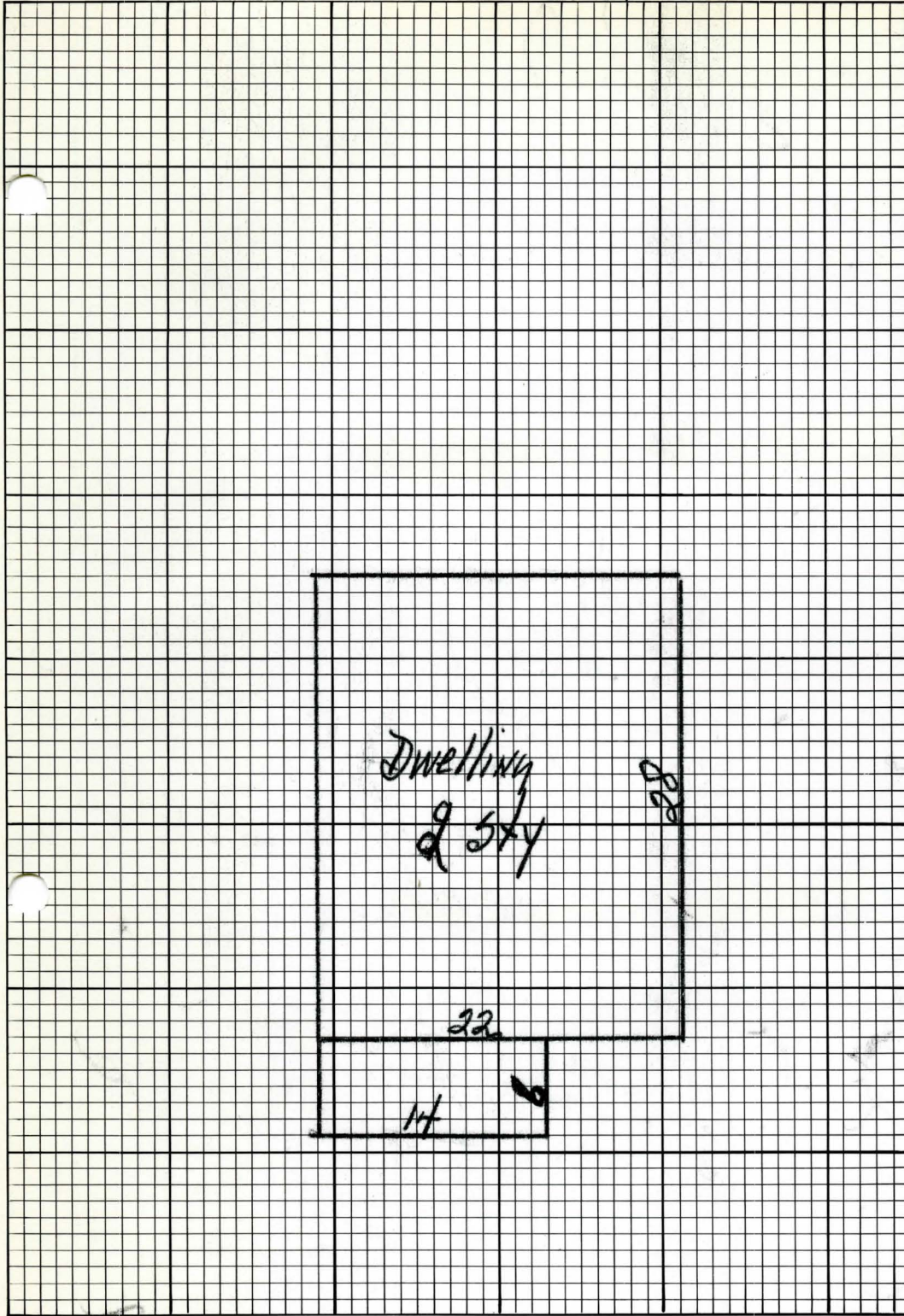
By: *Ray J. Farley*
Right of Way Agent

S. P. Project Area 1-A COUNTY Ramsey PARCEL 21

FEE OWNER Thomas Iachinsky and Lily Iachinsky PROPERTY ADDRESS 312 Constans

Sketch of Building
Scale 1" = 10'

Show Room Number on Sketch
Show Principal Dimensions



	Room No.	Ceiling Ht.
Living Room		
Dining Room		
Kitchen		
Bed Room		
Bed Room		
Bath		
Hall		
Porch		
Closet		
Store Room		
Amusement Room		
Breezeway		
Attached Garage		

BASEMENT:

Floor thickness _____ in.
Height: Top of floor to top of foundation _____ ft.

Size	Sq. Ft.	Ht.	Cube
x			
x			
x			

SUPERSTRUCTURE:

Height: Top of foundation to eaves _____ ft.
Eaves to ridge _____ ft.

Size	Sq. Ft.	Ht.	Cube
x			
x			
x			
x			

Total cubic content _____

Chimney size:

_____ x _____ by _____ ft. high.

MISCELLANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition	Size	Area
Garage - detached						x	
Garage - attached						x	
Barn						x	
Hog house						x	
Chicken house						x	
Granary						x	
Machine shed						x	

SKETCH AND EXAMINATION BY _____

Ray A. ...
RIGHT OF WAY AGENT

11/9/61
DATE

PARCEL NO. 21

DIVISION OF LANDS AND RIGHT OF WAY
 APPRAISAL BY COMPARISON OF MARKET DATA
 ANALYSIS OF COMPARABLE UNIMPROVED PROPERTIES

S. P. Project Area 1-A

COUNTY Ramsey

PARCEL 21

FREE OWNER Thomas & Lily Lachinsky

Property Address 512 Constans, St. Paul, Minn.

Comparison No.	Grantor - Grantee Legal Description Consideration. Date of Sale	Frontage	Depth	Area Sq. Ft. or Acres	UNIT PRICE			ADJUSTED VALUE by time, depth and location in comparison to subject prope		
					per f. f.	per sq. ft.	per acre	per f. f.	per sq. ft.	per acre
1.	Treacy to Larson Clinton & Congress Lot 10-Blk 66, W. St. Paul Proper Nov. 1957 - Cash \$800.00	50	100	5000	16.00	.16¢		10.00		
2.	Markoe to Remackel St. Lawrence & Missouri Lots 18 & 19, Blk 4, Second Addn. to Brooklynd Sold June 1957 - \$1,000.	80	125	10000	12.50	.10¢		10.00		
3.	Markoe to Remackel Missouri bet. Texas and St. Lawrence - Lots 1 & 20 Blk 14, Second Addn. to Brooklynd-Sold May 1956 \$1,000.00.	80	125	10000	12.50	.10¢		10.00		
4.	Grantee - Louis Kaplan Livingston & Chicago-West 25 feet Lot 3, all of 1 & 2-Blk 19 & 1 & 2 of Blk 14 Bazil & Roberts Add. Sold Dec. 1956 - \$4,000.00	225	119	26,775	17.75	.22¢		10.00		

Proper adjustments have been made for zoning, location,
 topography, size, time of sale, etc.

ESTIMATEC VALUE OF LAND IN SUBJECT PROPERTY
 ON BASIS OF COMPARABLE MARKET DATA:

Reviewed by

37 1/2 front feet ~~subject~~ ~~acres~~ at \$10.00 = \$ 375.00

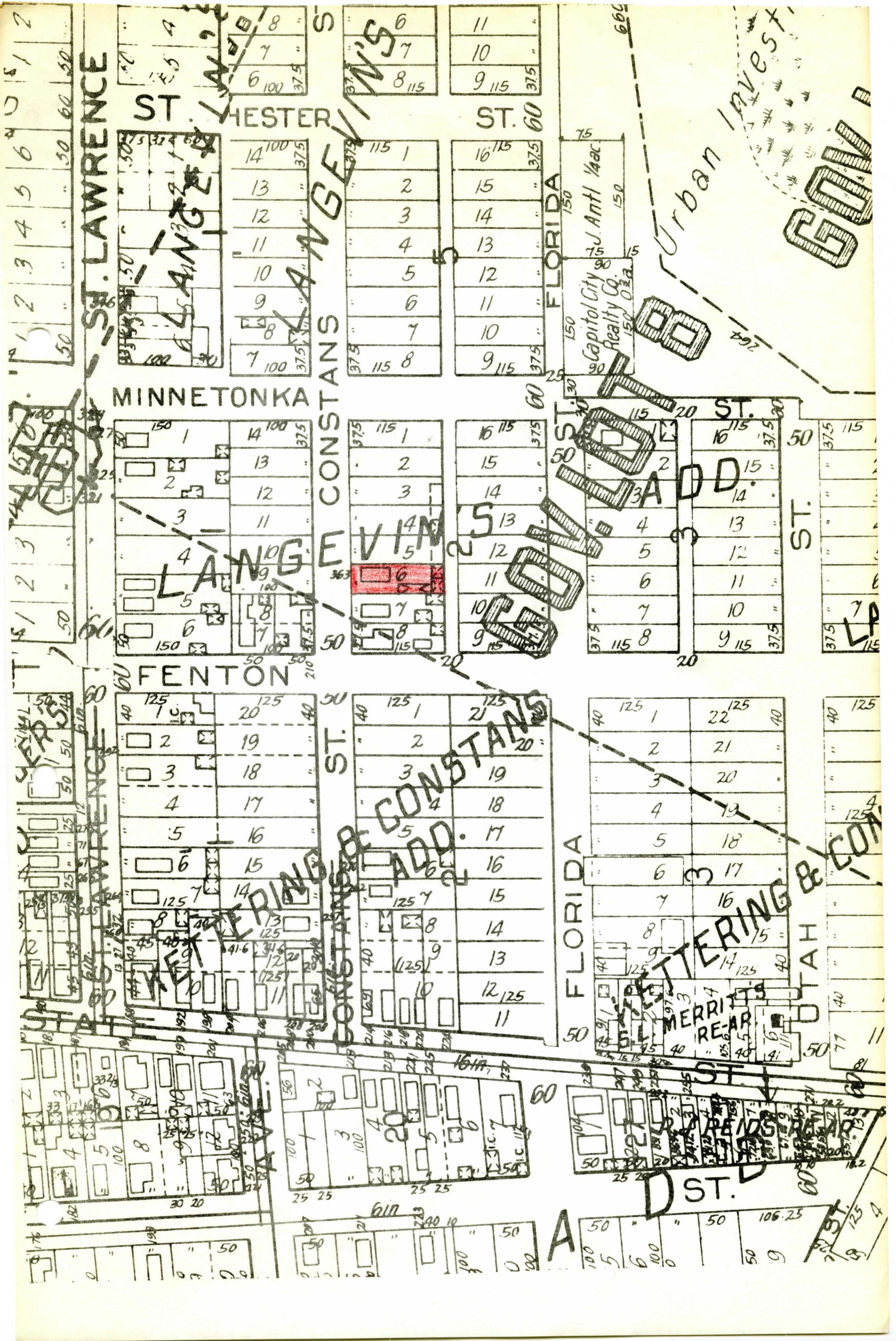
Data by:

Thomas & Lily Lachinsky
 Right of Way Agent

Date

11/9/57

Parcel No. 21



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

ST. LAWRENCE

ST. LAWRENCE

ST. HESTER

ST. 60

MINNETONKA

CONSTANS

FLORIDA

FENTON

ST.

FLORIDA

ST.

UTAH

LANG

LANG

EVIN

EVIN

ST. 60

FLORIDA

MERRITT'S REAR

ST. SPENDS REAR

ST.

A

Urban Invest

GOV

Capitol City Realty Co.

U. Anti

1/4 ac

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S. P. 1-A COUNTY Ramsey PARCEL 21

FEE OWNER Thomas Luchinsky PROPERTY ADDRESS 312 Constans

NOV • 61



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Photo No.

Description

- 1. Comp. No. 1 - 804 Stewart
- 2. Comp. No. 2 - 213 E. Rogie
- 3. Comp. No. 3 - 115 Edward
- 4. _____

- 5. _____
- 6. _____
- 7. _____
- 8. _____

Date of Photo: 10/61

By: _____

Right of Way Agent

Ray J. Hansen

STATE OF MINNESOTA DIVISION OF LANDS AND RIGHT OF WAY DEPARTMENT OF HIGHWAYS
PHOTOGRAPHIC MOUNTINGS

S. P. 1-A COUNTY Ramsey PARCEL 21
FEE OWNER Thomas Lechinsky PROPERTY ADDRESS 312 Constans

LEGAL: Lot 13, Block 2, Riverside Addition, **804 STEWART**

LISTING BROKER Wm. H. Burke Co. SALESMAN Office PHONE RES --- BUS CA 4-4779
OWNER'S NAME Wm. H. Burke TYPE OF BLDG. 1 1/2 Story

Basement	1st Floor	2nd Floor	3rd Floor
Full x Beam steel wood x	L.R. 13.8 x 13	L.R. x	B.R. x
Heat: Stove	Fireplace	Fireplace	B.R. x
gravity fur. smoker	D.R. x	D.R. x	Bath
h. water f. air	D. Space x	D. Space x	Year Built 1902
oil gas	Kitch 14 x 14	Kitch x	Exterior Slate Siding
annual fuel cost	nook cabinets pantry	nook cabinets pantry	Cond. Good
Water heater:	fan disposal d. wabr.	fan disposal d. wabr.	Taxes 77.81 N.H.S. x H.S.
gal. side arm	Trim	Trim	Bids. 28 x 20
gal. auto. elec.	NONE		Lot 40 x 145
gal. auto. gas	Bath full Tile shr 1/2	bath full Tile shr 1/2	alley x driveway
Incinerator	Den/S. Rm. x	Den/S. Rm. x	floors—1st bldw. x soft
Laundry tubs Toilet	B.R. x	B.R. 9.6 x 13	floors—2nd bldw. x soft
220 wiring	B.R. x	B.R. 9 x 13	sewer x Tank x
Pump	B.R. x	B.R. 9 x 13	well City Wtr. x
Rec. room x	Scr porch 6 x 18	B.R. x	Gar 10 x 18
Insul. Walls Ceil. W. Strip	condition	condition	Att. Det. x or des.
Roof comp. x wood slate	carp. drapes	carp. drapes	
1st fl. occ. by Vacant	phone	Lease Exp. rear	rent due
2nd fl. occ. by	phone	Lease Exp. rear	rent due
Schools Public grade Adams	high Monroe	parochial	St. James
Churches		Present Mgr. None	
Transp. West Seventh Street - 4 blocks		Mgr. Commit.	
Reason for selling	Will consider trade	Possession Immediate	

213 E. ROGIE

LISTING BROKER James Huspek & Sons SALESMAN JCH PHONE RES 8-6217 BUS CA 2-8566
OWNER'S NAME Jessie M. and L. E. Messenger TYPE OF BLDG. SFR

Basement	1st Floor	2nd Floor	3rd Floor
Full 2/3 Beam steel wood x	L.R. 12 x 14	L.R. x	B.R. x
Heat: Stove	Fireplace	Fireplace	Bath
gravity fur. smoker	D.R. 14 x 14	D.R. x	Year Built 1886
h. water x oil	D. Space x	D. Space x	Exterior Asbestos Shingles
f. air gas x	Kitch. 12 x 13	Kitch. x	Cond. Fair
annual fuel cost	nook cabinets pantry x	nook cabinets pantry	Taxes 114.30 N.H.S. H.S. x
Water heater:	fan disposal d. wabr.	fan disposal d. wabr.	Assessments
gal. side arm	Trim Stain & Enamel	Trim Enameled	Bids. IRREGULAR
gal. auto. elec.	FIR		Lot 40 x 126.5
30 gal. auto. gas x	Bath full Tile shr 1/2	Bath full Tile shr 1/2	alley x driveway
Incinerator	Den/S. Rm. x	Den/S. Rm. x	floors—1st bldw. x soft
Laundry tubs Toilet	B.R. 9 x 14	B.R. 9 x 14	floors—2nd bldw. x soft
220 wiring Shower	B.R. x	B.R. 10 x 13	sewer x City Wtr. x
Pump	B.R. x	B.R. 8 1/2 x 14	S. Tank Well
Rec. room x	Porch 5 1/2 x 10 1/2 Scr x Gl.	B.R. x	Gar. Shed x
Insul. Walls Ceil. W. Strip	condition Fair	condition Fair	Att. Det. x or des.
Roof comp. x wood slate	carp. drapes	carp. drapes	
1st fl. occ. by Owner	phone CA 2-5452	Lease Exp. rear	rent due
2nd fl. occ. by	phone	Lease Exp. rear	rent due
Schools Public grade Hendricks	high Humboldt	parochial	St. Mathews
Churches		Present Mgr.	
Transp. 1 block		Mgr. Commit.	
Reason for selling	Will consider trade	Possession	

115 EDWARD

LISTING BROKER Property Sales Co. SALESMAN Office PHONE RES --- BUS CA 5-1018
OWNER'S NAME Rosaline LeClair TYPE OF BLDG. 2 Story

Basement	1st Floor	2nd Floor	3rd Floor
Full Beam: steel wood	L.R. 10 x 14	L.R. x	B.R. x
Heat: Space gas heater	Fireplace	Fireplace	Bath
gravity fur. smoker	D.R. 10 x 12	D.R. x	Year Built Over 50 years
h. water oil	D. Space x	D. Space x	Exterior Asbestos Shingles
f. air gas	Kitch. 10 x 11	Kitch. x	Cond. Good
annual fuel cost	nook cabinets x pantry	nook cabinets pantry	Taxes 52.44 N.H.S. H.S.
Water heater:	fan disposal d. wabr.	fan disposal d. wabr.	Assessments
gal. side arm	Trim Painted Hard	Trim Painted-Hard	Bids. Est. 22 x 40
gal. auto. elec.			Lot Est. 40 x 60
30 gal. auto. gas x	Bath full Tile shr 1/2 x	Bath full Tile shr 1/2	alley driveway
Incinerator	Den/S. Rm. x	Den/S. Rm. x	floors—1st bldw. x soft
Laundry tubs Toilet	B.R. 10 x 10	B.R. 12 x 12	floors—2nd bldw. x soft
220 wiring Shower	B.R. x	B.R. 10 x 10	sewer x City Wtr. x
Pump	B.R. x	B.R. 10 x 10	S. Tank Well
Rec. room x	Porch Rear Scr Gl. x	B.R. x	Gar. 14 x 18
Insul. Walls Ceil. W. Strip	condition Good	condition Good	Att. Det. x or des.
Roof comp. x wood slate	carp. DR drapes	carp. drapes	
1st fl. occ. by Owner	phone CA 2-8898	Lease Exp. rear	rent due
2nd fl. occ. by	phone	Lease Exp. rear	rent due
Schools Public grade Garfield	high Humboldt	parochial	St. Mathews
Churches All denominations		Present Mgr. \$1,285.84 - \$24.86 P & I	
Transp. Wabasha		Mgr. Commit. Pending	
Reason for selling Estate	Will consider trade No	Possession On closing	

Photo No.

- 1. Comp. No. 1 - 804 Stewart
- 2. Comp. No. 2 - 213 E. Rogie
- 3. Comp. No. 3 - 115 Edward
- 4. _____

Date of Photo: 10/10/59

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8. _____

By: [Signature]
Right of Way Agent

