

Collection Information:

Folder: Parcel No. 21. 312 Constane.

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

Collection: Port Authority of the City of Saint Paul.

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:

372 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	2,070.00
Depreciated value of sheds	100.00
Depreciated value of improvements	2,170.00
Iand 372 x 115 ft.	375.00
Indicated value by Cost Approach	\$2.545.00

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
 2,225.00

 Total
 \$2,600.00

"TWO THOUSAND SIX HUNDRED DOLLARS"

(\$2,600.00)

Ming II Jakery

DIVISION OF LANDS AND RIGHT OF WAY RIGHT OF WAY APPRAISAL TOTAL TAKING

DEPARTMENT OF HIGHWAYS
COST APPROACH

URBAN PROPERTY

S. P. Area 1-A	COUNTY Ramsey	PARCEL 21
FEE OWNER Thomas Lachinsky	Property Address 31.2 Constans	
Legal Description (entire tract) Lot 6, Block	2, Langevin's Addition	
	*	
Present use Residence	Zoning "B" Residence	Best use Present
Size: Frontage 37½	Depth115	Area 4,313
Utilities and : Sewer	Septic tank	Cesspool No
Street : City water Yes	Private well	Elec. pump
Improvements : Surfacing Dirt	Curb and gutter No	SidewalkNo
Full and true valuation, 19 60 Land 75.00	Bldgs. 1,000 Total 1,078	Taxes 19 60 \$ 49.86
Outstanding special assessments: Water	Sewer Street	Total
DETERMINATION OF COST FACTOR:	Revenue Stamps Indica	ted Purchase Price \$
Page Boeckh's Manual	Date AcquiredCONFI	RMED PURCHASE PRICE \$
Base Unit Cost\$		
Base Cost adjustments	ESTIMATE OF MARKET VALUE	E OF ENTIRE PROPERTY
Total Base Cost	Land Yalue:	110
Local Index	f.f. at \$ for sq. ft. at \$. 115 ft. depth \$ 375.00
Total Base Cost x Local Index = Cost factor	at \$	
	Estimate of Replacement Cost of Prin	cipal Structure
x = \$	incl. appropriate porch area of	or cube \$
per sq. ft. or cu. ft.	19 040	
		x = \$ 10,348,00
Bone structure% of total	Plus flat charge adjustments	
Life expectancy yrs. Basic depreciation rate% per yr.	x Local Index \$	x = \$
Basic depreciation rate	Physical 70%	otal Replacement Cost \$
Date built 1896	Economic 10%	otal Replacement Cost \$
Remodeled 1901-1922		ess Total Depreciation 8.278.00
Effective ageyrs.		
	To	otal Present Value \$ 2,070.00
Physical Depreciation - incurable		
in Bone structure%	Plus Present Value of Special Equipm	nent \$
ESTIMATE OF TOTAL DEPRECIATION:	Plus Present Value of Miscellaneous	Bldgs. Sheds \$ 100.00
Total replacement value of bone structure.		
	Plus Land Value from above	\$ 375.00
% of \$ = \$	TOTAL PRESENT VALUE OF	
Total Structure Bone Structure	Rounded \$2,600.00 B	Y COST APPROACH \$ 2,545.00
Physical Depreciation - incurable	Estimate of Physical Depreciation -	curable (in short lived items)
Physical Depreciation - incurable	Items Extent of cure or	Total Cost of Chargeable Depreciation
% of \$ = \$	replacement	Curable Items % Amount
Bone Structure	Roof	
Plus Physical Depreciation	Chimney	
curable \$	Down spouts - gutters	
	ExteriorPainting	
TOTAL DEPRECIATION\$	Storms - screens	
% of Total Replacement Cost	Weatherstrip	K 104 cm Tel
Spec. Equip - Present Value \$	Plumbing - bath	
Spool Equip 1100011 value	Kitchen	
	Furnace	
	Wiring	
	Insulation	
Misc. Bldgs	Decorating	
	Floors	
711		
	100	
Estimate by The Of The	Total Cast of Short The 1 To	Total Depr.
Lociminato of	Total Cost of Short Lived Items% of Total Replacement	
Date Right of Way Agent	with% or Total Replacement	

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

S. P	1-1				COUNTY	RAMSEY	PARCEL	21
FEE	OWNER_	Thomas	& Lily	Lachinsky	PROPERTY	ADDRESS _	312 Constans	

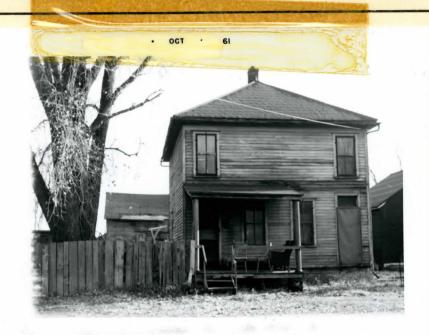






Photo No. Description of Subject	Photo No. Description of Subject	11
1. Front view - subject property	5.	
2. Rear view - subject property View of sheds - subject property	6.	
4.	8.	
Date of Photo:	By: Right of Way Agent	1

DEPARTMENT OF HIGHWAYS

DIVISION OF LANDS AND RIGHT OF WAY BUILDING SKETCH

S. P	Project Area 1-A							-	COUNTY				Ramsey PARCEL_					21												
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SKETCH AND EXAMINATION BY_

Granary
Machine shed

My Oright OF WAYAGENT

1/4/6/DATE

PARCEL NO. 21

FEE OWNER Thomas

& Lily Lachinsky

ADJUSTED VALUE by time, depth and location

in comparison to subject prope

per sq. ft.

per acre

UNIT PRICE

per sq. ft.

.16¢

.10¢

.10¢

.224

per acre

per f. f.

10.00

10.00

1000

10.00

10.00

312 Constans.

St. Paul

DEPARTMENT OF HIGHWAYS

ON BASIS OF COMPARABLE MARKET DATA:					
	front feet	at \$10.00	_ = \$	375.00	

Proper adjustments have been made for zoning, location

Area Sq. Ft.

or

Acres

5000

10000

10000

26,775

per f. f.

16.00

12.50

12.50

17.75

Depth

100

125

125

119

Frontage

50

80

225

ESTIMATEC VALUE OF LAND IN SUBJECT PROPERTY time of sale, etc.

Comparison No.

1.

Grantor - Grantee Legal Description Consideration. Date of Sale

Lot 10-Blk 66, W. St. Paul

Nov. 1957 - Cash \$800.00

Lots 18 & 19, Blk 4, Second

Sold June 1957 - \$1,000.

Missouri bet. Texas and St. Lawrence - Lots 1 & 20

Blk 14. Second Addn. to

Brooklynd-Sold May 1956

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. 156 - \$4.000.00

Treacy to Larson

Proper

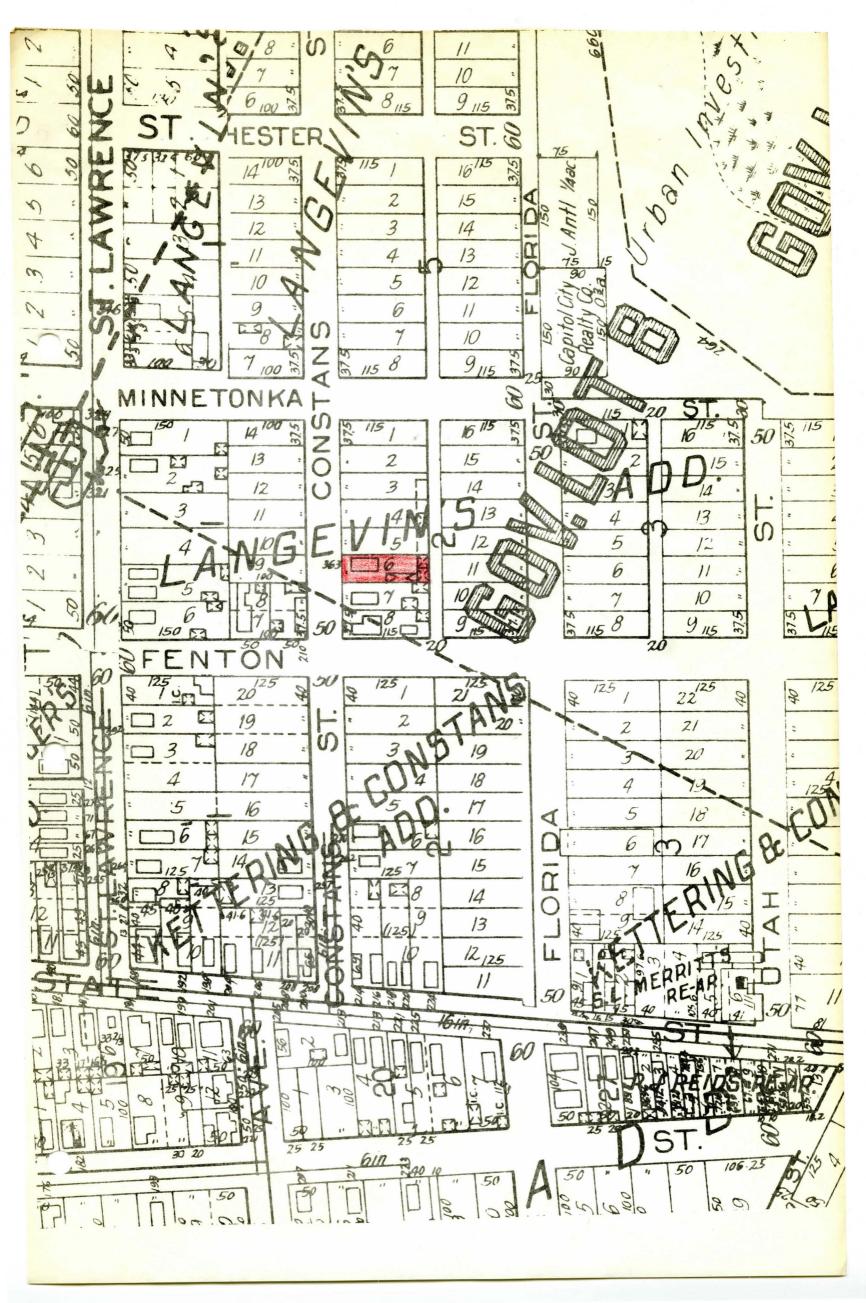
Clinton & Congress

Markoe to Remackel St. Lawrence & Missouri

Addn. to Brooklynd

Markoe to Remackel

\$1.000.00.



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

DEPARTMENT OF HIGHWAYS

URBAN PROPERTY

				Comparab	e Properties					
Comparison			No	1	No2		No	3	No	
Date of Sa	le		March.	1958	Nov.	1960	Oct.	1959		
Address			804 Ste	awart.	213 E. I	Robin	115 E	dward		
Terms of Sa	ale		casl		casl		\$1000			
Rental Inco			00.5	•	00.0.	•	12000			
Rental Inco	me Estimated		\$25		\$75		\$50			
	hly Multiplier		100		80		84			
sale Price			\$2.50	00	\$6,00	0	\$4.20	0		
Special Ass Present Wo	mts., Time, Im	provements	ļ		ļ					
	ted Lot Value,		114	00	7 20	^	40			
	e, Porch, Firep			ned	1,20		14x18			
	ice Bldg. Only		\$2.10		4.80		3.80			
Lot Size			40x		40x1		40x6			
Age			1902		1886		old			
CF or SF	Unit Cost									
Content	New		12,960	-60	23,772	-60	14,872	-60		
Unit Cost Depre.	% Depr.				700	.67	-252	•58		
			Adjust	-73	.198 Adjus		Adjus		۸ ۵:۰۰	stment
Adjus Ite		Descriptive Items Subject Property	Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minu
Bldg. Size		17,248	500	14111102	1103	·viiiuə	1143	iiius	. 143	1711110
Age—Cond	ition		1	400		600		700		
Lot Value				25		800				
Landscaping	3									
	& sheds	1	50							
Porches				75	-	75		300		-
Fireplace			1	250			X00			-
Basement In Attic Impr.			-	150	-		500			
Carpeting			+		 		1	100		+
Plbg. & Bath	Fytras				1	1000		1000		-
eating Ex						1000		100		
-										
			550	650	_	3475	500	2200		
Total Adjus										
Net Adjust	ment		-	- 100	-	3,475		- 1,700		
	rth of Compa									
Time and I	with Adjustments S	nts for ince Purchase.		2,500		6,000		4,200		
	orth of Compa		+	2,500	 	0,000		4,200		
Adjusted to		apies		2,400		2,525		2,500		
timate of V	alue By Cost	Approach:			Estima	te of Value	By Comparison	: \$_	2,5	00
	7.248 ×		0.348							*
	reciation:		8,278		Estima	te Based on	Rental Income most rel facilitie X GMM	iable for	c	
	rec. Reprod. C		\$ <u>2</u>	070	loca	tion &	facilitie	S	•	
Land Va	lue $37\frac{1}{2}$	Sq. Ft. or Ft.	= _	375	IVI	25	2 100		2.5	00
Plus Land	deasnina	-4			or	By Capitali	× 100 ization of Net	Income	- 12	
	ent Value Misc	Ridge			or	Form 2554				
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//	111	I IN PROCEEDING								

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	Lachinsky	PROPERTY .	ADDRESS3	2 Constans	
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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 Lachinsky PROPERTY ADDRESS 312 Constans
	LEGAL: Lot 13, Block 2. Riverside Addition, 804 StewART
	LISTING BEOKER MD. H. Miliske Co. SALENMAN CITIZE PHANTE RES BUS CA 4-4779
	OWNERS NAME Wa. H. Miske TYPE OF SLOC. 13 Story
	Bestemment last Floor Indi Floor Studi Floor Studi Floor Studi Floor Studi X Bestem steet wood X L.R. 13.8 x 13 L.R. x B.R. x
	Heat Stove Fireplace Fireplace B.R. I Bach
	h wanter f. asc D. Space s D. Space s Year Burit 1902
	annual fuel cost nook cubisets panery nook cubisets panery Cond. Good. Water bestet: fan disposal d. wahr. fan disposal d. wahr. Taxes 77,81 N.H.S. x. H.S.
	gal, side arm Trim Trim Bhig. 28 x 20
	gal euro, gas Bath full / Tile the V2 Isain full Tile the V2 Lot 4Q x 145 incinetator Den/S Rm x Den/S Rm x alley x driven av
	I ausdry tube Tooller B.B. x B.B. 9 , 6 x 13
	Pamp BR v BR 9 x 13 sewer S. Tank X Rec. rooms x Scr. parch 6 X 18 BR x well Gay War X
	Insul, Walls Ceil, W. Strip condition Ger 10 x 18. Root comp. X wood slare carp, drapes carp drapes Art Dec X ov dex.
	of It occ. by Vacant phone leave Exp rear due
	Schools Public grade Adams high Monroe parachial St, James Churches Present Mage None
	France West Seventh Street - 4 blocks Mage Communication of Selling Will commisser these Powerman Issued Late
	LISTING BROKER James Huspek's Son's SALESMAN JCH PHONE RESMI 8-6217 BUS CA 2-8566
	OWNER'S NAMED JOSSIE N., and L. E., Hessanger TYPE OF BLDG SFR Description of the Place and There and There and There are a set of the set of
	Pall 2/3 Bean resel wood X L.R. 12 x 14m L.R. x B.R. x Hear Pisepines Pisepines Book
	property face stohas D.R. 14 x 144 D.R. x Year Built 1886
	f. ear gas X Kitch. 12 x 13 Kitch s Cond Fair Tayon 114 30 N.H.S. H.S.X.
	menual fuel cost sook chinates pastry A nook carriers Where became fan disponsi d welst. fan disponsi d welst. gal aufe erm Trim Stain & Enment Trim Enment St
	gel 2000, elec Fir
	3.0 gal auso, gas x Bach full Tile un y general au un y general auson gas x alley x diversus general auson gas x general a
	220 wiring Shower B.R s B.R 100 x 130 floors—2nd helwd X neft
	Punno B.R. x D.K. 05 x 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	Roof; comp x wood slase curp drapes curp drapes Art. Der. x ov dra. In fl. occ. by Owner phoneCA 2-5452 Leav Exp rent dose
	2nd floor by phone Lesse Exp tent doe Schools: Public grade Hendricks high Humsboldt perochial St. Matheway
	Chetches Present Mge Transp block Mge Commit
	Reason for selling Will consider made Possession West St. Paul.
	USTING BACKER PROCESS OF THE PROCESS
	OWNERS NAME Geraldine LeClair TYPE OF BLOG. 2 Story
	Full Bean: steel wood L.R. 0 x 4 1.R x B.R. x
	grevity fuz. stoker D.R. 10 x 12 D.R. x Bugh Year Built Over 50 years
	f. aur gas Kitch. 10 x 11 Kitch. x Enterior Asbestos Shakes annual fact cost speck cabiners y page.
	water honney: fan disposal d. wehr. fan disposal d wehr. Assessments
	30 gat auto, gas X Bath full Tile shr 15 x Bath full Tile shr 15 x Bath full x Tile
	Incinerator Den/S.Rm. 1 Den/S.Rm. 2 Lot \$51, 40 2 60 Listadry rabs Toilet B.R. 10 2 10 BR 12 ailey driveway
	2.0 wiring Shower B.R. x B.R. 10 x 10 Hoors—IN howd. X soft Pump B.R. x B.R. 10 x 10 Hoors—2nd holmed. X soft
	loral Walls X Critix W. Strip X conditions GOOD
	Roof: comp. X wood slate curp DR drapes curp drapes Art. Det X or drs.
	khools Public grade Garfield high Humboldt
	Dautcher All denominations Present Mixe \$1,285,84 - \$24,86 P \$
Photo	remarks Wall to wall carnet in dislance. Will consider trade NO Pomession On closing
The state of the s	Broker has key - Minimum commission of \$400,00 applies here.
1. Comp. No.	. 1 - 804 Stewart 5.
2. Compt No.	0 010 E P
3. Comp. No.	
4.	8. (4)
Date of Photo:	10/10/ By: Du. I tanker
	Right of Way Agent

COUNTY

PAR. NO.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE		REV. STAMPS	INDICATED AMOUNT		
21		LACHINSKY		_							
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		*			_						
All duri of a of t	ng the past five years must	l parsel which have been ma be listed above. Actual d only (from attorneys opini	ate	(For use with Individual Parcel) I hereby certify that in making my appraisal of this parcel I am aware of the transfers of the same which have been made during the past five years. I also certify that I have no present or contemplated future interest in this property.							
Righ	t of Way Agent	Date		Appraiser or R/W Agent Date							