

Collection Information:

Folder: Parcel No. 24. 300 Constans.

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

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Records.

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Project Area 1-A Parcel No. 24 300 Constans

Owners .

Stanley and Jeanette Lufenski 216-6th St., NW., North St. Paul

Legal:

Lot 8, Block 2, Langevin's Addition

Lot Size:

37 x 115 feet

Zoning:

"B" Residential

Built:

Assessor's office states "old".

Assessors Value: Land \$100.00, Buildings \$350.00, Total \$450.00.

This is a $1\frac{1}{2}$ story frame bunga low with asphalt siding, rolled roof, aluminum storms and screens. No sewer, sidewalk or curb, water in dirt graded street.

Contains 3 rooms, good kitchen, living room and bedroom, no bath or toilet. Kitchen has cabinets and linoleum floor. There is an open stairs from living room to dormitory type room in the attic. 30 gallon gas water heater. Part basement 5 foot high, 2/3 limestone walls, dirt floor. Stove heat.

Building in rear value not to exceed \$100.00.

Cost Approach:

10,956 cubic feet @ 50¢	\$5,478.00
Physical depreciation 45% Economic Depreciation 10%	3,012.00
Depreciated value of dwelling	2,466.00
Depreciated value of outbuildings	100.00
Depreciated value of improvements	2,566.00

Land:

 $37\frac{1}{2} \times 115$ feet (corner) 400.00 \$2,966.00 Indicated value by Cost Approach

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

> 400.00 Land Improvements 2,600.00 \$ 3,000.00 Total

"THREE THOUSAND DOLLARS"

(\$3,000.00)

May A Tanley

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

COUNTY Ramsey S.P. Project Area 1-A PARCEL 24 FEE OWNER Stanley & Jeanette Lufenski Property Address 300 Constans, St. Paul, Minn. Legal Description (entire tract) Lot 8, Block 2, Langevin's Addition Zoning "B" Residence Best use Present use Present use Residence _____ Depth ______115 Size: Frontage 37\frac{1}{2} Area 4.313 Sq. Ft. __ Septic tank___ _ Cesspool __ Utilities and : Sewer_ Private well Elec. pump_ Street : City water_ Curb and gutter No Sidewalk Improvements: Surfacing Dirt Full and true valuation, 19 60 Land 100 Bldgs. 350 Total 450 Taxes 19 60 \$ 33.50 ____ Sewer _____ Street _____ Total _ Outstanding special assessments: Water___ Revenue Stamps _____ Indicated Purchase Price DETERMINATION OF COST FACTOR: ____ Boeckh's Manual Date Acquired _____ CONFIRMED PURCHASE PRICE \$___ Base Unit Cost.....\$_ ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY Base Cost adjustments..... Total Base Cost..... Land Value: $37\frac{1}{8}$ f.f. at \$.11.00 for 115 ft. depth \$.400.00 Local Index sq. ft. at \$ (corner) Total Base Cost x Local Index = Cost factor at \$_ Estimate of Replacement Cost of Principal Structure incl. appropriate porch area or cube per sq. ft. or cu. ft. 10,956 __ sq. ftx or cu. ft. x ___ ____% of total Plus flat charge adjustments Bone structure x Local Index \$_ Life expectancy _ yrs. _% per yr. Basic depreciation rate Total Replacement Cost \$ 5,478.00 Physical 45% Very old Date built Economic 10% 3,012.00 Less Total Depreciation Remodeled _ Total 55% Effective age _ _yrs. 2,466.00 Total Present Value Physical Depreciation - incurable in Bone structure % Plus Present Value of Special Equipment 100.00 ESTIMATE OF TOTAL DEPRECIATION: Plus Present Value of Miscellaneous Bldgs. Total replacement value of bone structure. \$ 400.00 Plus Land Value from above TOTAL PRESENT VALUE OF ENTIRE PROPERTY % of \$_ _ = \$_ 2.966.00 Rounded to \$3,000.00 BY COST APPROACH \$. **Total Structure Bone Structure** Estimate of Physical Depreciation - curable (in short lived items) Physical Depreciation - incurable Total Cost of Extent of cure or Chargeable Depreciation Curable Items replacement Amount Roof _ Bone Structure Chimney __ Plus Physical Depreciation Down spouts - gutters___ curable Exterior ___ Painting _ TOTAL DEPRECIATION\$_ Storms - screens_ _% of Total Replacement Cost Weatherstrip ___ Spec. Equip - Present Value Plumbing - bath___ Kitchen _ Furnace _ Wiring _ Insulation _ Decorating _ Misc. Bldgs. Shed in rear 100.00 Floors _ Total Depr. Total Cost of Short Lived Items \$_ Estimate by curable \$_ Right of Way Agent _____% of Total Replacement Cost 2.4 _% in Bone structure. PARCEL NO. _

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

	1 -	A	County	Rams	Jej			Parcel No	24	
e Owner	Stanley	& Jeanette Lui	fenski		Property Add	Iress30	O Consta	ns		
				Comparable	Properties	,				
Comparison Date of Sal			No	-59	No. 2 4-16	-59	No. 9-4-5	9	No	
Address			630			Robie	800 Stewart			
Terms of Sal Rental Incon			\$100 do	vn, cont	Cash		Cash			
	ne Estimated	,	\$24	5	\$45		\$40			
ross Month	nly Multiplier		116	5	83		8	8		
Sale Price			\$2,90	00	\$3.7	00	\$3.	500		
Present Wor	nts., Time, Im	provements								
	ed Lot Value,		40	00	1.5	00		700		
	, Porch, Firep							-		
	ice Bldg. Only		2,50		2,2			800		
Lot Size Age			40x12		50x116	•5	40x145			
CF on CF	Unit Cost		010		old		old			
Content Unit Cost	New % Depr.		9,240	•50	11,664	.50	10,472	.50		
Depre.	/0 = ep.1		27	46	19#	62%	27#	46%		
Adjust		Descriptive Items	Adjus			stment		stment	-	tment
Bldg. Size	ns	Subject Property	Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minu
Age—Condi	tion		400		400					
Lot Value						1,100		300		
Landscaping						•				
Garage Porches				250 100	100		100			
Fireplace				100			100			
Basement Im	рг.						215	-		
Attic Impr.										
Carpeting Plbg. & Bath	Extras	-	-	-	HW 200	1,000		500		
eating Ext					11W 200	1,000		500		
			400	350	700	2,100	200	800		
Total Adjust Net Adjustm			+	50	- 1,4	00	-	600		-
	th of Compar ith Adjustmen									
Time and Im		ince Purchase.	2,90	00	3,700		3,500			
Adjusted to			2,9	50	2,300		2,900			
pr. Cost: <u>10</u> Less Depr Depre	eciation: 5 ec. Reprod. C	$\frac{.50}{5}$ % = \$5.4	013 \$ 2	.465	No. Local Estima	tion si te Based on		iable for ilities	3,000	.00
Land Value Plus Land Plus Prese	ue $37\frac{1}{2}$ x11 5 scaping int Value Misc	\$10 f.f. + (Sq. Ft. or Ft. Bldgs.		100	0	n Form 2554	× 116 ration of Net		2,900	
		ial Equipment	-	065			Approach		3,000	
	ounded t	o \$3,000	\$ 2	.965	Final	estimate By (orrelation		000	•00
ppraisal By:		A Reviewed By	y:			,	,			
	1 di	17				,//				,

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

DEPARTMENT OF HIGHWAYS

S. P	1 - A	COUNTY RAMSEY	PARCEL 24
FEE OWNE	R Stanley & Jeanette	Lufenski PROPERTY ADDRESS	300 Constans





Photo No.	Description of Subject	Photo No.	Description of Subject
1.	Front view - subject property	5	
2.	Rear view - subject property	6	
3.		7	
4.		8	h dely
Date o	of Photo: 10/16/	Ву:	Man I tanker
	/*/		Right of Way Agent

Form 2547-a

S. P.

Project Area

COUNTY

PARCEL

24

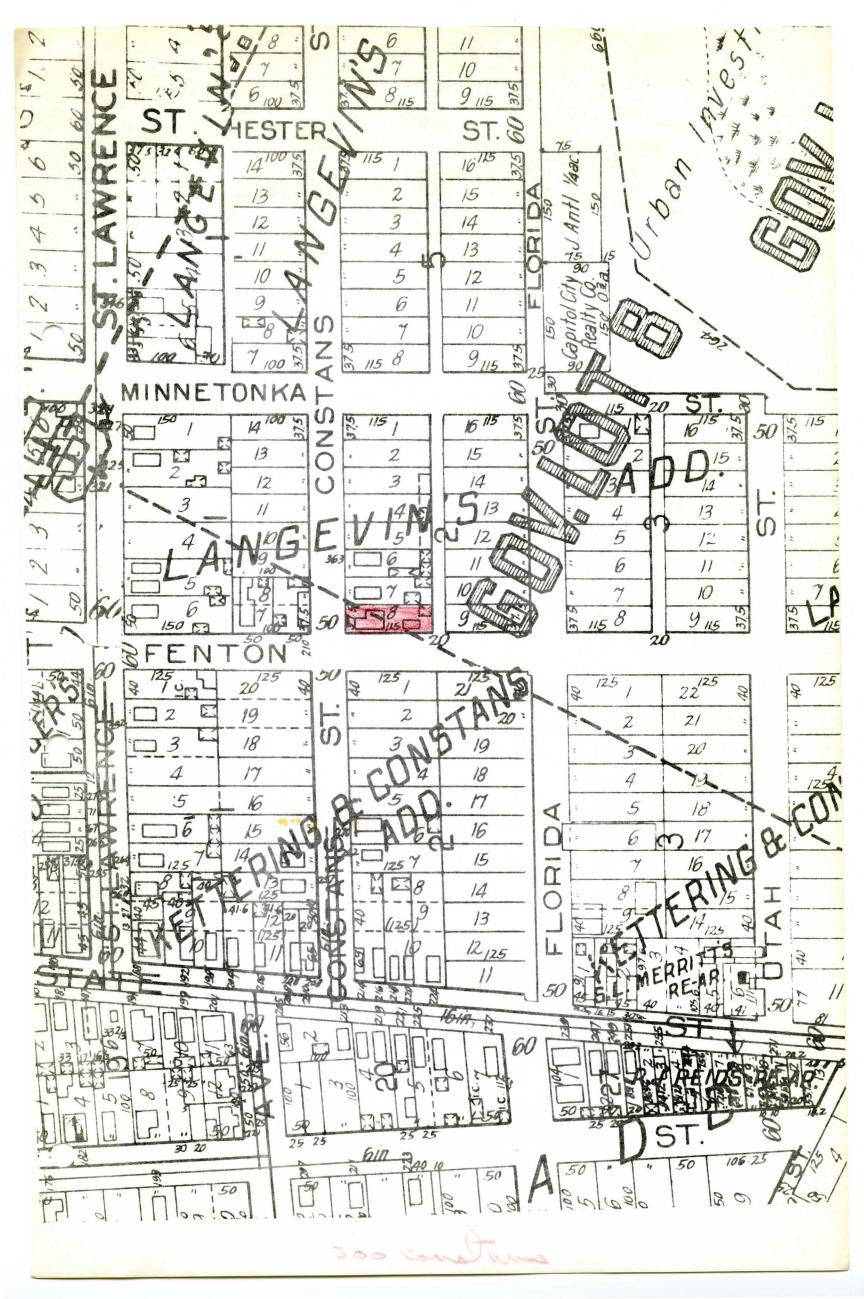
Compari-	Grantor - Grantee Legal Description Consideration.			Area Sq. Ft.		UNIT PRICE		ADJUSTED VALUE by time, depth and location in comparison to subject prop		
son No.	Consideration. Date of Sale	Frontage	Depth	Acres	per f. f.	per sq. ft.	per acre	per f. f.	per sq. ft.	per acre
1.	Treacy to Larson 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		
	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	1.10¢		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. •56 - \$4,000.00	225	119	26775	17.75	•22¢	¥	10.00		
		-		- 4						
Reviewed by	Proper action topograph estimated value of land in subject the on basis of comparable market data:	OPERTY from	time of	een made f sale, etc	••	g, lecation	n,			

DEPARTMENT OF HIGHWAYS

DEPARTMENT OF HIGHWAYS

DIVISION OF LANDS AND RIGHT OF WAY BUILDING SKETCH

s.p. Project Area	I-A		co	OUNTY	Ramsey		PARCEL_	24
FEE OWNER Stanley &	<u>Jeanette L</u> uf	ensk i	PI	ROPERTY ADD	RESS300	Constans,	st. Paul,	Minn.
Sketch of Building Scale 1" = 10"			v Room Number				Room No.	Ceiling Ht.
						Living Room		пт.
						Dining Room		
						Kitchen		
						Bed Room		
						Bed Room		
						Bath		
						Hall		
						Porch		
						Closet		
						Store Room	2.5	
						Amusement Room Breezeway		
						Attached Garage		
						in a contract		
						BASEMENT:		
	6.					Floor thickness_		in.
						Height: Top of fl		
						foundatio	on	ft.
						S: S	- I II	
							Ft. Ht.	Cube
						x		
	- DW	HUNG				×		
		1 7						
		1				SUPERSTRUCTUR	E:	
	1 1 2 Y	y				Height: Top of fo		
						eaves	2	
						Eaves to	ridge	ft.
						Size Sq.	Ft. Ht.	Cube
						x		
						×		
						×		
	 	//				х		
		24/				Total cubic conten		
	1 Por	en						
						Chimney size:		
						x b	y ft. hig	jh_
MISCELLANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Conditio	on Siz	e	Area
Garage — detached						x	260	
Garage — attached			1			×		
Barn	1				1	×		
Hog house						×		
Chicken house						x		
Granary		1				x		
Machine shed			1 /			×		
	. 1		1				/	
SKETCH AND EXAMINATION E	BY	Tank 7	Meles			1/9/	101	
	1 100	RIGHT OF	WAY AGENT			11/0	ATÉ	
	1				PARCEL	NO. 24	3	



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

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

		1-A			COUNT	Y	Ramsey		PARCEL_	
E OWN	ER_	Stanley &	Jeanett	Lufensk	PROPER	TY AL	DRESS	300 0	onstans	
		iAL: Let 24	e, Cox First	Addition.		1	-	_		
	LEC	630				3/1	.)			
		NG BROKER C. J.	Falk Ca.	SALESMA	N Felk PHONE	NES PR 1-4	379 BUS PR 1-2225			
	PAR	T Basement		lat Plear	and Flow	B.R.	and Piner			
	Pull Hest:	Space heater	LR 12 Fireplace		LR. z Fireplace	Beth				
	-	viry fur. esoloer	D.R. X D. Space 12		D.R. x D. Space x	Year Bu	Composition			
	f. ni	ir gas	Kinch. 12		Kitch. x nock cabinets par	Cond.	7.16 NHS. HS.X			
		ual fuel coet hester:	fan di	aposel d. wahr.	fen disposal d.w Trim Soft					
	_	gal side arm gal auto. elec.	Tries Sol	th	be Bath		40 × 120			
	lacine	gal. auto. gas prator	Den/S. Rm.	Tile shr. 1/2	Den/S. Rm. x	alley	driveway			
	-	ley cubs Toile wiring Showe		x x	B.R. 11 x 1 B.R. 19 x 1		z-Lar betweed. soft X zs-Zaed betweed. soft X			
	Pump		B.R. Porch	Scr. Gl.	B.R. x	Sewe S. Ta				
	- Contractor	Walls Ceil. W. Seri	ip condition Pe	61	condition Peer corp. dropes	Ger.	18 x 20 Dec. M. ov. des.			
	1sr fl.	occ. by	ве смгр.	phone	Lease Rap. 11	est .	dus	-		
		l. occ. by ols: Public grade 845		phose high	perochis		913			
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	Ress	m for selling Buying	other home		Will consider trade	Perglass	closing			
	E.CORGA	and the second section of the second section of the second	Contract of the Contract of th	. Robertson's	Addition to St. Fau	1. (4	1			
		LEGAL.	13 W. R	0816		4	116/20			
		LISTING BROKER	Stevens Real	ty. Inc. S	ALBSMAN Jim s Gardrer, Adm,	TYPE OF B	A 7-4936 BUS. CALT-	7026		
		OWNERS NAME	Estate Soph	Let Pheor	2nd Flen		2nd Fluor B.R. x	or greates		
		Pull Beam: muel Heat: Stove	wood L.R.	14 x	2 I.R. Pireplace		Besh			
		generaty fue.	stoker D.R. oil D. Sp		D.R. D. Space		Year Built Old Exserior COMP.			
		h. weenr	gns Kitch	. 115 × 1	Kitch sook cabinets	positry	Cond. Fair Tones 77, 22 N.H.S. X	H.S.		
		manual fael cost Water heater:	ecc fee	disposed d. w	rehr. fen disposal	d. wahr.	Assessments	6		
		gal. side ave gal. mato. elec.	Trius	Softwood	Trim Softwood		12 x 1	2		
		30 gal. seco. ges	In Kit. Bach	full Tile shr S. R.m. x	1/2 Back full X Tile Den/S. Rm.	ster. 1/2	Lot 50 = 116 alley driver	way K		
		Leandry tubs	Toilet B.R.	K		x 12		x rhos		
		220 wiring Pump	Shower B.R. B.R.	*			Sower x City Wee.			
						g		Х		
		B.oc. resen	g Porc	h Scr.	GI. B.R. oppdition Fair	1	S. Tank West Gos. E			
		Roc. resum : Innul. Wells Call. Roof: comp. X wood	W. Sucle condi- alone carp.	tion Fair	GI. B.R. oppulition Fair		S. Tasak Well	X		
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		Rec. seam famed. Wells Cell. Roof: comp. K wood lat ft. ooc. by Done! 2nd ft. ooc. by Done! 2nd ft. ooc. by Schools Public grade Churcher St. Me! Transp. I block Reason for selling w Resemble St. Me! FAR BROKER OWNER'S NAME FAR BROKER OWNER'S NAM	W. Sucip conditions of the con	phone phone phone phone phone phone phone high Humocks TEWART TON, Inc., and Marcolla M., los Phone 2 10 Phone 2 10 Phone 2 10 Phone 2 10 Phone 3 10 Phone 4 10 Phone 4 10 Phone 4 10 Phone 5 10 Phone 6 10 Phone 6 10 Phone 6 10 Phone 6 10 Phone 7 10 Phone 10 P	GI B.R. condition Feir carp. Lease Bap. Lease Bap. boldt - 7 blocks Present Mage. Mill consider unde SALESMAN Feitwell L.R. Fireplace D.R. D. Space (Kitch D. Space (Kitch Trim disposal Vrim disposal	rogen pend pond pond pond pond pond pond pond pond pond proper TYPE OF	S. Treek Well Gor. 8 Att. Dos. ev. dos. dos dos dos dos dos Dos. ev. dos. Cos. ev. dos. Cos. ev. dos. dos	-5331 Shglast.		
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DEPARTMENT OF HIGHWAYS -- STATE OF MINNESOTA LANDS AND RIGHT OF WAY SECTION

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