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S. P. 1 - A COUNTY Reno PARCEL 40

FEE OWNER Arthur C. & Lupa C. Aguilar PROPERTY ADDRESS 149 Minnetonka

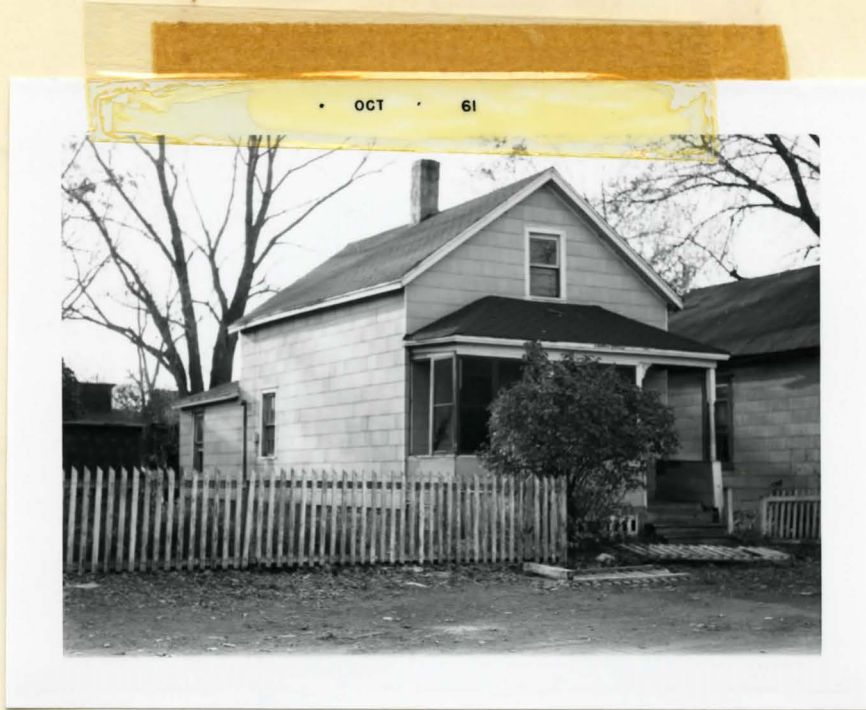


Photo No.	Description of Subject
1.	<u>Front view - subject property</u>
2.	<u>Rear view - subject property</u>
3.	_____
4.	_____

Date of Photo: 11/61

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

By: James C. [Signature]
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL No. 40

FEE OWNER Arthur C. & Lupe C. Aguilier PROPERTY ADDRESS 149 Minnetonka Street
c/p Thomas R. Lynch

LEGAL: 40
LISTING BR
OWNER'S N
Full 1/4
Heat:
gravity fur
h. water S
f. air
annual fuel
Water heater:
30 gal. si
gal. at
gal. at
Incinerator
Laundry tubs
220 wiring
Pump
Rec. room
Insul. Walls
Roof: comp.
1st fl. occ. by
2nd fl. occ. b
Schools: Pub
Chutches
Transp.
Reason for se
Remarks



BUS.
sfr
3rd Floor
x
Built old
for asp. sh.
N.H.S. H.S.
assments
15 x 46
- 5x12
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Photo No.	Description of Subject	No.	Description of Subject
1.	<u>Comp. No. 1 - 400 Aurora</u>	5.	_____
2.	<u>Comp. No. 2 - 804 Stewart</u>	6.	_____
3.	<u>Comp. No. 3 - 115 Edward</u>	7.	_____
4.	_____	8.	_____
Date of Photo:	<u>11/61</u>	By:	<u>James C. [Signature]</u> Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL No. 40

FEE OWNER Arthur C. & Lupe C. Aguiler PROPERTY ADDRESS 149 Minnetonka Street
c/p Thomas R. Lynch

LEGAL: 400 Aurora

LISTING BROKER Huspek & Sons SALESMAN RRH PHONE: RES sfr BUS sfr

OWNER'S NAME _____ TYPE OF BLDG _____

Basement	1st Floor	2nd Floor	3rd Floor
Full <u>1/4</u> beam: steel wood <u>x</u>	L.R. <u>14</u> x <u>10</u>	L.R. <u>x</u>	B.R. <u>x</u>
Heat: <u>stoker</u>	Fireplace <u>9</u> x <u>9</u>	Fireplace <u>x</u>	Bath <u>x</u>
gravity fur. <u>x</u>	D.R. <u>x</u>	D.R. <u>x</u>	Year Built <u>old</u>
h. water <u>stove</u> oil <u>x</u>	D. Space <u>x</u>	D. Space <u>x</u>	Exterior <u>asp. sh.</u>
f. air <u>gas</u>	Kitch. <u>8</u> x <u>9'6"</u>	Kitch. <u>x</u>	Cond. <u>N.H.S.</u> H.S.
annual fuel cost	nook cabinets pantry	nook cabinets pantry	Taxes <u>N.H.S.</u> H.S.
Water heater: <u>30</u>	fan disposal d. wshr.	fan disposal d. wshr.	Assessments <u>15</u> x <u>46</u>
gal. side arm	Trim <u>paint</u>	Trim <u>paint</u>	Bldg. <u>5x12</u>
gal. auto. elec.	Bath full <u>x</u> Tile shr. <u>1/2</u>	Bath full <u>x</u> Tile shr. <u>1/2</u>	Lot <u>x</u>
gal. auto. gas	Den/S. Rm. <u>9x10'6"</u>	Den/S. Rm. <u>12</u> x <u>11'6"</u>	alley <u>x</u> driveway <u>x</u>
Incinerator	B.R. <u>x</u>	B.R. <u>12</u> x <u>10'6"</u>	floors-1st hdwd. <u>x</u> soft <u>x</u>
Laundry tubs	B.R. <u>x</u>	B.R. <u>x</u>	floors-2nd hdwd. <u>soft</u>
220 wiring	B.R. <u>x</u>	B.R. <u>x</u>	Sewer <u>x</u> City Wtr. <u>x</u>
Pump	B.R. <u>x</u>	B.R. <u>x</u>	S. Tank <u>Well</u>
Rec. room <u>x</u>	Porch <u>12x12</u> x Gl. <u>x</u>	B.R. <u>x</u>	Gar. <u>x</u>
Insul. Walls	condition <u>poor</u>	condition <u>poor</u>	Att. <u>due</u> ov. dts. <u>due</u>
Ceil. <u>x</u> W. Strip <u>x</u>	carp. <u>drapes</u>	carp. <u>drapes</u>	
Roof: comp. <u>x</u> wood <u>slate</u>	phone <u>high</u>	Lease Exp. <u>rent</u>	
1st fl. occ. by <u>vacant</u>	phone <u>high</u>	Lease Exp. <u>rent</u>	
2nd fl. occ. by	Schools: <u>Public grade</u>	Present Mgt. <u>None</u>	
Chutches	Churches	Mgt. Commit. <u>Pending</u>	
Transp.	Reason for selling <u>Estate</u>	Will consider trade <u>No</u>	
Remarks		Possession <u>On closing</u>	

Lot 13, Block 2, Riverside Addition.

LISTING BROKER Wm. H. Muske Co. SALESMAN Office PHONE: RES CA 4-4779 BUS CA 4-4779

OWNER'S NAME Wm. H. Muske TYPE OF BLDG 1 1/2 Story

Basement	1st Floor	2nd Floor	3rd Floor
Full <u>x</u> beam: steel wood <u>x</u>	L.R. <u>13.8</u> x <u>13</u>	L.R. <u>x</u>	B.R. <u>x</u>
Heat: <u>stove</u>	Fireplace <u>x</u>	Fireplace <u>x</u>	B.R. <u>x</u>
gravity fur. <u>stoker</u>	D.R. <u>x</u>	D.R. <u>x</u>	Bath <u>x</u>
h. water <u>oil</u>	D. Space <u>x</u>	D. Space <u>x</u>	Year Built <u>1902</u>
f. air <u>gas</u>	Kitch. <u>14</u> x <u>14</u>	Kitch. <u>x</u>	Exterior <u>Slate Siding</u>
annual fuel cost	nook cabinets pantry	nook cabinets pantry	Cond. <u>Good</u>
Water heater:	fan disposal d. wshr.	fan disposal d. wshr.	Taxes <u>77.81</u> N.H.S. <u>x</u> H.S.
gal. side arm	Trim <u>NONE</u>	Trim <u>NONE</u>	Bldg. <u>28</u> x <u>20</u>
gal. auto. elec.	Bath full / Tile shr. <u>1/2</u>	Bath full / Tile shr. <u>1/2</u>	Lot <u>40</u> x <u>145</u>
gal. auto. gas	Den/S. Rm. <u>x</u>	Den/S. Rm. <u>x</u>	alley <u>x</u> driveway <u>x</u>
Incinerator	B.R. <u>x</u>	B.R. <u>9.6</u> x <u>13</u>	floors-1st hdwd. <u>soft</u> <u>x</u>
Laundry tubs	B.R. <u>x</u>	B.R. <u>9</u> x <u>13</u>	floors-2nd hdwd. <u>soft</u> <u>x</u>
220 wiring	B.R. <u>x</u>	B.R. <u>9</u> x <u>13</u>	Sewer <u>S. Tank</u> <u>x</u>
Pump	B.R. <u>x</u>	B.R. <u>x</u>	well <u>City Wtr</u> <u>x</u>
Rec. room <u>x</u>	Scr. porch <u>6 x 18</u>	B.R. <u>x</u>	Gar. <u>10</u> x <u>18</u>
Insul. Walls	condition <u>poor</u>	condition <u>poor</u>	Att. <u>due</u> ov. dts. <u>due</u>
Ceil. <u>x</u> W. Strip <u>x</u>	carp. <u>drapes</u>	carp. <u>drapes</u>	
Roof: comp. <u>x</u> wood <u>slate</u>	phone <u>high</u>	Lease Exp. <u>rent</u>	
1st fl. occ. by <u>vacant</u>	phone <u>high</u>	Lease Exp. <u>rent</u>	
2nd fl. occ. by	Schools: <u>Public grade Adams</u>	Present Mgt. <u>None</u>	
Chutches	Churches	Mgt. Commit. <u>Pending</u>	
Transp. <u>West Seventh Street - 4 blocks</u>	Reason for selling <u>Adams</u>	Will consider trade <u>parochial</u>	
Remarks		Possession <u>Immediate</u>	

Lot 12 except the southerly 64 feet, Block 185, Robertson's Addition to West St. Paul.

LISTING BROKER 115 EDWARD SALESMAN Office PHONE: RES 10/20/59 BUS CA 5-1018

OWNER'S NAME Geraldine LeClair TYPE OF BLDG 2 Story

Basement	1st Floor	2nd Floor	3rd Floor
Full <u>NONE</u> beam: steel wood	L.R. <u>10</u> x <u>14</u>	L.R. <u>x</u>	B.R. <u>x</u>
Heat: <u>space gas heater</u>	Fireplace <u>x</u>	Fireplace <u>x</u>	Bath <u>x</u>
gravity fur. <u>stoker</u>	D.R. <u>10</u> x <u>12</u>	D.R. <u>x</u>	Year Built <u>Over 50 years</u>
h. water <u>oil</u>	D. Space <u>x</u>	D. Space <u>x</u>	Exterior <u>Asbestos Shakes</u>
f. air <u>gas</u>	Kitch. <u>10</u> x <u>11</u>	Kitch. <u>x</u>	Cond. <u>Good</u>
annual fuel cost	nook cabinets pantry	nook cabinets pantry	Taxes <u>52.44</u> N.H.S. <u>N.H.S.</u>
Water heater: <u>30</u>	fan disposal d. wshr.	fan disposal d. wshr.	Assessments <u>22</u> x <u>40</u>
gal. side arm	Trim <u>Painted Hard</u>	Trim <u>Painted Hard</u>	Bldg. Est. <u>22</u> x <u>40</u>
gal. auto. elec.	Bath full / Tile shr. <u>1/2</u> <u>x</u>	Bath full / Tile shr. <u>1/2</u> <u>x</u>	Lot Est. <u>40</u> x <u>60</u>
gal. auto. gas	Den/S. Rm. <u>x</u>	Den/S. Rm. <u>x</u>	alley <u>x</u> driveway <u>x</u>
Incinerator	B.R. <u>10</u> x <u>10</u>	B.R. <u>12</u> x <u>12</u>	floors-1st hdwd. <u>x</u> soft <u>x</u>
Laundry tubs	B.R. <u>x</u>	B.R. <u>10</u> x <u>10</u>	floors-2nd hdwd. <u>x</u> soft <u>x</u>
220 wiring	B.R. <u>x</u>	B.R. <u>10</u> x <u>10</u>	Sewer <u>x</u> City Wtr. <u>x</u>
Pump	B.R. <u>x</u>	B.R. <u>x</u>	S. Tank <u>Well</u>
Rec. room <u>x</u>	Porch Rear <u>Scr. Gl. x</u>	B.R. <u>x</u>	Gar. <u>14</u> x <u>18</u>
Insul. Walls <u>x</u> Ceil. <u>x</u> W. Strip <u>x</u>	condition <u>Good</u>	condition <u>Good</u>	Att. <u>due</u> ov. dts. <u>due</u>
Roof: comp. <u>x</u> wood <u>slate</u>	carp. <u>DR</u> <u>drapes</u>	carp. <u>drapes</u>	
1st fl. occ. by <u>OWNER</u>	phone <u>CA 2-8898</u>	Lease Exp. <u>rent</u>	
2nd fl. occ. by	phone <u>high</u>	Lease Exp. <u>rent</u>	
Schools: <u>Public grade Garfield</u>	Present Mgt. <u>\$1,285.84 - \$24.86 P & I</u>	Present Mgt. <u>None</u>	
Churches	Mgt. Commit. <u>Pending</u>	Mgt. Commit. <u>Pending</u>	
Transp. <u>Wabasha</u>	Will consider trade <u>No</u>	Will consider trade <u>No</u>	
Reason for selling <u>Estate</u>		Possession <u>On closing</u>	
Remarks <u>Well to well carpet in dining room - tiled kitchen floor - second floor open porch -</u>			

Photo No. _____

De _____

ct _____

- Comp. No. 1 - 400 Aurora
- Comp. No. 2 - 804 Stewart
- Comp. No. 3 - 115 Edward
- _____

- _____
- _____
- _____
- _____

Date of Photo: 11/61

By: James C. Huspek

Right of Way Agent

Area 1-A

Parcel No. 40

Arthur G. and Lupe C. Aguiler
149 Minnetonka Street

SALIENT FACTS AND CONCLUSIONS

Market Value Estimate \$2,850.00

Assessors Full and true value:

Land	175.00
Building	750.00

Lot Size: 27 x 100 Zoning: "B" Residential

Cubical Content 11,250 cu. ft. Age: Old moved on in 1921

DESCRIPTION OF IMPROVEMENTS

Subject property is a $1\frac{1}{2}$ story frame building with asbestos shingle covering, there being 4 rooms on the first floor and 3 rooms on the second floor. There are plastered walls, linoleum on floors, enameled woodwork, excellent kitchen cabinets, old fashioned bath off the dining room, stairs from dining room to 3 bedrooms upstairs, softwood floors, plaster bad, stove heat, side arm water heater out of order.

Basement only $\frac{1}{3}$, has concrete block walls, dirt floor. No laundry tubs or floor drain. Poor garage.

Lot is level at street grade. Property is serviced by city water and sewer. Water connected to property at 155 Minnetonka, street is hard surfaced. There is no sidewalk or curb.

I have personally inspected the property and after thorough investigation it is the opinion of your appraiser that the Market Value of this property as of November 16, 1961 is;

Two Thousand Eight Hundred Fifty Dollars

James C. Husek

STATE OF MINNESOTA
URBAN PROPERTY

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

DEPARTMENT OF HIGHWAYS
COST APPROACH

S. P. Project Area 1-A COUNTY Ramsey PARCEL 40

FEE OWNER Arthur G. & Lupe C. Aguiler Property Address 149 Minnetonka Street, St. Paul, Minn.

Legal Description (entire tract) NW 1/4 27 feet of SE 1/4 81 feet of Lots 5 and 6, Block 2, Dunwell & Spencer's Addition to Brooklyn

Present use Dwelling Zoning B Residence Best use Dwelling
Size: Frontage 27 Depth 100 Area 2700 Sq. Ft.

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

Full and true valuation, 19 60 Land 175. Bldgs. 750. Total 925. Taxes 19 60 \$ 46.96
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 Old _____
Remodeled Moved on 1921 _____
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. _____
Garage 50.00

Estimate by James C. [Signature]
Date 11/16/61 Right of Way Agent

Revenue Stamps _____ Indicated Purchase Price \$ _____

Date Acquired _____ **CONFIRMED PURCHASE PRICE** \$ _____

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:
27 f.f. at \$ 11. for 100 ft. depth \$ 300.00
_____ sq. ft. at \$ _____
_____ at \$ _____

Estimate of Replacement Cost of Principal Structure
incl. appropriate porch area or cube \$ _____
11250 ~~sq. ft.~~ cu. ft. x 55¢ = \$ 6187.00

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

Depreciation All Sources 60% Total Replacement Cost \$ _____
Less Total Depreciation 3712.00
Total Present Value \$ 2475.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ 50.00

Plus Land Value from above \$ 300.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
Rounded to \$ 2850.00 **BY COST APPROACH** \$ 2825.00

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				

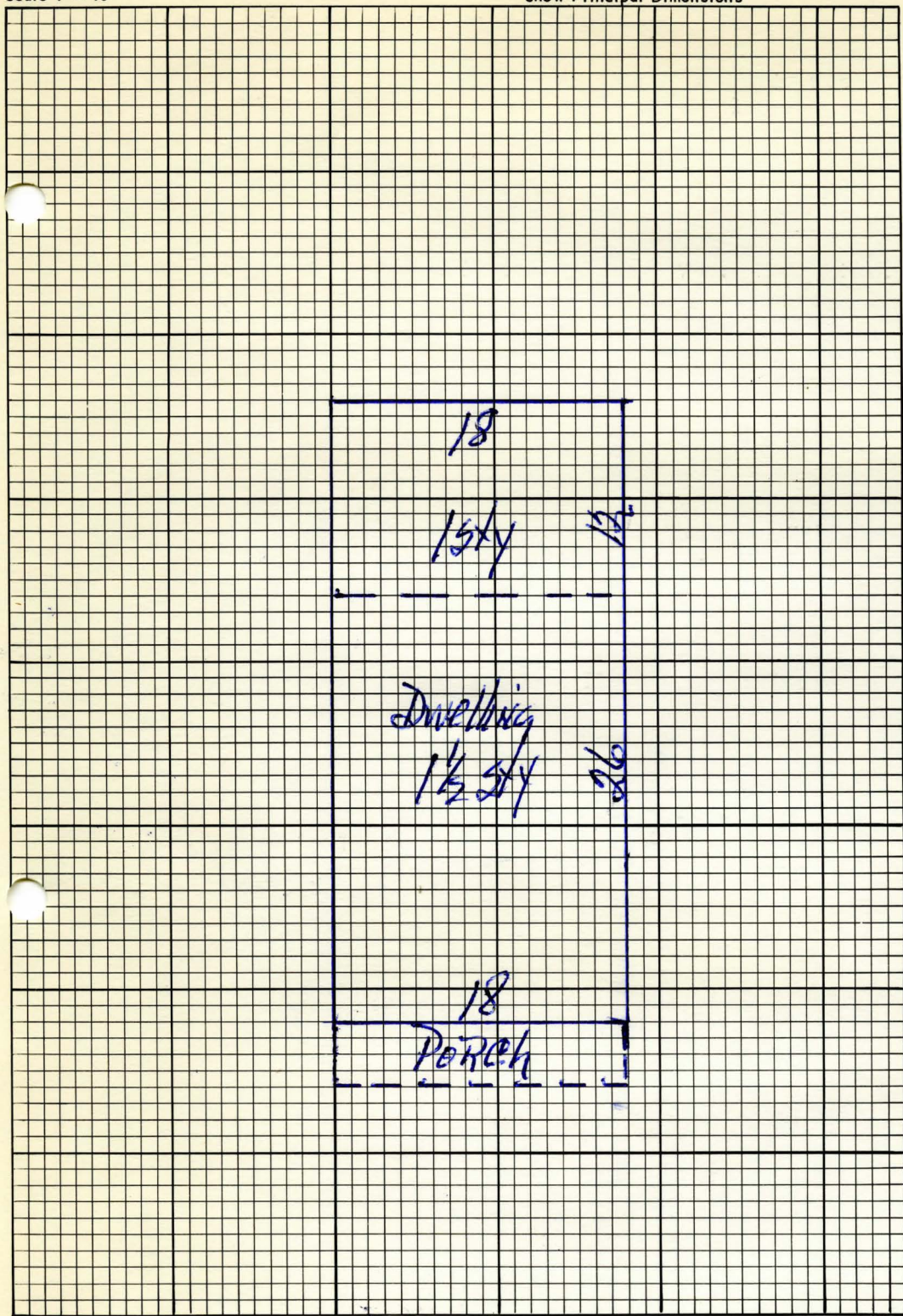
Total Cost of Short Lived Items \$ _____ Total Depr. curable \$ _____
_____ % of Total Replacement Cost
with _____ % in Bone structure. **PARCEL NO.** _____

S.P. Project Area 1-A COUNTY Ramsey PARCEL 40

FEE OWNER Arthur G. and Lupe C. Aguiler PROPERTY ADDRESS 149 Minnetonka Street, St. Paul

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 _____

RIGHT OF WAY AGENT

11/20/61
DATE

PARCEL NO. 40

STATE OF MINNESOTA
URBAN PROPERTY

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

DEPARTMENT OF HIGHWAYS

S. P. Project Area 1-1

COUNTY

Ramsey

PARCEL 40

FREE OWNER Arthur G. & Lupe C. Aguilier

Property Address 149 Minnetonka, 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.	Markoe 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¢		15.00		
5.	State of Minnesota to Rossini Constans - corner of Fenton Lots 15 thru 20, Block 1, Kettering & Constans Add. Sold Jan. 1957 \$660	240	125	30,000	2.75	.022¢		10.00		

Reviewed by

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

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

27 front feet at 10.00 = \$ 300.00

Data by:

James C. Humphreys
Right of Way Agent

11/20/61
Date

Parcel No. 40

DEPARTMENT OF HIGHWAYS -- STATE OF MINNESOTA
LANDS AND RIGHT OF WAY SECTION

S. P. No. 1-A County Ramsey RECORD OF TRANSFERS

PAR.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSIDERATION	REV. STAMPS	INDICATED AMOUNT
40		Arthur G. & Lupe C. Aguiler	5-17-55		W. D.				
40	Arthur G. & Lupe C. Aguiler	Port Authority of St. Paul	10-19-61		W. D.				

(For Use as Project Information)

All transfers of each individual parcel which have been made during the past five years must be listed above. Actual date of acquisition by present owner only (from attorneys opinion of title) need be shown if more than five years previous.

Information by:

Right of Way Agent

Date

11-17-61

(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.

Appraiser or Right of Way Agent

Date

11/20/61