



Collection Information:

Folder: Parcel No. 44. 325 St. Lawrence Street.

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

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Records.

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S. P. 1-A COUNTY Ramsey PARCEL 44

FEE OWNER Tom & Sadie Nika PROPERTY ADDRESS 325 St. Lawrence



Photo No.	Description of Subject
1.	Front view - subject property
2.	Rear view - subject property
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 44

FEE OWNER Tom and Sadie Mike PROPERTY ADDRESS 325 and 321 St. Lawrence



LISTING BROK
OWNER'S NAME
50% Be
Full Beam
Heat
gravity fur
h. water
f. air
annual fuel cost
Water heater
gal. side
gal. auto.
40 gal. auto.
Incinerator
Laundry tubs
220 wiring
Pump
Rec. room
Insul. Walls X C
Roof: comp. X
1st fl. occ. by
2nd fl. occ. by
Schools: Public pr
Churches
Transp. Unive
Reason for selling
Remarks: 2. kitchen

272 BUS TO L-5538
Frame SFR *
2nd Floor
x
1886
Asp. Shingles
Good
79.16 N.H.S. H.S.x
24 x 46
33-1/3 x 124.25
x Driveway
1st bedrd. x soft
2nd bedrd. x soft
x City Wtr. x
x Well
14 x 18
Dec. x or drs.
due
due
Immediate
p. - gas in for

- | Photo No. | Description |
|-----------|------------------|
| 1. | Comp. No. 1 - 11 |
| 2. | Comp. No. 2 - 21 |
| 3. | Comp. No. 3 - 33 |
| 4. | |

Date of Photo: 11/61

By: James C. Murphy
Right of Way Agent

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

S. P. 1-A COUNTY Ramsey PARCEL 44

FEE OWNER and Sadie Mike LEGAL: PROPERTY ADDRESS 325 and 321 St. Lawrence

LISTING BROKER 115 EDWARD
 OWNER'S NAME NONE
 TYPE OF BLDG 2 STORY
 Full Beam: steel
 Heat: SPACE GAS heater
 Gravity fur. Flueless
 h. water oil
 f. air D. Space
 annual fuel cost 10 x 14
 Water heater: nook cabinets x pantry
 gal. side arm
 gal. auto elec. Trim Painted Hard
 30 gal. auto. gas
 Incinerator
 Laundry tubs Toilet
 220 wiring Shower
 Pump
 Rec. room
 Insul. Walls Cell. W. Strip
 Roof: comp. x wood slate
 1st fl. occ. by OWNER
 2nd fl. occ. by
 Schools Public grade Garfield
 Churches All denominations
 Tramp. Wabasha
 Reason for selling Estate
 Remarks Will be well maintained - hardwooding room - tiled kitchen floor - second floor open porch -
 Broker has key - Minimum commission of \$400.00 applies here.

LEGAL: Lot 10, Block 2, Blocks 1, 2
 213 E. Robie
 LISTING BROKER James Messer & Sons
 OWNER'S NAME Jessie K. and L. E. Messinger
 TYPE OF BLDG SFR
 Full 2/3 Beam: steel wood x
 Heat: Gravity fur. Flueless
 h. water x oil
 f. air gas
 annual fuel cost 12 x 14
 Water heater: nook cabinets x pantry
 gal. side arm
 gal. auto elec. Trim Stain & Enamel
 30 gal. auto. gas
 Incinerator
 Laundry tubs Toilet
 220 wiring Shower
 Pump
 Rec. room
 Insul. Walls Cell. W. Strip
 Roof: comp. x wood slate
 1st fl. occ. by OWNER
 2nd fl. occ. by
 Schools Public grade Hendricks
 Churches
 Tramp. 1 block
 Reason for selling

LEGAL: West 2/3 of Lot 3, Block 8, Elliott & Bernheimer & Arnolds Addition
 336 FULLER
 LISTING BROKER Young Realty, Inc.
 OWNER'S NAME Francis E. Young
 TYPE OF BLDG Frame SFR
 Full Beam: steel wood x
 Heat: Gravity fur. Flueless
 h. water x oil x
 f. air gas
 annual fuel cost \$140.00
 Water heater: nook cabinets x pantry
 gal. side arm
 gal. auto elec. Trim Painted Oak
 40 gal. auto. gas
 Incinerator
 Laundry tubs Toilet
 220 wiring Shower
 Pump
 Rec. room
 Insul. Walls x Cell. x W. Strip
 Roof: comp. x wood slate
 1st fl. occ. by VACANT
 2nd fl. occ. by
 Schools Public grade
 Churches
 Tramp. University Avenue - 2 blocks
 Reason for selling Trade
 Remarks *Could be used as four rooms for owner down and 2-2 room apartments up - gas in for

- Photo No. 1. Comp. No. 1 - 115 Edward
 2. Comp. No. 2 - 213 E. Robie
 3. Comp. No. 3 - 336 Fuller
 4. _____
 Date of Photo: 11/61
5. _____
 6. _____
 7. _____
 8. _____
 By: James C. Murphy
 Right of Way Agent

Area 1-A

Parcel No. 44

Tom and Sadie Mike
Address: 325 St. Lawrence

SALIENT FACTS AND CONCLUSIONS

Market Value Estimate \$5,250.00

Assessors Full and true value;

Land	300.00
Buildings	1,900.00

Lot Size: 50 x 100 Zoning: "B" Residential

Cubical Content 16,200 cu. ft. Age: Old - house moved on 1918

DESCRIPTION OF IMPROVEMENTS

Subject property is a 9 room, 2 story frame building with asphalt exterior covering, there being 5 rooms on the first floor and 4 rooms on the second floor. There are plastered walls, hardwood floors, enameled woodwork, forced air gas heat, 30 gallon gas water heater, toilet only is on the first floor. Front porch is screened.

Full basement, part limestone part concrete walls. No laundry tubs or floor drain.

Lot is level at street grade. Property is serviced by city water. There is no sewer, 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 13, 1961 is:

Five Thousand Two Hundred Fifty Dollars

James C. Huse

S. P. Project Area 1-A COUNTY Ramsey PARCEL 44

FEE OWNER Tom & Sadie Mike Property Address 325 St. Lawrence Street, St. Paul, Minn.

Legal Description (entire tract) Lot 4, and SE 1/4 100 feet of Lot 5, Block 22, Dunwell & Spencer's Addition to Brooklynd - See also 44-A

Present use Dwelling Zoning B Residence Best use Dwelling
Size: Frontage 50 Depth 100 Area 5000 Sq. Ft.

Utilities and : Sewer No 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 300. Bldgs. 1900. Total 2200. Taxes 19 60 \$ 101.90
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 _____
Remodeled _____
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 James C. Kerpel

Date 11/15/61 Right of Way Agent

Revenue Stamps _____ Indicated Purchase Price \$ _____

Date Acquired _____ CONFIRMED PURCHASE PRICE \$ _____

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:
50 f.f. at \$ 10. for 100 ft. depth \$ 500.00
_____ sq. ft. at \$ _____
_____ at \$ _____

Estimate of Replacement Cost of Principal Structure
incl. appropriate porch area or cube \$ _____

16200 ~~16200~~ cu. ft. x 65% = \$ 10530.00

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

Depreciation Total Replacement Cost \$ _____

All sources Less Total Depreciation 5791.00

55% Total Present Value \$ 4739.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ _____

Plus Land Value from above \$ 500.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY

Rounded to \$5250.00 BY COST APPROACH \$ 5239.00

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

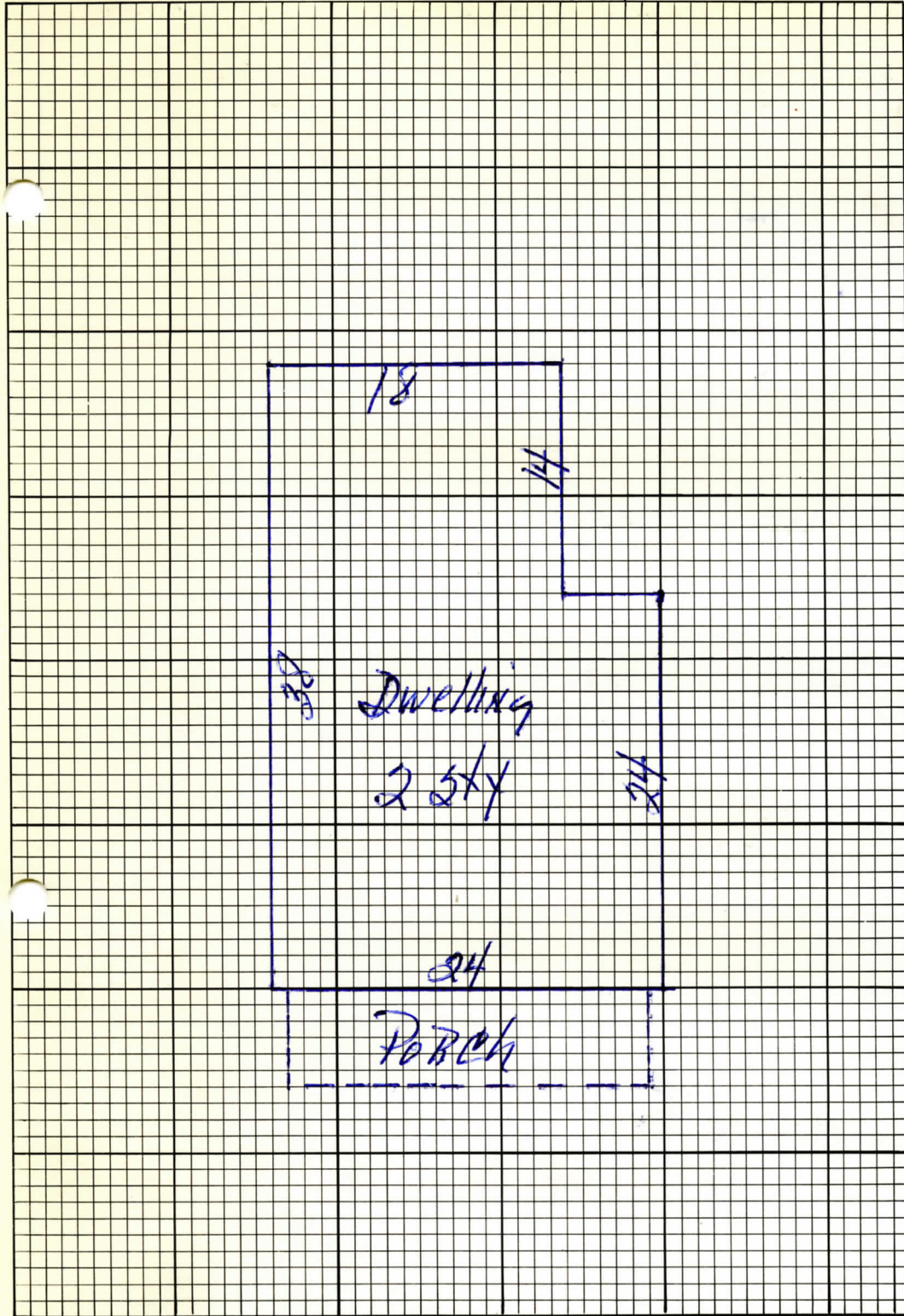
with _____ % in Bone structure. PARCEL NO. _____

S. P. Project Area 1-A COUNTY Ramsey PARCEL 44

FEE OWNER Tom & Sadie Mike PROPERTY ADDRESS 325 St. Lawrence, St. Paul, Minn.

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.

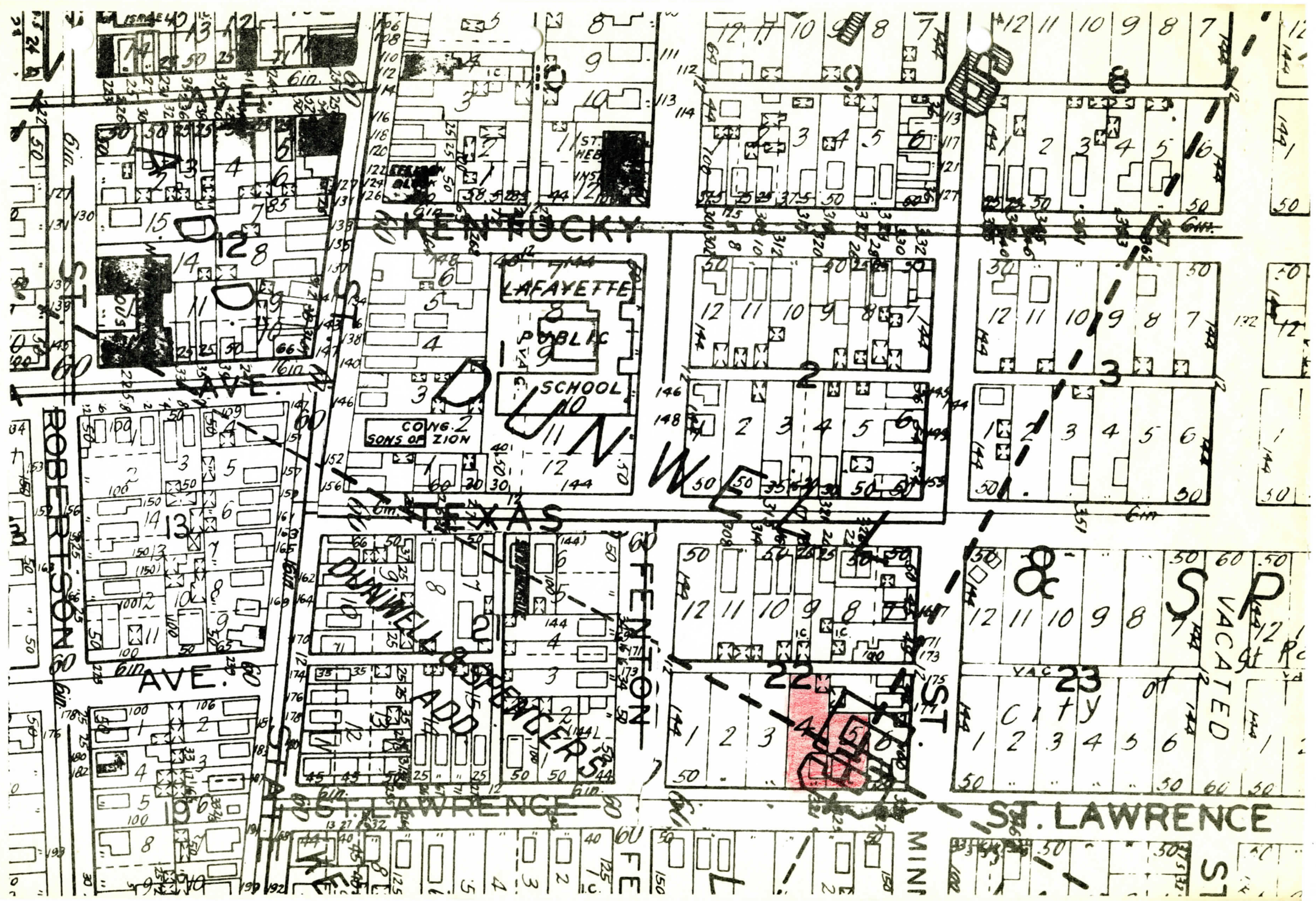
MISCELLANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition	Size	Area
Garage - detached						x	
Garage - attached						x	
Barn						x	
Hog house						x	
Chicken house						x	
Granary						x	
Machine shed						x	

SKETCH AND EXAMINATION BY

James C. [Signature]
RIGHT OF WAY AGENT

11/13/61
DATE

PARCEL NO. 44



KENTUCKY

CONG. SONS OF ZION

LAFAYETTE PUBLIC SCHOOL

TEXAS

FENWICK

LAWRENCE

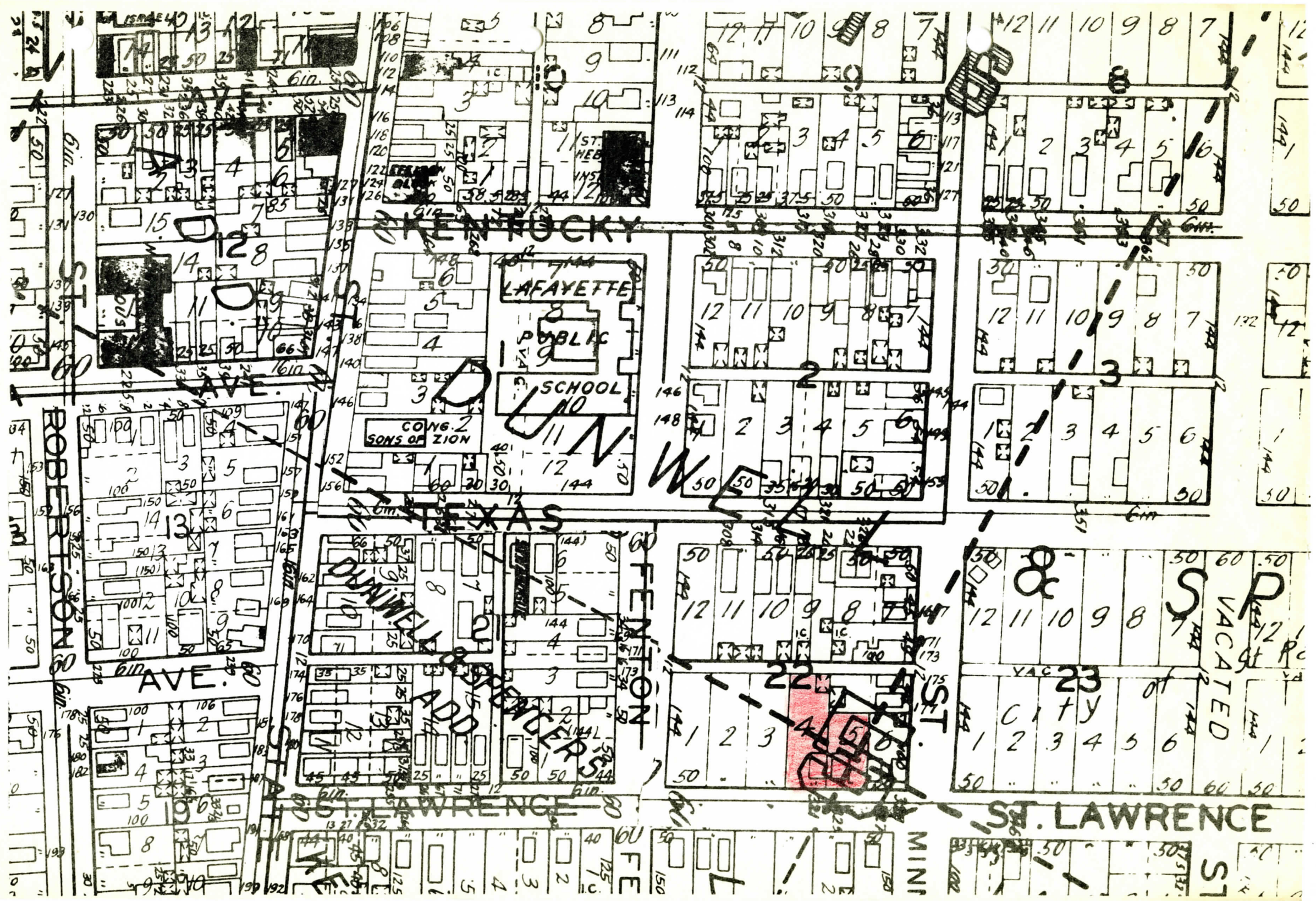
ST. LAWRENCE

VACATED City

ROBERTSON

AVE.

AVE.



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-A

COUNTY Ramsey

PARCEL 44

FEE OWNER Tom & Sadie Mike

Property Address 325 St. Lawrence, 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 B azil & Roberts Add. Sold Dec. 1956 - \$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:

front feet
50 ~~squares~~ at 10.00 = \$ 500.
~~acres~~

Data by: James E. [Signature]
Right of Way Agent

1/18/41 Date

Parcel No. 44

