

Collection Information:

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

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

Collection: Port Authority of the City of Saint Paul.

Records.

Copyright Notice:

This material may be protected by copyright law (U.S. Code, Title 17). Researchers are liable for any infringement. For more information, visit www.mnhs.org/copyright.

Form 2551

STATE OF MINNESOTA

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

S. P	COUNTY	PARCEL_
FEE OWNER	PROPERTY ADDRESS	324 St. Laurence





Photo No. Description of Subject	Photo No. Description of Subject
2. Dear view - Sabject property 3.	5
Date of Photo:	8. By: Right of Way Agent

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

Right of Way Agent

S. P. 1	-A		COUNTY	Ramsey	PA	RCEL_44
FEE OWNER_	Tom and	Sadie Mike	PROPERTY	ADDRESS_	325 and 321	St. Lawrence
		NOV	· 61			
					-8566 Shelles. M.S.X 126.5 giverny X mits	
	LISTING BROK OWNER'S NAB 50% Be Full Beam: Heat Heat Heat Heat h water f. air annual fuel cost Water heater gal. suto. 40 gal. suto. Incidentation Laundry tuba 220 wiring Pump Rec. room Laundry tuba 220 wiring Pump Are room Laundry tuba 220 wiring Pump Rec. room Laundry tuba 100 gal. suto. Incidentation Laundry tuba 100 gal. suto. Incidentation Laundry tuba 100 gal. suto. Incidentation Rec. room Laundry tuba 100 gal. suto. Laundry			Frame 3nd 111 1886 A50. Good 79.16 N henrs 24 33-1/ A - 1st bdw 2nd bdw 2nd bdw dwe dwe dwe dwe filty filty	Shingles Shingles NHS H.S.x E 46 (3 x 124 25 driveway dd x soft edd x sof	t
1. Comp. No 2. Comp. No 3. Comp. No	. 2 - 2]		8.			
Data of Photos	11	1.1		Ann.	1 (0) 1 MY	24/4

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

). F	COUNTY Asmsey PARCEL 44
EE OWNER	LEGAL: and Sadie Mike PROPERTY ADDRESS 325 and 321 St. Lawrence
	Lot in the second secon
	Marine 11th Control of the State Sta
	Pell Committee of the C
	ARACE das bass. 10
	Body D.R. 10 Finel S Md Page 100 Finel S
	The state of the s
	Winds have been seen and the se
	and Cond Cond Cond Cond Cond Cond Cond Co
	19 pol man 52 bile ser
	Company A South Full The she Le
	270 witness Toiler B B 140
B	ac ince
In the	Male X Gall X W. Seria V. Proch Rear Sc. Ser. 10 E 10 Blocks—1x bried X safe
I we	fl occ. by flow there work with the control of the
Sel	phose CA 2, 8000 cep. Ger. 11. Well
-	All denon's high Lease From Name On X or do
True Rene	70 for willing
Rom	Present Mige S1, 285, 64 - \$24, 86 P & I Mige Commit Pending Will concentrate No Possible LEGAL: Lot 10, Block 2, Block 213 E. Rabie Present Mige Commit Pending Will concentrate No Possible No Possible On closing LEGAL: Lot 10, Block 2, Block 213 E. Rabie
210	May Commiss 1, 285,84 - 524,86 P & 1 Will consider that the property of the p
	LEGAL: Lot 10, Block 2 Story of Supplies has second 51
	213 E. ROBIE
	LISTING BROKER JOSEPH S SONS
	TYPE OF BLDG. SFR
	Pull 2/3 Boson: stord wood X LR. 120 x 1/sh Post
	Proces: Proghos Prophos Both
	h was X oil D.S. Year Built 1886
	T. sat gas X Kitch. 126 x 13 Kitch. x Cost. Fair Cost. Fair
	Water honour: fan disponsi d. wahr. in disponsi d. wahr. Ausmann A. Ausmann A
	gol seen siec Fir
	30 gol mean gas X Bach fell Tile shr. 1/2 Book fell X Tile shr. 1/2 Loc LO x 1.26 f.
	Leandry subs Toilet B.R. 9 x 14 B.R. 9 x 140 Gentle State St
	Pump B.B. 2 B.R. 10 x 13b floors 2nd below, x soft
	Rac. recom: I Porch 5-X19- Scr. x Gl. B.R. x S. Theat West
	Roof; comp. X wood date conditions Fair conditions Fair Cont. Short X
	Zeel fl. occ. by phones A 2-5452 Lease Hap. Pear do
	Schools Public grade Hondricks high Humboldt percebial St. Mathews
	Charcher Present Mage. Transp. block Mage. Mage.
	Reason for selling Will consider trade Postession
	LEGAL: West 2/3 of Lot 3, Block 8, Elfel: 6 Bernheimer 6 Arnolds Addition."
	LISTING BROKER YOUNG RESTAURANT YOUNG RESTAURANT TO LEET RESTAURANT TO
	OWNERS Young Resity, Inc.
	E.I. PK 1-5C29
	Heat wood X LR 14 t 16 LR fad Ploor
	gravity fur. stokee D.R. 1 Fireplace B.R. x
	f. air D. Space P. D. Space Year Built 1994
	minus roel coar \$140,00 nook cabiners x 14 Kitch x Exterior Asp, Shingles
	gal side arm I Trim Dai- day with tag disposal day by the same day by the same disposal day by the same d
	40 mi suo, gas
	inconserator 11st shr. 1/2 Buth full x Tile
	220 wing Charles B.R. 11 s 12 Bay S.R. s aller aller aller
	Pump BR F BR 10 10 floors—1st bdwd
	Forch Back Ser x Gl BR 10 x 12 floors—2ed he'ved. X soft
	story, comp. X wood slate carp. condition Good S. Tank Well
	2nd fl. ooc by phone drapes Ar 18
	Someois Public grade phone Lease Exp rept due Churther high Machani
	Treamp Heisenstein due parchial due
oto	Reason for selling Trade Mige Commit.
о. Д	2. kitchenetie apartments - also
Comp. No.	Trade Mise Commit Will consider trade Yes Possession Immediate 2 kitchenetic apartments - also water 1 - 115 Powerro
	2 - 213 E Robin
	0.
Comp. No.	. 3 - 336 Fuller 7.
	8.
e of Photo:	
or 1 110to	By: Thinks Clauser
	Right of Way Agent

Area 1-A

Parcel No. 44

Tom and Sadie Mike Address: 325 St. Lawrence

SALIENT FACTS AND CONCLUSIONS

Market Walue Estimate

\$5,250.00

Assessors Full and true value:

Land Buildings 300.00

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) tusfel

DEPARTMENT OF HIGHWAYS
COST APPROACH

PARCEL_

STATE OF MINNESOTA DIVISION OF LANDS AND RIGHT OF WAY RIGHT OF WAY APPRAISAL TOTAL TAKING URBAN PROPERTY S. P. Project Area 1-A _ COUNTY___ Ramsey FEE OWNER Tom & Sadie Mike Property Address 325 St. Lawrence Street, St. Paul, Minn. Legal Description (entire tract) Lot 4, and SE'ly 100 feet of Lot 5, Block 22, Dunwell & Spencer's Addition to Brooklynd - See also 44-A Present use Dwelling Size: Frontage 50 Utilities and : Sewer No Street : City water Yes Improvements: Surfacing Blacktop Full and true valuation, 19 60 Land 300. Outstanding special assessments: Water_ 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 per sq. ft. or cu. ft. _____% of total Bone structure Life expectancy _____ yrs. Basic depreciation rate _% per yr. Date built Remodeled Effective age Physical Depreciation - incurable in Bone structure ESTIMATE OF TOTAL DEPRECIATION: Total replacement value of bone structure. _% of \$_ _ = \$_ Total Structure Bone Structure Physical Depreciation - incurable __ = \$_ Bone Structure Plus Physical Depreciation curable TOTAL DEPRECIATION\$ _____% of Total Replacement Cost Spec. Equip - Present Value Misc. Bldgs... Estimate by .

Right of Way Agent

with ___

_% in Bone structure.

PARCEL NO. _

Date

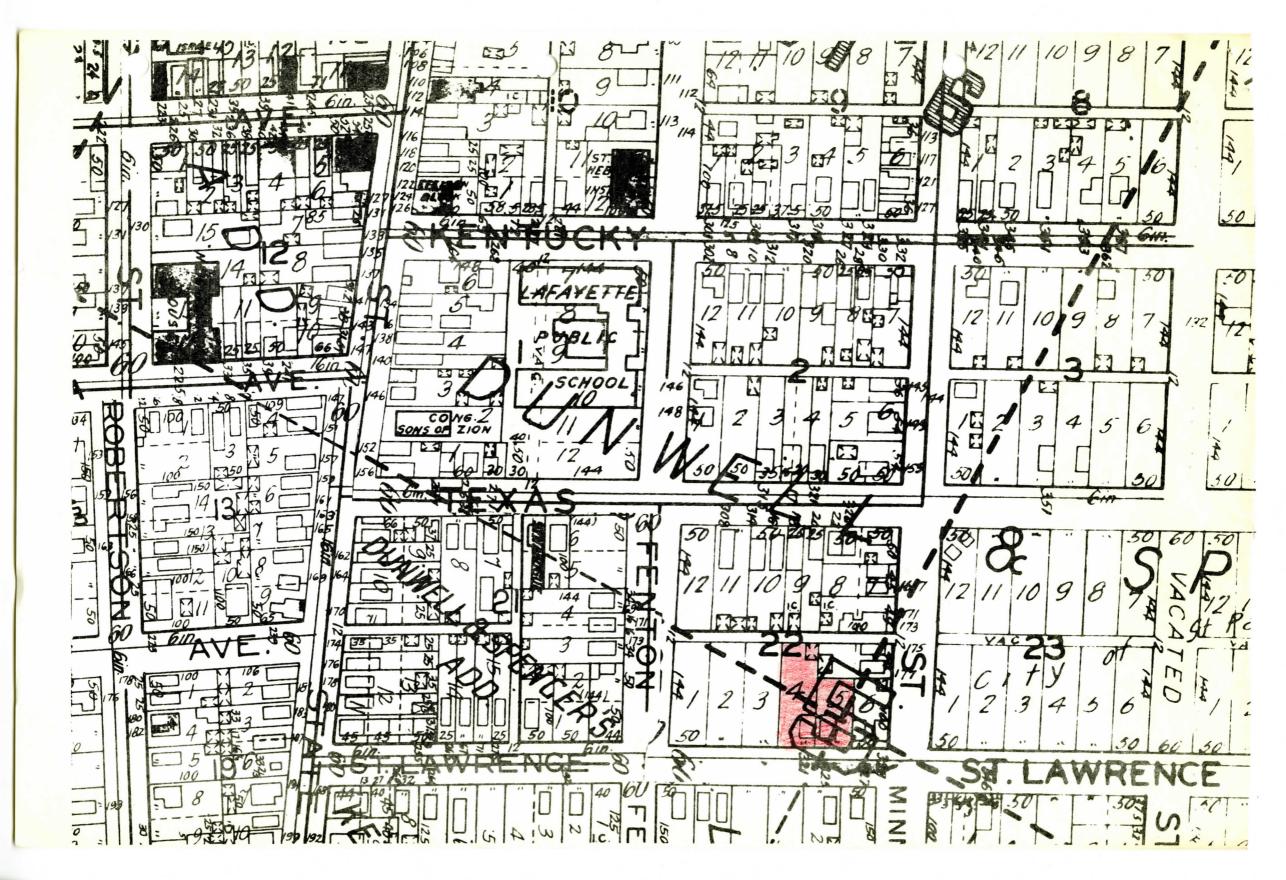
Zoning B Residence	Rest use	Dwellin	
Depth100	Area 5	000 Sq. I	řt.
Septic tank	Cesspool		
Private well	Elec. pum	p	
Curb and gutter No	Sidewalk	No	
Bldgs Total20 Sewer Street	10. Taxes 19_1 Total	80 \$ 101	.90
Revenue Stamps Indic	cated Purchase Pri	ce	\$
Date AcquiredCONI	FIRMED PURCH	ASE PRICE	\$
ESTIMATE OF MARKET VALU	E OF ENTIRE I	PROPERTY	
Land Value:			
	or_100ft.	depth \$_50	0.00
sq. ft. at \$	1		
at \$			
Estimate of Replacement Cost of Pri			
incl. appropriate porch area	or cube	\$_	
16200			2000
Plus flat charge adjustments	it. x _65¢	= \$_	10530.00
x Local Index \$		_ e	
Jacobat Indox	^	= \$_	
Т.	otal Replacement	Cost \$	
Depreciation		- φ	
All sources 55%	ess Total Deprecia	ation _	5791.00
Т	otal Present Value	e \$	4739.00
Dia Para Vila de la companya de la c			
Plus Present Value of Special Equip	ment	\$_	
Plus Present Value of Miscellaneou	s Bldgs.	\$_	
Plus Land Value from above		\$	500.00
TOTAL PRESENT VALUE OF	ENTIRE PROP		
Rounded to \$5250.00	BY COST APPRO	OACH \$	5239.00
Estimate of Physical Depreciation -	curable (in short	lived items)	
Items Extent of cure or			Depresiation
replacement	Curable Items	%	Amount
Roof			Timount
Chimney			
Down spouts - gutters			
Exterior			
Painting			
Storms - screens			
Weatherstrip			
Plumbing - bath			
Kitchen			
Furnace			
Wiring			
Insulation			
Decorating			
Floors			
		Total De	ne
Total Cost of Short Lived Items	\$		\$
% of Total Replacement			-

DEPARTMENT OF HIGHWAYS

DIVISION OF LANDS AND RIGHT OF WAY BUILDING SKETCH

Project	Area 1	-A			COUNTY	Ramsey			PARCEL_	44
E OWNERT	om & Sa	die Mike		P	ROPERTY AD	DRESS 325	St. La	vrence,	St.Paul	Minn
tch of Building				Room Number					Room No.	Ceilin
le I = 10	1		Snow	Frincipal Din	nensions		Living R	oom		Ht.
							Dining R			
							Kitchen	oom		
					1111		Bed Roo			
							Bed Roo	m		
							Bath			
\ 							Hall Porch			
					100				_	
							Closet		-	
				+++++			Store Ro			
							Breezew	ent Room		
								Garage	+	
				+++++	+++++++++++++++++++++++++++++++++++++++		Arrached	Garage		
		18								_
							BASEMEN	JT.		
								ickness		
							neignt:	Top of floor		
								foundation _		
							C:	L C	11.	6.1
							Size	Sq. Ft	. Ht.	Cube
							×	. 5		
			valley.				x			-
		3	revung				×			
			 							
		111111111111111111111111111111111111111	444					RUCTURE:		
							Height:	Top of found		
								Eaves to ric	lge	
							Size	Sq. Ft	. Ht.	Cube
								34. 11		Сове
							×			
			24				x			
			7/				×			-
				-			x			
		111111111111111111111111111111111111111	BOA				.			
							lotal cub	ic content_		
				*			Chimney	size:		
							×	by _	ft. his	gh.
			++++++							
							ļ			
SCELLANEOUS	BUILDINGS	Foundation	Walls	Floor	Roof	Condi	tion	Size		Area
Garage – detache										
								x		
Barage – attache Barn	a						-	×		
								×		
Hog house								x	,	
Chicken house								×		
Granary								×		
Machine shed								x		
ETCH AND EXA	MINIATION	RY Ja	mes c		0		11/3	1.,		

PARCEL NO. 44



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

						-	OF C+ T	OTTMOMO		
Owner	Tom and	Sadie Mike			_Property Add	ress	325 St. L	awrence		
					le Properties					
Comparison			No 10 - 2	1	No. 2	0 (0	No3 7-21-	-	No	
ate of Sale	е .	4	10-2	0-59	11-2	3-60	7-21-	-59		
ddress					070 5	Dahia	226 E	uller		
				Edward		Robie	cash			
erms of Sa			\$100	0 down	Ca	sh	Casi			
Rental Incom	ne Estimated		45	^	\$7	75	\$75			
	hly Multiplier		\$5	4	87		67			
ale Price	nly wumpher		\$4,2		\$6.5		\$5,00	00		
	nts., Time, In	nprovements	Ψ7,02	00	1	,,,,,,	120			
resent Wor										
ess Estimat	ed Lot Value		4	00	1.2	200	40	00		
Garage	, Porch, Fire	place, Etc.	3	00		300		00		
let Sale Pri	ice Bldg. Onl	у	3.5	00	5.0	000	4,40			
ot Size			40x6			126.5		3x124.25		
Age			old		188	36	1886	5		
F or SF	Unit Cost				00 500	1-	30 000	45		
Content	New	16,200	65 14.872	.65	23,722	.65	19,297	.65		
Init Cost	% Depr.			(1)	07	.68	•23	.65		
Depre.			55 -24	djustment	21			stment	Δ	stment
Adjust		Descriptive Item Subject Propert	,	Minus	Adjustment Plus Minus		Plus	Minus	Plus	Minu
Bldg. Size		Capitor Hoperi	y Plus	IVIIIUS	Fius	Willias	1103	.711143		
ag. Size	ition				500		300			
ot Value		500	100		500	700	100			
andscaping		500	100			1				
Sarage		<u> </u>		300		300		200		
Porches	/			300						
ireplace				744						
Basement In	npr.		1.000			250	300			
Attic Impr.				4						
Carpeting										
Plbg. & Bath	Extras			500		300		500		
eating Ext	ras		1,000				200			
								-		
							 			
		-						700		
			2,100	1,300	500	1,550	900	700		
Total Adjus						7 050	200	1		
Net Adjustr	ment	<u> </u>	1,000		-	1,050	200			
Present Wo	rth of Compa	rable								
Properties v	vith Adjustme									
		2.0			+		†			
Present Wo Adjusted to	rth of Compa	arables	5.200	1	5.1	45 0	5,200			
			7.200				7,00			
imate of V	alue By Cost	Approach:			Estima	ate of Value	By Comparison	n: \$.	5,250	
	6,200		\$ 10,530							
	reciation:5		5.791				Rental Income			
	ec. Reprod.			4.739			2 most r	eliable		
		f. @ \$10 Sq. Ft. or Ft.	=	500		Monthly Rent			r 300	
		Sq. Ft. or Ft.		_	_	60 - Bu Carit I	× 85 ization of Net	= \$.	5,100	
Plus Land	Iscaping				0	r By Capitali on Form 2554	ization of Net	income		
Plus Prese	ent Value Mis	ic. Bldgs.							£ 220	
Plus Prese	ent Value Spe	ecial Equipment			Estima	ate By Cost	Approach	\$.	5,239	
					200				5 250	,
Estimat	ed Value By	Cost Approach		5.239	Final	Estimate By	Correlation	\$.	2,250	
		Review	ed By:							
opraisal By:										
opraisal By:										

APPRAISAL B OF LANDS AND RIGHT OF WAY

BY COMPARISON OF MARKET DATA

COMPARABLE UNIMPROVED PROPERTIES

URBAN RROPERTY

STATE OF MINNESOTA

Lawrence

Paul,

Minno

Tom & Sadie Mike

DEPARTMENT OF HIGHWAYS

XXXXX

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

S. P. No.	1-17	County RAM	RECO	RD OF TRANSI	FERS					
PAR.	GRANTOR		GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	I NDI CATED AMOUNT
44			TOM + SADIE MIKE		9					
					1					
						1 - 1 - 1 - 1			1.17	
*							,			
					•					
				r Hann		Ç may				No.

(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	

(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

11-13-61 Date