



Collection Information:

Folder: Parcel No. 44A. 321 St. Lawrence Street.

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

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S. P. 1 - A COUNTY Reno PARCEL 44 - A

FEE OWNER Tom & Sadie Wike PROPERTY ADDRESS 321 St. Lawrence

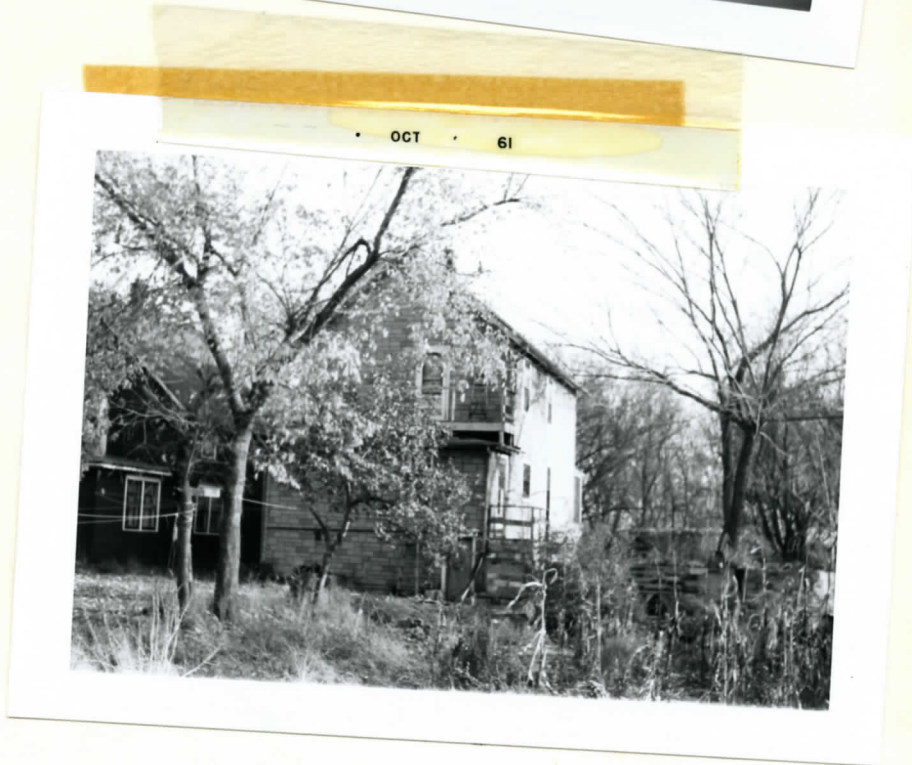


Photo No.	Description of Subject
1.	<u>Front view - subject property</u>
2.	<u>Rear view - subject property</u>
3.	_____
4.	_____

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 44-A

FEE OWNERS Mrs. and Sadie Mike PROPERTY ADDRESS 321 St. Lawrence



LISTING BROKER
 OWNER'S NAME
 50%
 Full Room: steel
 Heat:
 gravity fur
 h. water x
 t. air
 annual fuel cost \$140
 Water heater:
 gal. side arm
 gal. main elec.
 40 gal. main gas
 Excitement
 Laundry tubs x
 220 wiring
 Pump
 Rec. room x
 Panel: Walls x Cell. x
 Roof: comp. x wood
 Ins. fl. etc. by Vance
 2nd fl. etc. by
 Schools: Public grade
 Churches
 Transp. University
 Reason for selling
 Remarks: could be
 2 kitchenette

PR 1-5538
 SFR *
 4 Floor
 x
 36
 Shingles
 od
 N.H.S. M.S.x
 x 46
 1/3 = 124.25
 driveway
 ind. x mt
 ind. x mt
 City We. x
 Well
 = 18
 or. dm.
 mediate
 gas in for

Photo No.	Description of Subject	Description of Subject
1.	Comp. No. 1 - 114	
2.	Comp. No. 2 - 215	
3.	Comp. No. 3 - 336 Fuller	
4.		
Date of Photo: <u>11/61</u>		By: <u>James C. Husfeld</u> Right of Way Agent

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

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

LEGAL: Lot 12 except the Southern 64 Feet, Block 185, Robertson's Addition to West St. Paul.

115 EDWARD

10/20/59

LISTING BROKER Property Sales Co. SALESMAN Office PHONE RES BUS CA 5-1018

OWNER'S NAME Geraldine Le... TYPE OF BLDG 2 Story

Room	Material	1st Floor	2nd Floor	3rd Floor
Full Beam: steel wood	L.R.	10 x 14	L.R.	x
Heat: Space gas heater	Fireplace		Fireplace	
gravity fur.	D.R.	10 x 12	D.R.	x
h. water	D. Space	x	D. Space	x
f. air	Kitch.	10 x 11	Kitch.	x
annual fuel cost	nook cabinets x pantry		nook cabinets pantry	
Water heater:	fan disposal d. wthr.		fan disposal d. wthr.	
gal. side arm	Trim Painted Hard		Trim Painted-Hard	
gal. auto. elec.				
30 gal. auto. gas	Bath full Tile shr. 1/2 x		Bath full x Tile shr. 1/2	
Incinerator	Den/S. Rm.	x	Den/S. Rm.	x
Laundry tubs	B.R.	10 x 10	B.R.	12 x 12
220 wiring	B.R.	x	B.R.	10 x 10
Pump	B.R.	x	B.R.	10 x 10
Rec. room	Porch Rear Scr. Gl. x		B.R.	x
Insul. Walls x Ceil. x W. Strip	condition Good		condition Good	
Roof: comp. x wood slate	carp. DR. drapes		carp. drapes	
1st fl. occ. by Owner	phone CA 2-8898		Lease Exp. rent due	
2nd fl. occ. by	phone		Lease Exp. rent due	
Schools Public grade	Garfield high Humboldt		parochial St. Mathews	
Churches	All denominations		Present Mgt. \$1,285.84 - \$24.86 P & I	
Transp.	Wabasha		Mgt. Commit. Pending	
Reason for selling	Estate		Will consider trade NO	Possession On closing
Remarks	Wall to wall carpet in dining room - tiled kitchen floor - second floor open porch - Broker has key - Minimum commission of \$400.00 applies here.			

213 E. Robie

11/23/60

LISTING BROKER James Huspek & Sons SALESMAN JCH PHONE RES MI 8-6217 BUS CA 2-8566

OWNER'S NAME Jessie M. and L. E. Messenger TYPE OF BLDG. SFR

Room	Material	1st Floor	2nd Floor	3rd Floor
Full 2/3 Beam: steel wood x	L.R.	12 1/2 x 14 1/2	L.R.	x
Heat:	Fireplace		Fireplace	
gravity fur.	D.R.	14 x 14 1/2	D.R.	x
h. water x oil	D. Space	x	D. Space	x
f. air	Kitch.	12 1/2 x 13	Kitch.	x
annual fuel cost	nook cabinets x pantry x		nook cabinets pantry	
Water heater:	fan disposal d. wthr.		fan disposal d. wthr.	
gal. side arm	Trim Stain & Enamel		Trim Enameled	
gal. auto. elec.	Fir			
30 gal. auto. gas	Bath full Tile shr. 1/2		Bath full x Tile shr. 1/2	
Incinerator	Den/S. Rm.	x	Den/S. Rm.	x
Laundry tubs	B.R.	9 x 14	B.R.	9 x 14 1/2
220 wiring	B.R.	x	B.R.	10 1/2 x 13 1/2
Pump	B.R.	x	B.R.	8 1/2 x 14 1/2
Rec. room	Porch 5 1/2 x 19 1/2 Scr. x Gl.		B.R.	x
Insul. Walls Ceil. W. Strip	condition Fair		condition Fair	
Roof: comp. x wood slate	carp. drapes		carp. drapes	
1st fl. occ. by Owner	phone CA 2-5452		Lease Exp. rent due	
2nd fl. occ. by	phone		Lease Exp. rent due	
Schools Public grade	Hendricks high Humboldt		parochial St. Mathews	
Churches			Present Mgt.	
Transp.	1 block		Mgt. Commit.	
Reason for selling			Will consider trade	Possession

LEGAL: West 2/3 of Lot 3, Block 8, Eifelt & Bernheimer & Arnolds Addition.

336 Fuller

Young Realty, Inc.

Francis E. Young

SALESMAN Young PHONE RES PR 6-2678 BUS PR 1-5538

OWNER'S NAME Francis E. Young TYPE OF BLDG. Frame SFR *

Room	Material	1st Floor	2nd Floor	3rd Floor
Full Beam: steel wood x	L.R.	14 x 16	L.R.	x
Heat:	Fireplace		Fireplace	
gravity fur.	D.R.	11 x 12	D.R.	x
h. water x oil	D. Space	x	D. Space	x
f. air	Kitch.	14 x 14	Kitch.	x
annual fuel cost \$140.00	nook cabinets x pantry x		nook cabinets pantry	
Water heater:	fan disposal d. wthr.		fan disposal d. wthr.	
gal. side arm	Trim Painted Oak		Trim Painted Birch	
gal. auto. elec.				
40 gal. auto. gas	Bath full Tile shr. 1/2		Bath full x Tile shr. 1/2	
Incinerator	Den/S. Rm.	x	Den/S. Rm.	x
Laundry tubs x	B.R.	11 x 12	B.R.	15 x 16
220 wiring	B.R.	x	B.R.	10 x 10
Pump	B.R.	x	B.R.	10 x 12
Rec. room	Porch Back Scr. x Gl.		B.R.	10 x 11
Insul. Walls x Ceil. x W. Strip	condition Good		condition Good	
Roof: comp. x wood slate	carp. drapes		carp. drapes	
1st fl. occ. by Vacant	phone		Lease Exp. rent due	
2nd fl. occ. by	phone		Lease Exp. rent due	
Schools Public grade	high Mechanics Art		parochial	
Churches			Present Mgt.	
Transp.	University Avenue - 2 blocks		Mgt. Commit.	
Reason for selling	Trade		Will consider trade Yes	Possession Immediate
Remarks	could be used as four rooms for owner down and 2-2 room apartments up - gas in for 2 kitchenette apartments - also water.			

Photo No. 1 Des Comp. No. 1 - 115 Edward

2 Comp. No. 2 - 213 E. Robie

3 Comp. No. 3 - 336 Fuller

4 _____

Date of Photo: 11/61

6. _____

7. _____

8. James C. Huspek
Right of Way Agent

Area 1-A

Parcel No. 44-A

Tom and Sadie Mike
Address: 321 St. Lawrence

SALIENT FACTS AND CONCLUSIONS

Market Value Estimate \$5,400.00

Assessors Full and true value:

Land	400.00
Buildings	1,850.00

Lot Size: 50 x 144 Zoning: "B" Residential

Cubical Content 16,344 cu. ft. Age: Old

DESCRIPTION OF IMPROVEMENTS

Subject property is a 7 room, 2 story frame building with asphalt exterior covering, there being 4 rooms on the first floor and 3 rooms on the second floor. There are plastered walls, softwood floors, enameled woodwork, forced air gas heat heats first floor, 30 gallon gas water heater, toilet only is on the first floor, good kitchen cabinets.

Full basement, concrete block walls, concrete floor, no laundry tubs or floor drain.

Lot is level at street grade and drops off sharply at the rear. Part of the lawn in front is supported by a stone retaining wall. 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 Four Hundred Dollars

James E. Hupfel

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

FEE OWNER Tom & Sadie Mike Property Address 321 St. Lawrence Street, St. Paul, Minn.

Legal Description (entire tract) Refer to description on Parcel 44.

Present use Dwelling Zoning B Residence Best use Dwelling
Size: Frontage 50 Depth 144 Area 7200 Sq. Ft.

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

Full and true valuation, 19 60 Land 400. Bldgs. 1450. Total 1850. Taxes 19 60 \$ 137.70
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. Kuyper
Date 11/13/61 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 \$ 12. for 144 ft. depth \$ 600.00
_____ sq. ft. at \$ _____
_____ at \$ _____

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

16344 sq. ft. or cu. ft. x 65¢ = \$ 10624.00

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

Depreciation Total Replacement Cost \$ _____

All Sources
55% Less Total Depreciation 5843.00

Total Present Value \$ 4781.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ _____

Plus Land Value from above \$ 600.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
Rounded to \$ 5400.00 BY COST APPROACH \$ 5381.00

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				

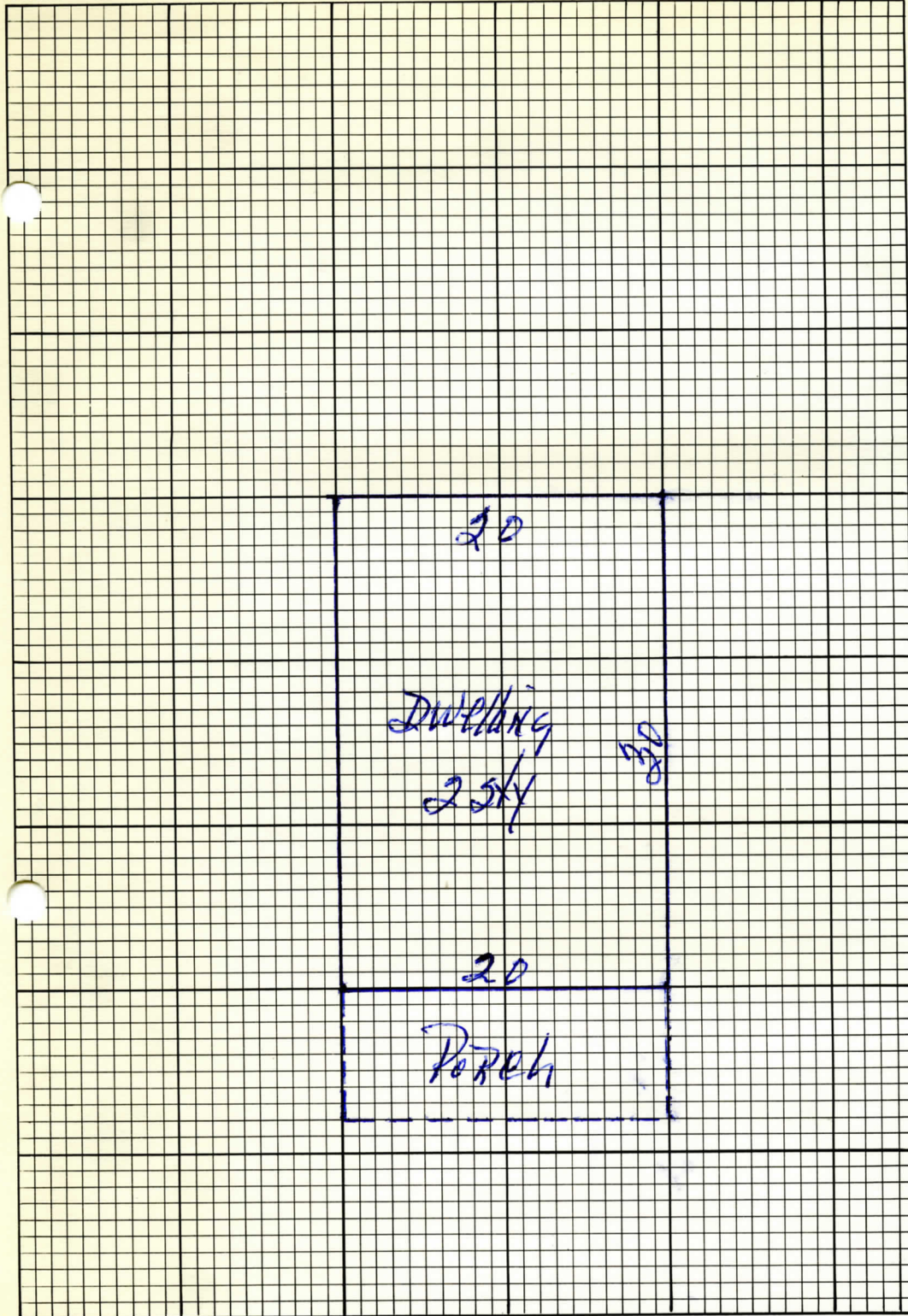
Total Cost of Short Lived Items \$ _____ Total Depr. curable \$ _____
_____ % of Total Replacement Cost
with _____ % in Bone structure. PARCEL NO. _____

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

FEE OWNER Tom & Sadie Mike PROPERTY ADDRESS 321 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. Knapp
RIGHT OF WAY AGENT

11/18/61
DATE

PARCEL NO. 44-A



KENTUCKY

LAFAYETTE
PUBLIC
SCHOOL

CONG. SONS OF ZION

TEXAS

FENELON

LAWRENCE

MINT

ROBERTSON

AVE.

AVE.

AVE.

CITY

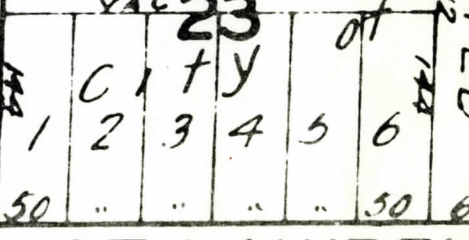
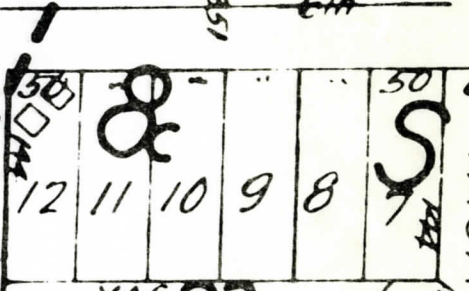
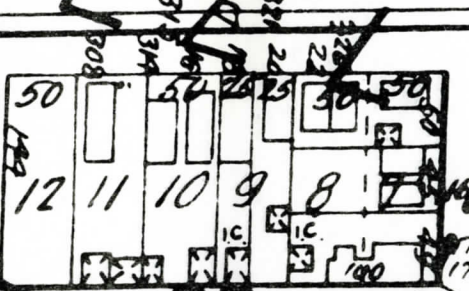
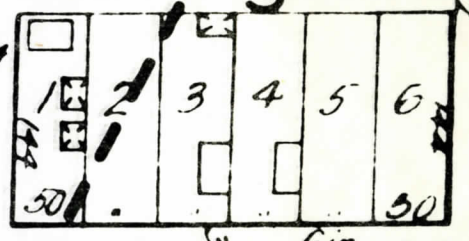
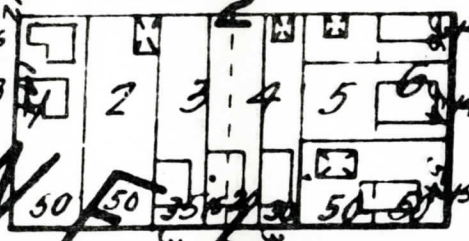
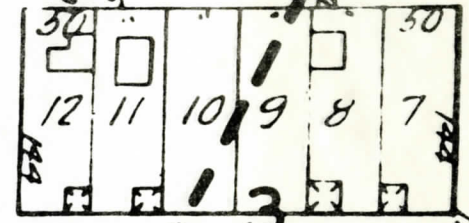
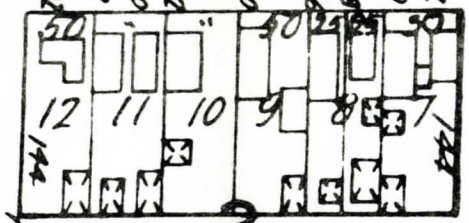
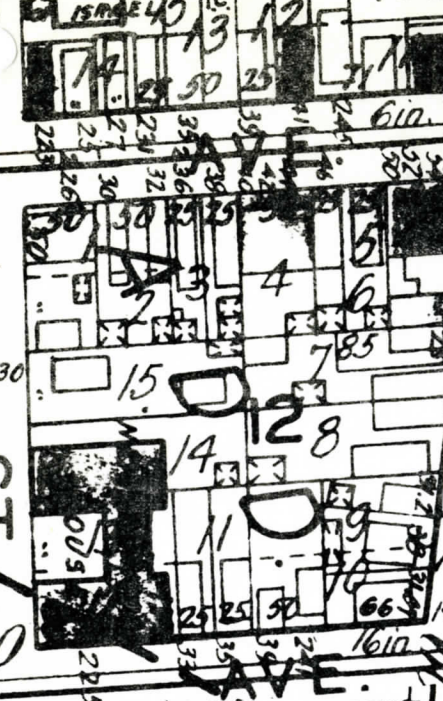
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ST. LAWRENCE

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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-A

FREE OWNER Tom & Sadie Milke

Property Address 321 St. Lawrence Street, 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 and 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 Bazil & 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. Jan. 1957 \$660	240	125	30000	2.75	.022¢		10.00		

Reviewed by

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

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

front feet
 50 ~~square feet~~ at 14.00 = \$ 600.
~~acres~~

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

11/13/57
 Date

Parcel No. 44-A

25003

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
44-A		TOM + SADIE MIKE							

(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.

James C. [Signature]
Appraiser or Right of Way Agent

11-13-61
Date