

Collection Information:

Folder: Parcel No. 44A. 321 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	1 - A	COUNTY	PARCEL_
FEE OWNER	R. Ton & Sedie Mke	PROPERTY ADDRESS	St. Levenno





Photo No.	Description of Subject	Photo No. Description of Subject	
1.	Front visa - subject property	5	
2.	Rear view - subject property	6	
3.		7.	
4.		8.	
Date of	of Photo:	By: James Church	
		Right of Way Agent	



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

OWNER									CEL_
	Tom and	Sadie	Mike	JAMES LA	PROPERT	Y ADDR	ESS _ 321	St. Lawr	ence
	EGAL: Lot	12 44 54550	and the state of	different sta	sk 185. Robert&	STREET, NAME OF STREET			
	Wes	t St. Paul.			101	20/29			
	ISTING BROKER	Property Sa		SALPSMAN OF	Flow PHONE		US CA 5-1018		
	WHER'S NAME	Geraldine L	ertetr	-	2nd Ploor		tory		
	all Beam: seed	wood LR.		14 LR	x	B.2.	x		
	mut: Space gas h graviny fur.	eater Fisep moker D.R.		Fireplace 12 D.R.	x	Year Built Ov	er 50 years		
	h. water	oil D. St	page X	D. Space	X X	Exterior As Cond. GO	bestos Shakes		
	enauel fuel cost	ges Kiech	ok csbinets X	pentry nook	cabinets pentr	Taxes 52.4			
w	Faser heater: gal. side erm	Trim		t. wahe, that	Painted-Hard		22 x 40		
	gnl. suto. elec. 30 gnl. suto. gns	× Bath			l x Tile shr. 14	Los Est.	40 x 60		
lo	scioerator	Den	/S. Ras. x	Den/S.	Rua x	altey	driveway		
-100	mandey tabs 20 wiring	Toilet B.R. Shower B.R.	10 ×	10 B.R. B.R.	12 x 12 10 x 10	floors—lar floors—2nd			
-	AC TOOM X	H.R.	th Rear Scr.	B.B. GI × B.R.	10 x 10	Sewer ×	City Wtr. ×		
la	neal, Walts × Cell.×	W. Strip X coed	ision Good	condition	e Good	Ger. 14			
li I	enf: comp. × wood it fl. occ. by Owner	slate curp.		2-8898 Lease Br		do			
	nd fl. occ by chools: Public grade	Garfield	phone high H	Lesse Es	parochial				
0	hutcher All de	nominations		Present	Mage \$1,285.84	- \$24.86 P &	1		
	ransp. Wabash	state		Mill co	neider trade NO	Possession	On closing		
	emarks Wall to	wall carpe	t in dining r	com - tiled	kitchen floor	- second floor	open porch -		
	KI ONE! HES KEY		E. BOBIG	A CHAIN	1.001	11	123 6	0	
		IR James N	uspak & Sons	SALISI	AN JCH	PHONE: RESMI 8		-8566	
		d Jessie	M, and L. E.	Hessenger Floor	2nd Flor	TYPE OF BLDG	SFR	SECTION DECEMBER	
	Pull 2/3 Beam:		× LR 12	z]4	LR	z B.R.	ted Floor		
	Hone:	moley	D.R. 14	x 14	Firepisce D.R.	x Year	Built 1886		
	b. water f. niz	X oil	D. Space X Kitch. 124	x 13	DSpace	x Eune	nier Asbestos	Shgles.	
	enmusi fuel cos		nook cabi	eets pagery >	nook onbinets	pentry Two	Fair	H.S.X	
	Water bester:	arto	Trim Stain	& Ename	fee disposal Trim Enameled		LERECIII ARE		
	gal. suen. 30 gal. suen.	elec.		Flr		ahr. ½ Los			
	Incinettestr		Den/S. Rm.	1	Den/S. Rm.	x al	ey x dri	126.5	
	Loundry tales 220 wiring	Toiler Shower	B.R. 9 B.R.	x 14			nors—Let helved. X	anfc anfc	
	Pump Rec. ream		B.R. Porch 5-1 X 199	Scr. X Gl.	1	The second name of the second	war X City Wtr.	X	
	Annual Control of the	Ceil. W. Strip	condition Fall	r	condition Fair		Shed x		
	Book and		curp:	drapes					
	Roof; comp. x Lst fL occ. by	Owner *		oneCA 2-5452	Lense Hup.	resic Art.	Dec. g ov. des.		
		Owner •	ph	oneÇA 2-5452	Lease Exp.	PERK PERK	dus- duc		
	2nd fl. ooc. by 2nd fl. ooc. by Schools Public p Cloutcher	Owner •	ph	oneÇA 2-5452	Lease Exp. Lease Exp. Present Mage.	PERK PERK	dus		
	2nd fl. ooc. by 2nd fl. ooc. by Schools Public p Cloutcher	Owner o	ph	oneÇA 2-5452	Lease Exp.	rent rent parochial St. M	dus- duc		
	Ist fL ook by 2nd fL ook by Schools Public p Cautcher Truste. 1 Resson for selling	Owner Mendri	cks bug	oneCA 2=5452 one th Humboldt	Lease Exp. Lease Exp. Present Mage. Mage. Commit. Will consider trade	rest seex perochial St. M	des des Bithows		
	Ist fL occ. by 2nd fL occ. by Schools Public p Chartcher Transp.]	Owner Mendri	cks bug	oneCA 2=5452 one th Humboldt	Lease Exp. Lease Exp. Present Mage. Mage. Commit. Will consider trade	rest seex perochial St. M	des des Bithows	\\ \tag{\text{\tint{\text{\text{\text{\text{\text{\tint{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\tint{\text{\text{\text{\text{\text{\text{\text{\text{\text{\tint{\text{\text{\text{\tint{\text{\tint{\text{\text{\text{\text{\text{\tint{\text{\tint{\text{\tint{\text{\text{\text{\text{\text{\tinit}\xi\text{\tin}\tint{\text{\text{\tin}\tint{\text{\text{\text{\text{\text{\text{\tin}\tint{\text{\texi}\tint{\text{\ti}\tint{\text{\text{\text{\ti}\tinttit{\text{\ti}\tint{\text{\text{\tin}\tint{\tiin}\	
	In fl. occ. by 2nd fl. occ. br School: Public p Charcher Trussp. 1 Reason for sellin L. E.G.A.	Owner block L: West 2,	cks bug	oneCA 2=5452 one th Humboldt	Lease Exp. Lease Exp. Present Mage. Mage. Commit. Will consider trade	rest seex perochial St. M	des des Bithows		
	In fl. occ. by 2nd fl. occ. br School: Public p Charcher Trussp. 1 Reason for sellin L. E.G.A.	Owner bride Hendri block	cks hu	oneCA 2-5452 one th Humbold!	Lease Bap. Lease Exp. Present Mage. Mage. Comman. Will consider trade	reak reak reak St. M Posse	due due a thous		
	IR fL occ by 2nd fl onc by Schools Public p Charther Treasp. 1 Reason for selling LEGA LETTING 1 Full	Owner owner Hendri block L: West 2, MROKER YO	cks hus	oneCA 2-5452 one th Humbold!	Lease Bap. Lease Exp. Present Mage. Mage. Comman. Will consider trade	reak reak reak St. M Posse	due due a thous		
	LEGA LETTING 1 OPPORT	Owner block L: West 2, MARKE FFI	cks hus	oneCA 2-5452 one th Humbold!	Lease Bap. Lease Exp. Present Mage. Mage. Comman. Will consider trade	reax reax perochial St. M Posse F & Arnolds A PHONE RESPONDENT	due due a thous	Legen	
	In fl. occ. by 2nd fl. occ. br 2nd fl. occ. br Schools Public p Charcher Trassp. 1 Reason for sellin LEGA LISTING 1 Pleas Full file News: A wage Lagrange for	Owner block L: West 2, MICHAEL YO. MICHAE	cks hu	Slock 8, Elf. E. R. Let Phose x. 16	Lease Exp Lease Exp Present Mage Mage Commun. Will consider trade ESMAN YOUNG Like Bod 1 Like Bod 1	reax reax perochial St. M Posse F & Arnolds A PHONE RESPR	due due athoms athoms	1-5538	
	LEGAL LESTING 1 LEGAL LEGA	Owner block L: West 2, MICHAEL YO. MICHAE	cks hus /3 of Lot 3, 8 /6 For Laction Company Compan	Block 8, Elfi E R let Pher z 16	Lease Exp Lease Exp Present Mage. Mage. Commit. Will consider trade ### Bernheime ##################################	Pose	due due sthews strong due thous strong due thous strong due to the	1-5538	
	In fL occ by 2nd fL occ by 2nd fL occ by Charther Trussp. 1 Reason for selling LETING p OWNERS 3 500 Full ne Hear Lastrong take Lastrong ta	Owner block L: West 2, MARIE FI Banker X oil A oil Banker X oil Banker X oil Banker X oil	A D. Speece Kinch. 14	Block 8, Elfo Block 8, Elfo Eff. SAI Int Phone x 16 x 12 x 14 Marces x	Lease Exp Lease Exp Present Mage. Mage Commit. Will consider trade Be a Bernhe interpretation of the consider trade LESMAN YOUNG. LA Fireplace D.R. D.R. Kirch.	Posse Posse Posse Posse Posse Phone RESPE TYPE OF N. RESPE TYPE OF N. RESPE	due due sthows stone sto		
	In fl. occ by 2nd fl. occ. by 2nd fl. occ. br Schools Public p Charther Trussp. 1 Resson for sellin LESTING p OWYSERS 50/A Full he Hear Tonus flost OW over house I six	Owner block L: West 2, MAGNER YOUNGER OF THE PROPERTY OF THE	/3 of Lot 3, 16 // Lot 4, 16	Block 8, Elf. E. R. Let Please x 16 x 12 x 14 Marces x panery	Lease Exp Lease Exp Present Mage. Mage. Comman. Will consider trade ESMAN YOUNG L.R. Freeplace D.R. Freeplace D.R. Kirch. Manage Comman. Kirch. Manage Comman. Manage Comman. Bod I	Pose	due due ethows stone sto		
	In fl. oc. by 2nd fl.	Owner block Hendri block Mest 2, Montan You MAANT FIT Parameter A oil Mary \$140.00 Arms Arms Mary \$140.00	CK\$ hus //3 of Lot 3, 8 // Lot 4, 8 // Lot 3, 8 // Lot 4, 8 // Lo	Block 8, Elfi E R Let Please x 16 x 12 x 14 Masses x panery and d webr. ed Oak	Lease Bap Lease Exp Present Mage Mage Commit. Will consider trade Present Mage Lase Serohe interest and the serohe inter	Pose Pose Pose Pose Pose Pose Pose Phone RESPR TYPE OF N. Rever R R Pose TYPE OF N. Type R R Type R Type R Type R Type T	due due athews athews	ng l es	
	In fl. oc. by 2nd fl. oc. by 2nd fl. oc. br Schools Public p Schools Public p Charcher Trussp. 1 Reason for sellian LEGA LETING 1 SOF Full he New: anwiej fur annual had o waser home: We ner home: We ner home: We ner home: A waser Lander only only Landery only Land	Owner State Hendri State Hendri State Hendri State Sta	CK\$ hus //3 of Lot 3, ii //4 Lot 3, ii //5 Lot 4, ii //5 Lot 3, ii //5 Lot 4, ii //5 Lot 4	Block 8, Elfi E Poor x 16 x 12 x 14 Mees x pency and d web. ed Oak	Lease Bap Lease Exp Present Mage Mage Commit. Will consider trade Band 1 LR Band 1 LR Piraphase D.R D.Space Kirch Band object Trim Pointed Back Auli Value Back	Pose Pose Pose Pose Pose Pose Pose Phone RESPR TYPE OF N. Respective	doe	ng les Max	
	In fl. occ. by 2nd fl. occ. by	Owner block L: Mest 2, MICHAEL FI Parameter X oil one \$140.00 arm one \$140.00 Arm of the	And the second s	Block 8, Elforer Block 8, Elforer Interpreted to the property of the propert	Lease Bap Lease Exp Present Mage. Mage. Commit. Mill consider wade Present Mage. Mill consider wade L.A. Firmphace D.R. D.Space Kirch. A mook obtiness fass disposal Triss Painted Bach full X Tile II Don'S Rss.	Posse Posse Posse Posse Posse Posse Phone RES PB TYPE OF N X X X EX Pantry Ass Phone Phone Ass Phone Ass Phone Phone Phone Phone Ass Phone Phon	does does at hows serios does at hows serios does at hows serios does at hows serios does does does does does does does do	ngles Max	
	In fl. occ. by 2nd fl. occ. by	Owner State Hendri block L: Mest 2, 33 Milotza Yo. Mil	CK\$ his CK\$	Block 8, Elfi Block 8, Elfi Block 8, Elfi E R Interpreted to the state of the stat	Lease Bap Lease Exp Present Mage Mage Comman. Mige Comman. Will consider trade Bud I Sand	Posses Posses Posses Posses Posses Phone Res PR TYPE OF N. TYPE OF N. Ex Con Passer A whr. Birch Bid Lox IZ alle	doe	191es Ms _x 46	
	In fl. occ. by 2nd fl. occ. by	Owner State Hendri block L: Mest 2, 33 Milotzar Yo. Mest 2, 2, 33 Milotzar Yo. Milo	CK\$ has CK\$	Block 8, Elford SAI STORM SAI STORM SAI	Leave Bap Leave Exp Present Mage Mage Comman. Will consider trade ESMAN YOUNG L.R. Bernheime D.R. Sence Kirch Kirch Mage Comman. Kirch Mage Comman. Bank full X Tile Bank full X Ti	Pose reax reax reax parochial St. M Pose Pose Pose Pose Phone: RESPR RESP	does a thews athews athews athews athews athews athews 6-2678 BUS. PR 6-2678 BUS. PR Athere SFR and Phone athews a	Max 46 24, 25 way	
	In fl. oc. by 2nd fl.	Owner block L: West 2, MAKE FI Parameter A discover brook A Total X T	CK\$ has CK\$ has CK\$ has CK\$ A OF Lot 3, 8 C	Block 8, Elfi E PC T 16 T 12 T 14 Mares x panery and d wehr, ed Oak sh. 12 T 12 T 14 Sec x Gl. B drapes ca	Lease Bap Lease Exp Lease Exp Present Mage Mage Commit. Mage Commit. Will consider wade RSMAN YOUNG R	Pose rees rees rees Pose Pose Pose Pose Pose Phone Res PR Res Res Res Res Res Res Res R	due due due strong due	Max 46 24, 25	
	In ft. occ. by 2nd ft. occ. by	Owner of the state	CK\$ has compared to the compar	Slock 8, Elforer SAI Let Please X plans y and del Oak start 12 x 12	Lease Bap Lease Exp Present Mage Mige Commit. Band I Commit. Date Commit. Band I Commit. Date Commit. A mook cobbines Firmphore D.R. D.R. D.Space Kirch. Kirch. Ran disponsi Triss Painted I Ran 15 R R. 15 R R. 10 R	Poses reest	does on the way of the	Max 46 24, 25 way	
	In fi. oc. by 2nd fi.	Owner of the state	CK\$ hus CK\$	Block 8, Elfo Block 8, Elfo Block 8, Elfo Eff Interport Interport All Phone Interport Inter	Leave Bap Leave Exp Present Mage Mage Comman. Mage Comman. Will consider trade Bad I & Bernheine La Bad I La Bad I La Fireplace D. Space D. Space Mage Cohinete Mage Cohinete	Pose reest r	does be thews setton se	Max 46 24, 25 way	
Des	In fi. oc. by 2nd fi.	Owner of the state	CK\$ hus CK\$	Block 8, Elfo Block 8, Elfo Block 8, Elfo Eff Interport Interport All Phone Interport Inter	Leave Bap Leave Exp Present Mage Mage Comman. Mage Comman. Will consider trade Bad I & Bernheine La Bad I La Bad I La Fireplace D. Space D. Space Mage Cohinete Mage Cohinete	Pose reest r	does be thews setton se	Max 46 24, 25 way	
Des	In fi. oc. by 2nd fi.	Owner of the state	CK\$ hus CK\$	Block 8, Elfo Block 8, Elfo Block 8, Elfo Eff Interport Interport All Phone Interport Inter	Leave Bap Leave Exp Present Mage Mage Comman. Mage Comman. Will consider trade Bad I & Bernheine La Bad I La Bad I La Fireplace D. Space D. Space Mage Cohinete Mage Cohinete	Pose reest r	does be thews setton se	Max 46 24, 25 way	
Des Comp. N	In fi. oc. by 2nd fi.	Owner of the state	CK\$ hus CK\$	Block 8, Elfo Block 8, Elfo Block 8, Elfo Eff Interport Interport All Phone Interport Inter	Leave Bap Leave Exp Present Mage Mage Comman. Mage Comman. Will consider trade Bad I & Bernheine La Bad I La Bad I La Fireplace D. Space D. Space Mage Cohinete Mage Cohinete	Pose reest r	does be thews setton se	Masx 46 24-25 way make ma	
Des Comp. N	In fi. oc. by 2nd fi.	Owner of the state	CK\$ hus CK\$	Block 8, Elfo Block 8, Elfo Block 8, Elfo Eff Interport Interport All Phone Interport Inter	Leave Bap Leave Exp Present Mage Mage Comman. Mage Comman. Will consider trade Bad I & Bernheine La Bad I La Bad I La Fireplace D. Space D. Space Mage Cohinete Mage Cohinete	Pose reest r	does be thews setton se	Masx 46 24-25 way make ma	
Des Comp. M Comp. N	In fi. oc. by 2nd fi. oc. by 3nd fi.	Dyner block L: Mest 2. More You Strong You was strong to the series of	CK\$ his ck\$	Block 8, Elfo Block 8, Elfo Block 8, Elfo Eff Interport Interport All Phone Interport Inter	Leave Bap Leave Exp Present Mage. Present Mage. Mage Commit. Data Data Data Data Data Data Data Dat	Pose reest r	does be thews setton se	Masx 46 24-25 way make ma	
Des Comp. N Comp. N	In fi. oc. by 2nd fi.	Dyner block L: Mest 2. More You Strong You was strong to the series of	CK\$ his ck\$	Block 8, Elfo Block 8, Elfo Block 8, Elfo Eff Interport Interport All Phone Interport Inter	Leave Bap Leave Exp Present Mage Mage Comman. Mage Comman. Will consider trade Bad I & Bernheine La Bad I La Bad I La Fireplace D. Space D. Space Mage Cohinete Mage Cohinete	Pose reest r	does be thews setton se	Masx 46 24-25 way make ma	
Des Comp. N Comp. N Photo:	In fi. oc. by 2nd fi. oc. by 3nd fi.	Dyner block L: Mest 2. More You Strong You was strong to the series of	CK\$ his ck\$	Block 8, Elfo Block 8, Elfo Block 8, Elfo Eff Interport Interport All Phone Interport Inter	Leave Bap Leave Exp Present Mage. Present Mage. Mage Commit. Data Data Data Data Data Data Data Dat	Pose reest r	does be thews setton se	Masx 46 24-25 way make ma	

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 Buildings 400.00

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 @ José

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

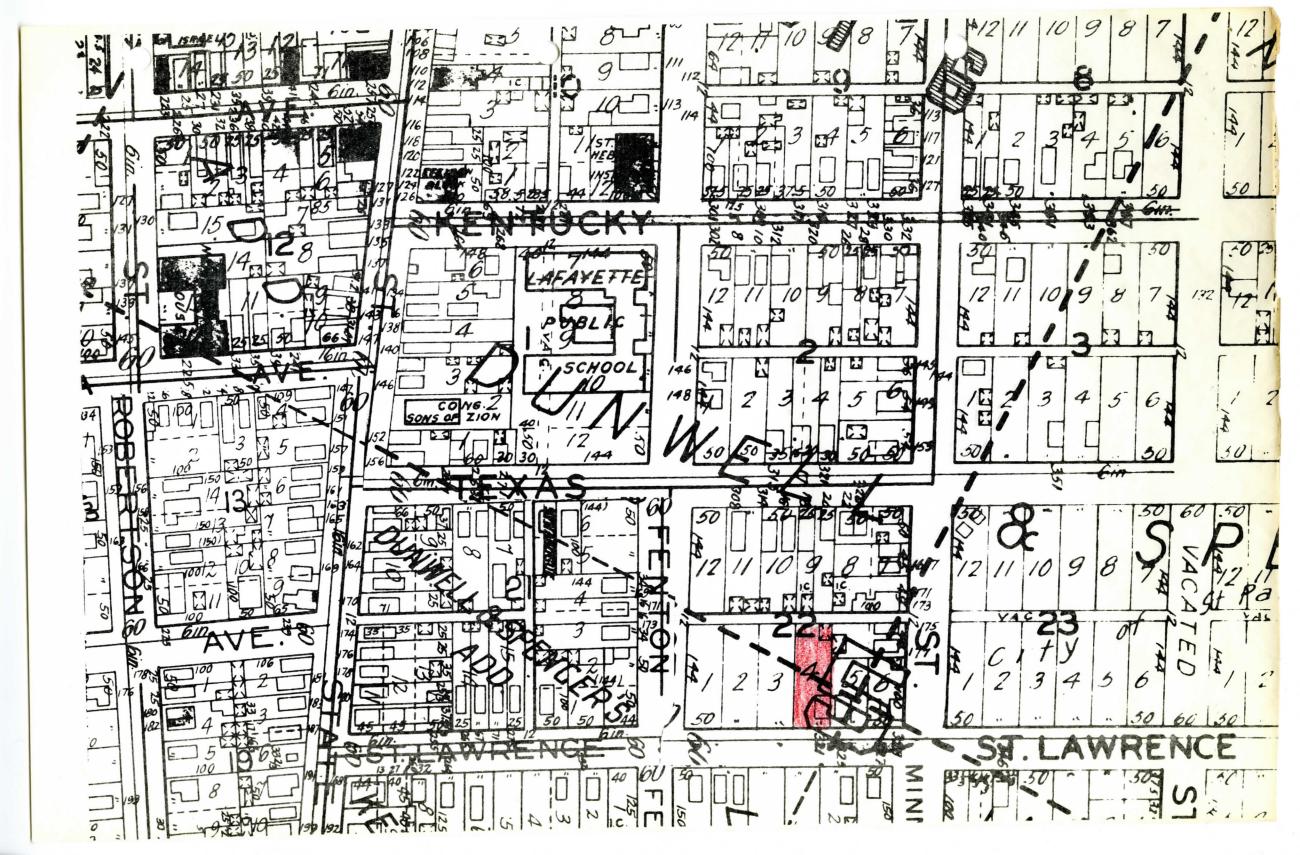
DEPARTMENT OF HIGHWAYS COST APPROACH

S. P. Project Area 1-A	COUNTY Ramsey	PARCEL 44-A
FEE OWNER Tom & Sadie Mike	Property Address 321 St. Lawre	nce Street, St. Paul, Minn.
egal Description (entire tract) Refer to descri	iption on Parcel 44.	
		Best use Dwelling
Size: Frontage 50	Depth	Area 7200 Sq. Ft.
Itilities and : Sewer No	Sentia tank	Cesspool
treet : City water Sawar Yes		
mprovements: Surfacing Blacktop		
Full and true valuation, 19_60 Land 400. Dutstanding special assessments: Water		
DETERMINATION OF COST FACTOR:	Revenue Stamps Indicate	ted Purchase Price \$
Page Boeckh's Manual		RMED PURCHASE PRICE \$
Base Unit Cost\$		
Base Cost adjustments	ESTIMATE OF MARKET VALUE	OF ENTIRE PROPERTY
Total Base Cost	Land Value:	
Local Index		
	sq. ft. at \$	
Total Base Cost x Local Index = Cost factor		
x = \$	Estimate of Replacement Cost of Princincl. appropriate porch area of	_
per sq. ft. or cu. ft.	inci. appropriate porch area o	r cube
	1,6344 sqxxxxx cu. ft.	x = 65% = \$ 10624.00
Sone structure% of total	Plus flat charge adjustments	
ife expectancy yrs.	x Local Index \$	x = \$
Basic depreciation rate% per yr.	Depreciation To	etal Replacement Cost \$
Date built	All Sources	
Remodeled	55% Les	ss Total Depreciation 5843.0
Effective ageyrs.		
	To	tal Present Value \$ 4781.0
Physical Depreciation - incurable in Bone structure%	Plus Present Value of Special Equipm	ent \$
ESTIMATE OF TOTAL DEPRECIATION:	Plus Present Value of Miscellaneous	Bldgs. \$
Total replacement value of bone structure.		
	Plus Land Value from above	\$600.0
% of \$ = \$	TOTAL PRESENT VALUE OF I	
Total Structure Bone Structure	Rounded to \$5400.00 BY	Y COST APPROACH \$ 5381.0
Physical Depreciation - incurable	Estimate of Physical Depreciation - o	
in yoldin Depresiation - meditalis	Items Extent of cure or	Total Cost of Chargeable Depreciation
% of \$= \$	replacement Roof	Curable Items % Amount
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	
Miss Didge	Insulation	
Misc. Bldgs.	Floors	
	10013	
() () ()	A CONTRACTOR OF THE CONTRACTOR	Total Depr.
Estimate by James Charpele	2,01111 0000 01 011111 111110 1111110	\$ curable \$
Date Right of Way Agent	% of Total Replacement	
Date	with% in Bone structure	e. PARCEL NO

STATE OF MINNESOTA

DIVISION OF LANDS AND RIGHT OF WAY BUILDING SKETCH

S.P. Project Area	L-A		cou	INTY R	amsey		Р	ARCEL	44-A
EE OWNER Tom & Sa	die Mike		PRO	PERTY ADDRE	ss <u>321</u>	St.Lawrence	ce, St.	Paul,	linn.
Sketch of Building Scale 1" = 10"			Room Number or Principal Dimen				Ro	om No.	Ceiling Ht.
						Living Room			
						Dining Room			
						Kitchen			
						Bed Room			
						Bed Room			
						Bath			
						Hall			
						Porch			
						Closet			
		+++++				Store Room		P 1	
						Amusement Ro	om		
						Breezeway			
						Attached Gara	ge		
				.2					
						BASEMENT:			
		8 0				Floor thicknes	s s		in.
		20				Height: Top	of floor to	top of	
						found	lation		ft.
						Size	Sq. Ft.	Ht.	Cube
						x			
						×		-	
		101				×			
		THANG							
		1	16			SUPERSTRUC	TURE:		
		2 5/1				Height: Top		on to	
		SAX III					s		
		· ·					s to ridge		
~ 						Size	Sq. Ft.	Ht.	Cube
						×			
						×			
		20				×			
						×			
		000				Total cubic co	ntent		
		ore 4							
						Chimney size:			
						, 0,20.			
						x	by	ft. hia	h.
MISCELL ANEOUS BUILDING	Foundation	Walls	Floor	Roof	Condit	ion	Size		Area
Garage — detached							×		
Garage — attached			*				×		
Barn							×		
Hog house							x		
Chicken house							×		
Granary							×		
Machine shed							×		
	A	/	CHELL S.	0					
		0	11	\/.		17 10	4. 1		
SKETCH AND EXAMINATION	BY Jan	mes c	Hunt	4		11 13	01		
		RIGHT OF	WAY AGENT				DATE		
			1						



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

P	lpA		County		msey			Parcel No		
e Owner	Tom and	d Sadie Mike		,	Property Add	ress	321	St. Lawre	nce	
				Comparable	Properties					
	N.		No1		No	2	No3		No	
Comparison No. Date of Sale			10-20		11-23-60		7-21	-59	110	
Address						20/	7.77			
		115 Edw			. Robie		Fuller			
Terms of Sa			\$1,000	down	ca	sh	cas	1		
Rental Inco	me Estimated		50		75		75			
	thly Multiplier	TITE.	84		87		67			
Sale Price	my mampho		\$4,20	0		500	\$5.0	00		
	mts., Time, In	mprovements								
Present Wo	orth									
	ted Lot Value	•	40		1,	200		00		
	e, Porch, Fire		30			300		00.		
Net Sale Pi Lot Size	rice Bldg. Onl	У	3,50			126.5	4,4 33-1/3x1			
Age			40x60)		886	1886			
CF or SF	Unit Cost		0.10			,00				
Content	New	16.344 .65	14.872	.65	23,772	.65	19,297	.65		
Unit Cost	% Depr.							1.		
Depre.		.29 .55	.24	.64	.21	.68	•23	.65		1
	tment	Descriptive Items		tment	· · · · · ·	tment	Adjus		Plus	stment Minus
	ms	Subject Property	Plus	Minus	Plus	Minus 500	Plus	Minus	rius	Minus
Bldg. Size Age—Cond	lition		 		500	700	300			
Lot Value	attion	600	200		700	600	200			
Landscaping	a	000	1 200							
Garage				300		300		200		
Porches				300						
Fireplace			1							
Basement I	•		1,000		200		300			
Attic Impr.			 		<u> </u>					
Carpeting	F.			500		400		500		
Plbg. & Bath eating Ex			1,000	500	200	400	200	700		
earing Ex	iras		1,000		200		200			
								700		
			2,200	1,100	900	1.800	1,000	700		
Total Adjus						000	200			
Net Adjust	ment		1,100			- 900	300			
	orth of Compa						1			
	with Adjustme	ents for Since Purchase.								
	orth of Compa		+		†					
Adjusted to	o Subject.	arables	5,300		5,6	00	5,30	0		
	alue By Cost				Estima	te of Value	By Comparison	ı : \$.	5.40)
		\times .65 = \$1	0.624							
	oreciation:	,,,	5.843	li mon			Rental Income 2 mo st r e			
Deprec. Reprod. Cost			\$	4,781 600		fonthly Rent		TIAULE		
Land Value <u>50 f.f. @ \$12</u> Sq. Ft. or Ft.		= _					= \$	5.10	00	
	dscaping				0	By Capitali	zation of Net	= \$. Income	•	
	ascaping sent Value Mis	sc. Bldgs.	-			n Form 2554				
		ecial Equipment			Estima	ite By Cost	Approach	\$.	5,38	1
									, l.c	•
Estima	ted Value By	Cost Approach	\$_5	381	Final	Estimate By	Correlation	\$.	5,40	0
ppraisal By	:	Reviewed B	y:							
٨		\bigcap								
(10000	a Ch	steel			Date	11-13-61		Parcel No	44-A	
or more										

Property Address 321 St

Lawrence Street

St. Paul

Minn.

Form 2547-a

Compari-	Grantor - Grantee Legal Description Consideration.			Area Sq. Ft.		UNIT PRICE		by time	ADJUSTED VAL , depth and rison to subj	location
son No.	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.	l 80	125	10000	12.50	.10¢		10.00		
3.	Markoe to Remackel Missouri bet. Texas and St.Lawrence - Lots 1 and 20-Blk 14, SecondAddn 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. 156 - \$4,000.00	225	119	26775	17.75	•22¢		15,00		
5.	State of Minnesota to Rossin Constans, corner of Fenton Lots 15 thru 20, Block 1, Kettering & Constans Add. Jan. 1957 \$660	240	125	30000	2.75	•022¢		10.00		

topography, size, time of sale, etc. ON BASIS OF COMPARABLE MARKET DATA: by

No.

front feet 50 \$ 600. 14.00 SQUITE TOPE

XXXXX

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

S. P. No.	1-A	County RAM	SEY RE	CORD OF TRANSI	FERS					
PAR.	GRANTOR		GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	INDICATED AMOUNT
44 -A			TOM + SADIE MIKE							
					•					
				48 33 34						
-6.0										
								*		
				y	1	4				
						/ Dan Ha	a with Individu	al Damasil		

(For Use with Individual Parcel) (For Use as Project Information) I hereby certify that in making my appraisal of this parcel, I All transfers of each individual parcel which have been made am aware of the transfers of the same which have been made during the past five years must be listed above. Actual date during the past five years. I also certify that I have no of acquisition by present owner only (from attorneys opinion present or contemplated future interest in this property. of title) need be shown if more than five years previous. Information by:

Right of Way Agent Date