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S. P. 1st COUNTY Becky PARCEL 45
FEE OWNER Joseph Chavez PROPERTY ADDRESS 329 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 No. 45

FEE OWNER Joseph Chavez PROPERTY ADDRESS 329 St. Lawrence



Photo No.	Description of Subject	No.	Description of Subject
1.	<u>Comp. No. 1 - 630 Eoy</u>	5.	_____
2.	<u>Comp. No. 2 - 446 S. Wabasha</u>	6.	_____
3.	<u>Comp. No. 3 - 173 W. Robie</u>	7.	_____
4.	_____	8.	_____
Date of Photo:	<u>11/61</u>	By:	<u>James C. [Signature]</u> 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 No. 45
FEE OWNER Joseph Chavez PROPERTY ADDRESS 329 St. Lawrence

LEGAL: Lot 24, Don Piny's Addition
630 Joy 5/25
LISTING BROKER C. J. Falk Co. SALESMAN Falk PHONE RES PR 1-4172 BUS PR 1-2225
OWNER'S NAME James and Charlotte Lynaugh TYPE OF BLDG SFR

Part	Basement	1st Floor	2nd Floor	3rd Floor
Full	Beam steel wood	L.R. 12 x 13	L.R.	B.R.
Heat	Space heater	Fireplace	Fireplace	B.R.
gravity fur	radiator	D.R.	D.R.	Bath
h. water	oil	D. Space 12 x 15	D. Space	Year Built <u>Old</u>
f. air	gas	Kitch. 12 x 14	Kitch.	Exterior <u>Composition</u>
annual fuel cost	nook cabinets x pantry	nook cabinets x pantry	nook cabinets x pantry	Cond. <u>Fair</u>
Water heater	fan disposal d. wshr.	fan disposal d. wshr.	fan disposal d. wshr.	Taxes <u>17.10</u> N.H.S. H.S. x
gal. side arm	Trim <u>Soft</u>	Trim <u>Soft</u>	Trim <u>Soft</u>	Assessments
gal. auto. elec.	<u>No Bath</u>	<u>No Bath</u>	<u>No Bath</u>	Bids <u>17</u> x <u>36</u>
gal. auto. gas	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	Lot <u>40</u> x <u>120</u>
Incinerator	Den/S. Rm.	Den/S. Rm.	Den/S. Rm.	alley driveway
Laundry tubs	Toilet	B.R.	B.R.	floors—1st hdwd. soft x
220 wiring	Shower	B.R.	B.R.	floors—2nd hdwd. soft x
Pump	B.R.	B.R.	B.R.	Sewer City Wtr. x
Rec. room	x	Porch Scr. Gl.	B.R.	S. Tank Well x
Insul. Walls	Cell. W. Strip	condition <u>Poor</u>	condition <u>Poor</u>	Gar. <u>18</u> x <u>20</u>
Roof comp. x wood slate	carp.	carp.	carp.	Att. Det. or det.
1st fl. occ. by	phone	phone	phone	
2nd fl. occ. by	phone	phone	phone	
Schools	Public grade <u>Bus</u>	high	parochial	
Churches				
Transp.	<u>Wabasha Street</u>			
Reason for selling	<u>Buying other home</u>			
Remarks	<u>Outside plumbing.</u>			

446 So. WABASHA
LISTING BROKER John A. Schmid Co. SALESMAN Schmid PHONE RES CA 6-7569 BUS CA 2-4489
OWNER'S NAME Lloyd Stuhman TYPE OF BLDG Bungalow

Part	Basement	1st Floor	2nd Floor	3rd Floor
Full	Beam steel wood	L.R. 11.8 x 12	L.R.	B.R.
Heat	Space heater	Fireplace	Fireplace	B.R.
gravity fur	radiator	D.R.	D.R.	Bath
h. water	f. air	D. Space 10.8 x 11.8	D. Space	Year Built <u>Old</u>
oil	gas	Kitch. 10 x 15	Kitch.	Exterior <u>Frame</u>
annual fuel cost	nook cabinets x pantry	nook cabinets x pantry	nook cabinets x pantry	Cond. <u>Fair</u>
Water heater	fan disposal d. wshr.	fan disposal d. wshr.	fan disposal d. wshr.	Taxes <u>60.87</u> N.H.S. H.S. x
gal. side arm	Trim	Trim	Trim	Bids <u>36</u> x <u>20</u>
gal. auto. elec.	Bath full x Tile shr. 1/2	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	Lot App. <u>30</u> x <u>75</u>
gal. auto. gas	Den/S. Rm.	Den/S. Rm.	Den/S. Rm.	alley driveway
Incinerator	Toilet	B.R.	B.R.	floors—1st hdwd. soft x
Laundry tubs		B.R.	B.R.	floors—2nd hdwd. soft
220 wiring		B.R.	B.R.	Sewer x S. Tank
Pump		B.R.	B.R.	well City Wtr. x
Rec. room	x	Scr. porch	B.R.	Gar. x
Insul. Walls	Cell. W. Strip	condition <u>Fair</u>	condition	Att. Det. or det.
Roof comp. x wood slate	carp.	carp.	carp.	
1st fl. occ. by	Geo. J. August	phone CA 4-0752	phone	
2nd fl. occ. by	phone	phone	phone	
Schools	Public grade <u>Garfield</u>	high <u>Humboldt</u>	parochial <u>St. Mathew's</u>	
Churches				
Transp.	<u>At door</u>			
Reason for selling	<u>Rental property</u>			
Remarks	<u>Survey to be furnished for lot size and legal description.</u>			

LEGAL: Lot 19, St. Paul's Addition to St. Paul
173 W. ROBBIE 4/16/59
LISTING BROKER Stevens Realty, Inc. SALESMAN JJM PHONE RES CA 7-4936 BUS CA 7-7026
OWNER'S NAME Estate Sophie Gardner-Louis Gardner, Adm. TYPE OF BLDG 1 1/2 Story

Part	Basement	1st Floor	2nd Floor	3rd Floor
Full	Beam steel wood	L.R. 14 x 12	L.R.	B.R.
Heat	Stove	Fireplace	Fireplace	Bath
gravity fur	radiator	D.R.	D.R.	Year Built <u>Old</u>
h. water	oil	D. Space 12 x 12	D. Space	Exterior <u>Comp.</u>
f. air	gas	Kitch. 11 1/2 x 11	Kitch.	Cond. <u>Fair</u>
annual fuel cost	nook cabinets x pantry	nook cabinets x pantry	nook cabinets x pantry	Taxes <u>77.22</u> N.H.S. x H.S.
Water heater	fan disposal d. wshr.	fan disposal d. wshr.	fan disposal d. wshr.	Assessments
gal. side arm	Trim <u>Softwood</u>	Trim <u>Softwood</u>	Trim <u>Softwood</u>	Bids <u>25</u> x <u>16</u>
gal. auto. elec.	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	<u>12</u> x <u>12</u>
30 gal. auto. gas in Kit.	Den/S. Rm.	Den/S. Rm.	Den/S. Rm.	Lot <u>50</u> x <u>116.5</u>
Incinerator	Toilet	B.R.	B.R.	alley driveway x
Laundry tubs		B.R.	B.R.	floors—1st hdwd. soft x
220 wiring	Shower	B.R.	B.R.	floors—2nd hdwd. soft
Pump	B.R.	B.R.	B.R.	Sewer x City Wtr. x
Rec. room	x	Porch Scr. Gl.	B.R.	S. Tank Well
Insul. Walls	Cell. W. Strip	condition <u>Fair</u>	condition <u>Fair</u>	Gar. x
Roof comp. x wood slate	carp.	carp.	carp.	Att. Det. or det.
1st fl. occ. by	<u>Donald Pruess</u>	phone	phone	
2nd fl. occ. by	phone	phone	phone	
Schools	Public grade <u>7 blocks</u>	high <u>Humboldt - 7 blocks</u>	parochial <u>St. Mathews - 5 blocks</u>	
Churches	<u>St. Mathews - 4 blocks</u>			
Transp.	<u>1 block</u>			
Reason for selling				

Photo No. Description of Subject No. Description of Subject

1. Comp. No. 1 - 630 Joy 5. _____

2. Comp. No. 2 - 446 S. Wabasha 6. _____

3. Comp. No. 3 - 173 W. Robie 7. _____

4. _____ 8. _____

Date of Photo: 11/61 By: James C. Murphy
Right of Way Agent

Area 1-A

Parcel No. 45

Joseph Chavez
Address: 329 St. Lawrence Street

SALIENT FACTS AND CONCLUSIONS

Market Value Estimate \$2,800.00

Assessors Full and true value:

Land	325.00
Buildings	1,100.00

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

Cubical Content 15,600 cu. ft. Age: Old

DESCRIPTION OF IMPROVEMENTS

Subject property is a 5 room bungalow, frame with part asphalt, part asbestos exterior covering. The 5 rooms are all on first floor. There are plastered walls, very poor floor. Building shows signs of sagging, enameled woodwork. This property in poor condition. No toilet or bath, gravity hot air gas heat, no water heater.

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

Lot is level with 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:

Two Thousand Eight Hundred Dollars

James C. Husfeld

S. P. Project Area 1-A COUNTY Ramsey PARCEL 45

FEE OWNER Joseph Chavez Property Address 329 St. Lawrence Street, St. Paul, Minn.

Legal Description (entire tract) SE 1/4 100 feet of Lot 6, Block 22, Dunwell & Spencer's Addition to Brooklynd

Present use Dwelling Zoning R 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 325. Bldgs. 1100. Total 1425. Taxes 19 60 \$ 66.18
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. Kasper
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 100 ft. depth \$ 600.00
_____ sq. ft. at \$ (Corner)
at \$ _____

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

15600 sq. ft. or cu. ft. x 55¢ = \$ 8580.00

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

Depreciation Total Replacement Cost \$ _____

All sources Less Total Depreciation 6435.00
75%

Total Present Value \$ 2145.00

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 \$ 2800.00 BY COST APPROACH \$ 2745.00

Estimate of Physical Depreciation - curable (in short lived items)

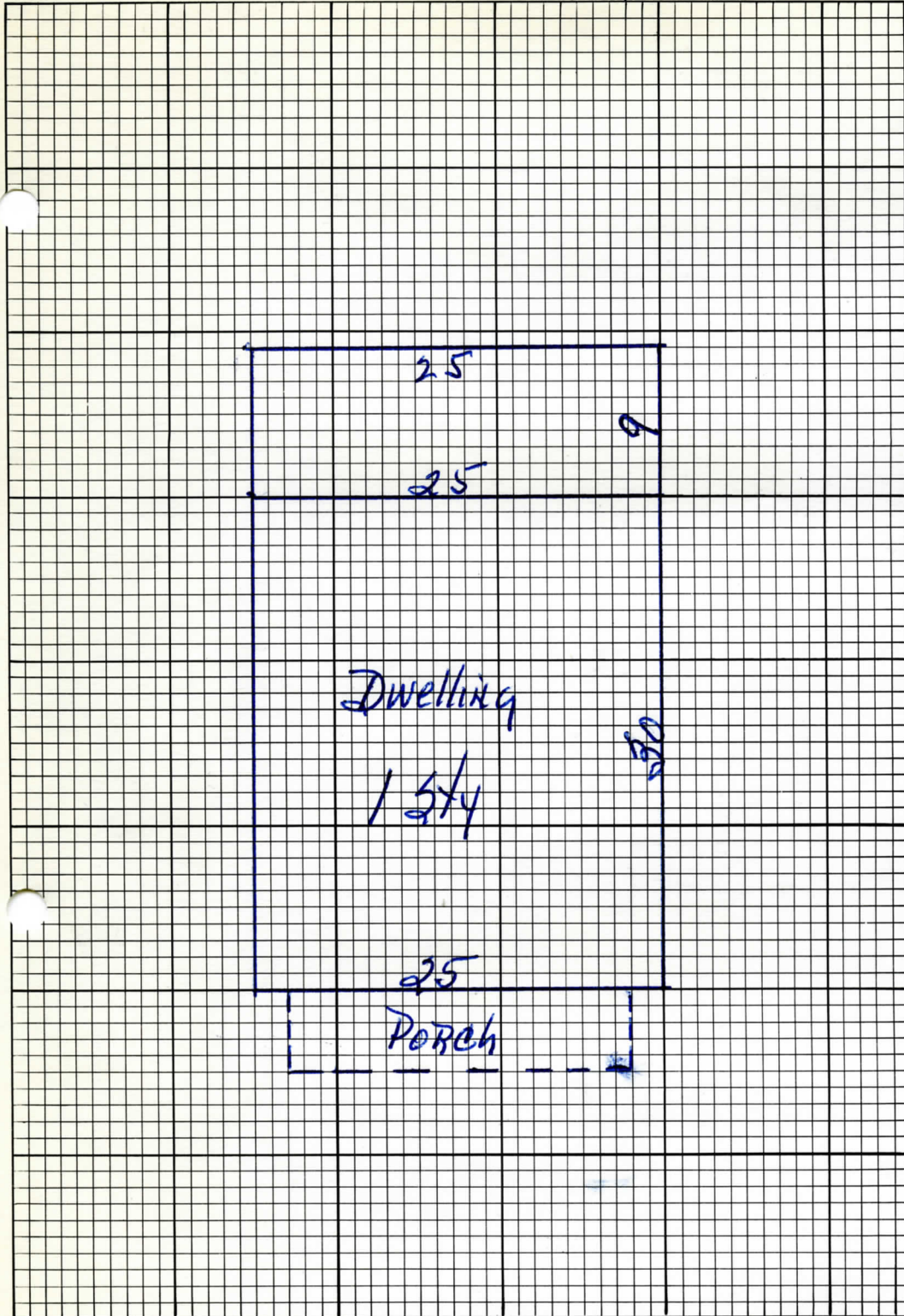
Items	Extent of cure or replacement	Total Cost of Curable Items	Chargeable Depreciation %	Amount
Roof				
Chimney				
Down spouts - gutters				
Exterior				
Painting				
Storms - screens				
Weatherstrip				
Plumbing - bath				
Kitchen				
Furnace				
Wiring				
Insulation				
Decorating				
Floors				

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 45
 FEE OWNER Joseph Chavez PROPERTY ADDRESS 329 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:

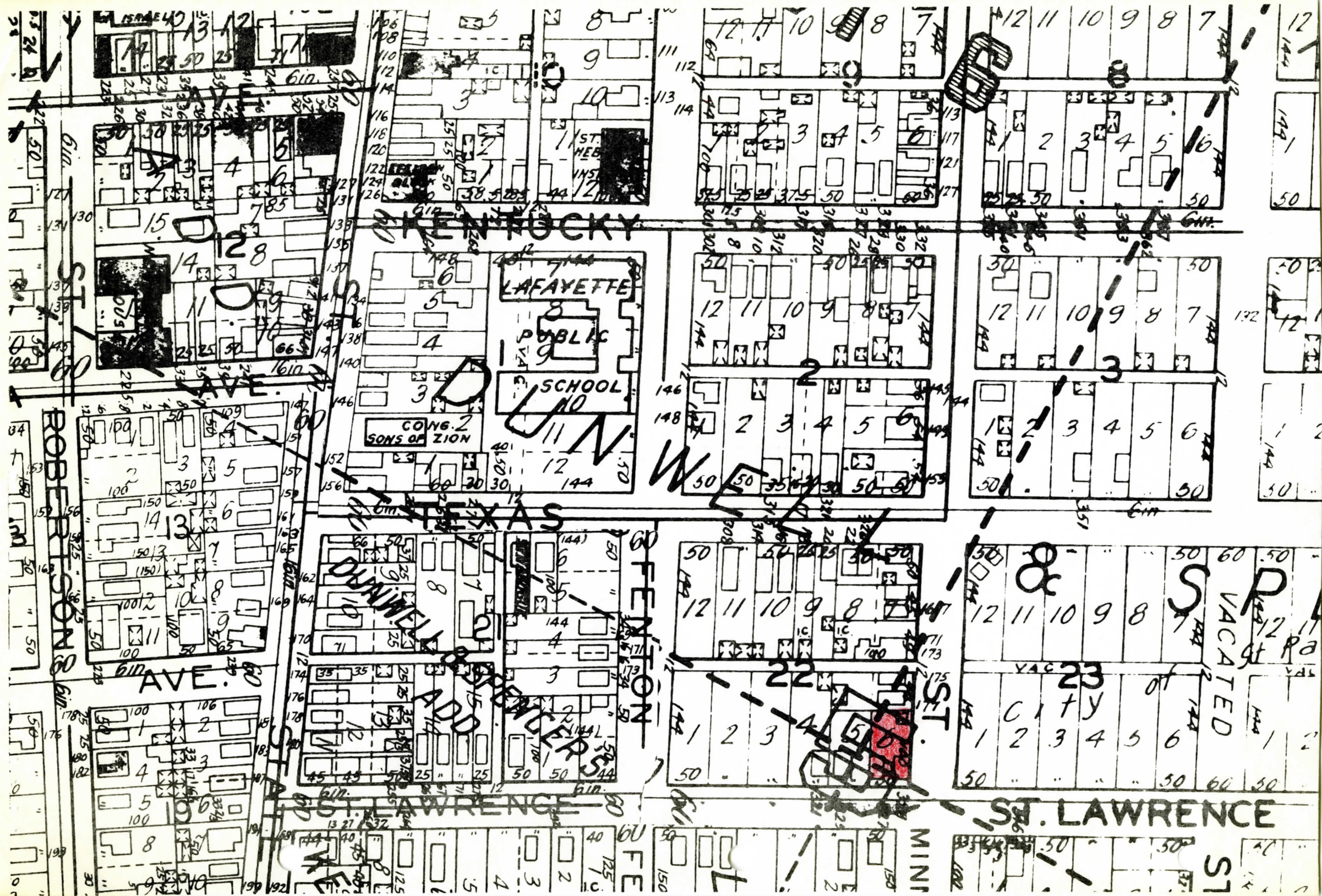
_____ x _____ by _____ ft. high.

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

11/13/41 DATE

PARCEL NO. 45



KENTUCKY

LAFAYETTE
PUBLIC
SCHOOL

CONG. 2
SONS OF ZION

TEXAS

FENELON

ST. LAWRENCE

ROBERTSON

AVE.

AVE.

ST. LAWRENCE

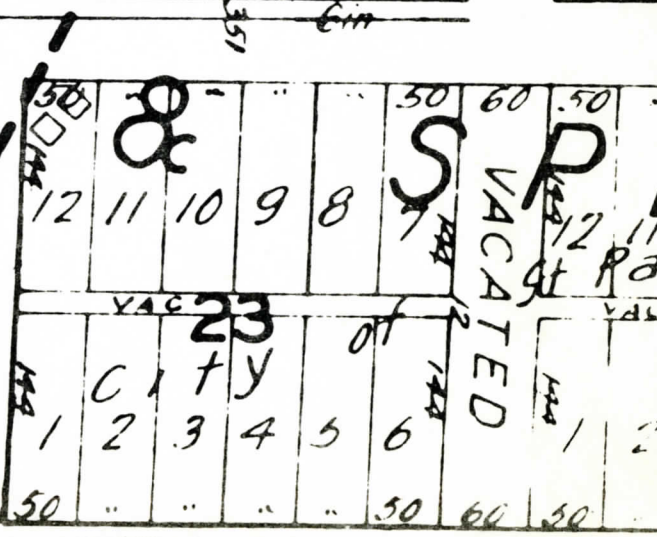
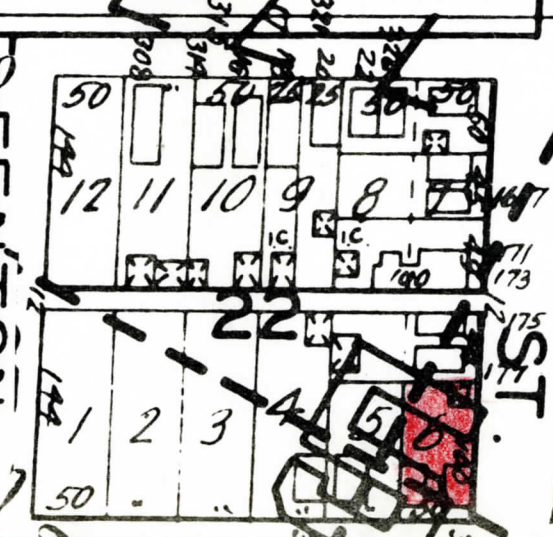
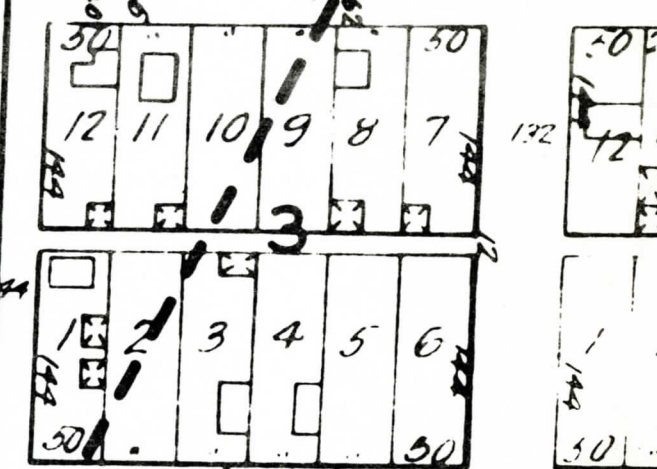
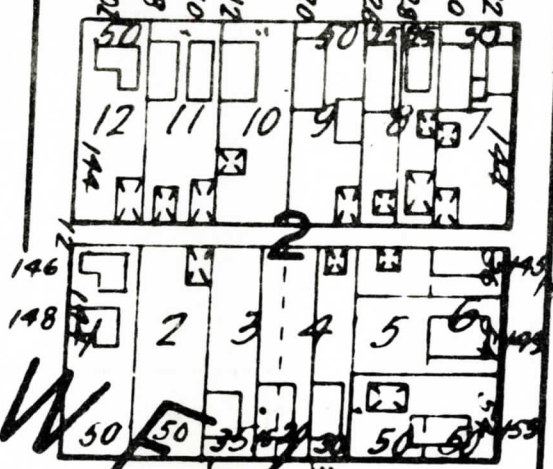
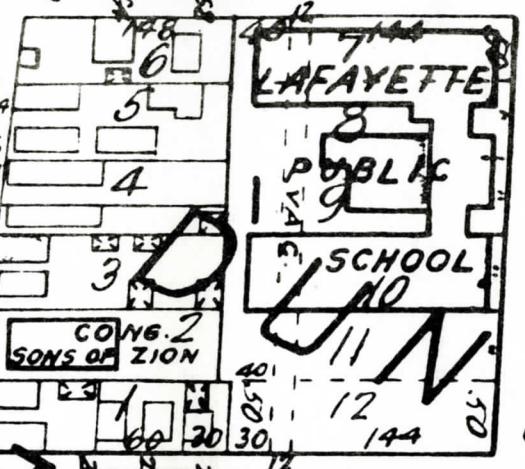
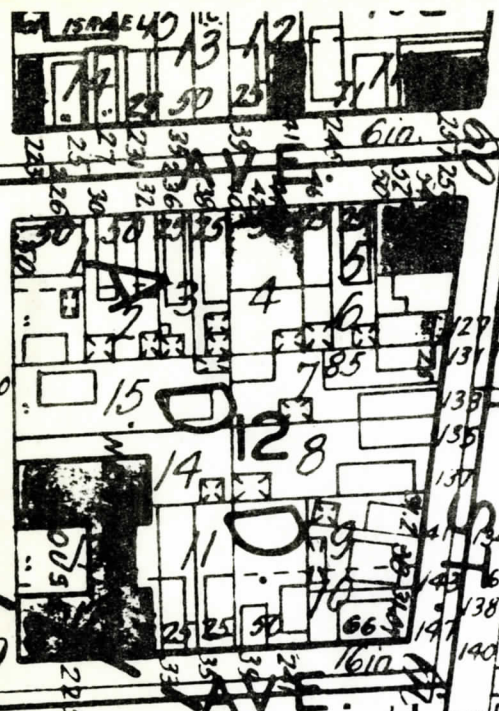
ST. LAWRENCE

MINI

ST

VACATED
ST. PAUL

CITY
VACATED



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

S. P. 1-A County Ramsey Parcel No. 45
Fee Owner Joseph Chavez Property Address 329 St. Lawrence

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale		<u>5-25-59</u>		<u>8-23-59</u>		<u>4-16-59</u>			
Address		<u>630 Joy</u>		<u>446 S. Wabasha</u>		<u>173 W. Robie</u>			
Terms of Sale		<u>\$100 down</u>		<u>cash</u>		<u>cash</u>			
Rental Income Actual				<u>\$30</u>					
Rental Income Estimated		<u>\$25</u>				<u>\$40</u>			
Gross Monthly Multiplier									
Sale Price		<u>\$2,950</u>		<u>\$3,950</u>		<u>\$3,700</u>			
Special Assmts., Time, Improvements									
Present Worth <u>cash value</u>		<u>2,500</u>		<u>3,950</u>		<u>3,700</u>			
Less Estimated Lot Value,		<u>400</u>		<u>1,500</u>		<u>1,500</u>			
Garage, Porch, Fireplace, Etc.		<u>400</u>							
Net Sale Price Bldg. Only		<u>1,700</u>		<u>2,450</u>		<u>2,200</u>			
Lot Size		<u>40x120</u>		<u>30x75</u>		<u>50x116.5</u>			
Age		<u>1890</u>		<u>1864</u>		<u>1889</u>			
CF or SF Content	Unit Cost New	<u>15,600</u>	<u>.55</u>	<u>9,240</u>	<u>.55</u>	<u>11,200</u>	<u>.55</u>	<u>11,664</u>	<u>.55</u>
Unit Cost Depr.	% Depr.	<u>.14</u>	<u>.75</u>	<u>.18</u>	<u>.67</u>	<u>.22</u>	<u>.60</u>	<u>.19</u>	<u>.66</u>
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size									
Age-Condition									
Lot Value	<u>600</u>	<u>200</u>			<u>900</u>			<u>900</u>	
Landscaping									
Garage			<u>400</u>						
Porches									
Fireplace									
Basement Impr.				<u>200</u>		<u>400</u>			
Attic Impr.									
Carpeting									
P/bg. & Bath Extras						<u>1,000</u>		<u>1,000</u>	
Painting Extras		<u>500</u>		<u>500</u>		<u>500</u>		<u>500</u>	
		<u>700</u>	<u>400</u>	<u>700</u>	<u>1,900</u>	<u>900</u>	<u>1,900</u>		
Total Adjustment									
Net Adjustment		<u>300</u>			<u>1,200</u>		<u>1,000</u>		
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.		<u>2,500</u>							
Present Worth of Comparables Adjusted to Subject.		<u>2,800</u>		<u>2,750</u>		<u>2,700</u>			

Estimate of Value By Cost Approach:

Repr. Cost: 15,600 × .55 = \$ 8,580
 Less Depreciation: 75 % 6,435
 Deprec. Reprod. Cost \$ 2,145
 Land Value 50 f.f. @ \$12 = 600
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. garage, no value
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 2,745

Estimate of Value By Comparison: \$ 2,750

Estimate Based on Rental Income:

Monthly Rent × GMM _____
 or By Capitalization of Net Income on Form 2554 _____

Estimate By Cost Approach \$ 2,745

Final Estimate By Correlation \$ 2,800

Appraisal By:

James C. Murphy

Reviewed By:

Date 11-13-61

Parcel No. 45

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 45

FREE OWNER Joseph Chavez Property Address 329 St. Lawrence, Street, St. Paul

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¢		15.00		
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¢		15.00		
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¢		15.00		
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	26875	17.75	.22¢		20.00		
5.	State of Minnesota-Rossini Constans, corner of Fenton Lots 15 thru 20, Block 1, Kettering and 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:

50 front feet ~~squares feet~~ at 14.00 = \$ 600.
~~times~~

Data by: James C. [Signature] Right of Way Agent Date 11/19/61 Parcel No. 45

