



Collection Information:

Folder: Parcel No. 47. 322-326 Texas 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 No. 47

FEE OWNER Tillie Rubin PROPERTY ADDRESS 322-326 Texas Street



Photo No.	Description of Subject
1.	<u>Subject property - front view 322 Texas</u>
2.	<u>Subject property - rear view 322 Texas</u>
3.	_____
4.	_____

Date of Photo: 11/61

Photo No.	Description of Subject
5.	_____
6.	_____
7.	_____
8.	_____

By: James C. Husfeld
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL No. 47

FEE OWNER Tillie Rubin PROPERTY ADDRESS 322-326 Texas Street



Photo No.	Description of Subject
1.	_____
2.	_____
3.	<u>Subject property - front view 326 Texas</u>
4.	<u>Subject property - rear view 326 Texas</u>

Date of Photo: 11/61

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5.	_____
6.	_____
7.	_____
8.	_____

By: James C. Husfeld
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S. P. 1-A COUNTY Ramsey PARCEL No. 47
FEE OWNER Tillie Rubin PROPERTY ADDRESS 322-326 Texas Street



Photo No.	Description of Subject
1.	<u>Comp. No. 1 - 170 McBoal & 82 Leech</u>
2.	<u>Comp. No. 2 - 276-278 Sturgis</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. 47
 FEE OWNER Tillie Rubin PROPERTY ADDRESS 322-326 Texas Street

82 LEECH & 170 McBoal

LISTING BROKER James W. Stanton SALESMAN JNS PHONE RES. 815-4922 BULK RI 4-8139
 OWNER'S NAME Mr. And Mr. Geo. Joyce TYPE OF BLDG. Frame Duplex

Room	1st Floor	2nd Floor	3rd Floor
Full Bath: steel wood	L.R. 15.6 x 13	L.R. x	B.R. x
Heat: <u>algova</u>	Fireplace	Fireplace	Bath
gravity fur	D.R. dinette x 13.8x8	D.R. x	Year Built <u>Old</u>
b. water oil x	D. Space x	D. Space x	Exterior <u>Frame</u>
f. air gas	Kitch. 10 x 8	Kitch. x	Cond. <u>Good</u>
annual fuel cost	sook cabinets x pantry x	sook cabinets x pantry x	Taxes <u>177.80 M.H.S. & M.S.</u>
Water heater:	fan disposal d. water	fan disposal d. water	Assessments
gal. side arm	Trim	Trim <u>same as 1st</u>	Bids. x
gal. auto. elec.	Bath full x Tile str. 1/2	Bath full Tile str. 1/2	Lot <u>51.8 x 78.5</u>
gal. auto. gas	Den/S. Ram. x	Den/S. Ram. x	alley driveway
Incinerator	B.R. 9.6 x 13	B.R. x	Floors—1st <u>hard x soft</u>
Laundry tubs x Toiler	B.R. <u>algova</u> x	B.R. x	Floors—2nd <u>hard x soft</u>
220 wiring Shower	B.R. large storage	B.R. x	Sewer x Clay Wre. x
Pump	Porch Scr. GL	B.R. x	S. Tank Well
Rec. room x	condition	condition	Ger. <u>None</u> x
Insl. Walls Cell. W. Strip	carp. drapes	carp. drapes	Aut. Dec. or. ins.
Roof comp. x wood sh	carp. drapes	carp. drapes	
1st fl. occ. by <u>Anderson</u> phone <u>CA 2-0253</u>	Lease Exp. <u>none</u>	Lease Exp. <u>none</u>	Lease <u>27.50</u> day
2nd fl. occ. by <u>Mrs. Hutter</u> phone <u>none</u>	Lease Exp. <u>none</u>	Lease Exp. <u>none</u>	Lease <u>35.00</u> day
Schools: Public grade	high	parochial	
Church		Pres. Mtg. <u>Clear</u>	
Transp.		Mgr. <u>Conam.</u>	
Reason for selling	Will consider trade <u>No</u>	Will consider trade <u>No</u>	Possession <u>Subj. to tenants</u>
Remarks	<u>Property cannot be shown before March 1 -- Tenant Occupied.</u>		

276-8 STURGIS

LISTING BROKER James Huspek & Sons SALESMAN Sarro PHONE RES. MI 9-7005 BULK CA 2-8566
 OWNER'S NAME Evelyn M. Mueller TYPE OF BLDG. 2 Bungalows

Room	1st Floor	2nd Floor	3rd Floor
Full 1/2 Bath: steel wood	L.R. 11.6 x 12.3	L.R. 13.6 x 16.3	B.R. x
Heat:	Fireplace	Fireplace	Bath
gravity fur	D.R. 14 x 12	D.R. x	Year Built <u>Old</u>
b. water oil	D. Space x	D. Space x	Exterior <u>Asp. Shingles</u>
f. air x gas	Kitch. 12.3 x 13	Kitch. 13 x 13.6	Cond. <u>Very good</u>
annual fuel cost space heater	sook cabinets x pantry x	sook cabinets x pantry x	Taxes <u>73.84 M.H.S. M.S. x</u>
Water heater:	fan disposal d. water	fan disposal d. water	Assessments
gal. side arm	Trim <u>Paint</u>	Trim <u>Paint</u>	Bids. x
gal. auto. elec.	BR 9.9 x 13.6		Lot <u>37.25 x 151.65</u>
20 gal. auto. gas x	Bath full Tile str. 1/2 x	Bath full Tile str. 1/2 x	alley driveway
Incinerator	Den/S. Ram. x	Den/S. Ram. x	Floors—1st <u>hard x soft</u>
Laundry tubs x Toiler	B.R. 7.6 x 12.3	B.R. 11.7 x 13	Floors—2nd <u>hard x soft</u>
220 wiring Shower	B.R. 6.6 x 9.6	B.R. x	Sewer x Clay Wre. x
Pump	B.R. 7.6 x 13.6	B.R. x	S. Tank Well
Rec. room x	Porch Scr. GL	B.R. x	Ger. <u>None</u> x
Insl. Walls x Cell. x W. Strip	condition <u>Good</u>	condition <u>Very good</u>	Aut. Dec. or. ins.
Roof comp. x wood sh	carp. drapes	carp. drapes	
1st fl. occ. by <u>Mueller - 276</u> phone <u>CA 4-2666</u>	Lease Exp. <u>none</u>	Lease Exp. <u>none</u>	Lease <u>\$60.00</u> day
2nd fl. occ. by <u>Cosgrove - 278</u> phone <u>CA 4-4187</u>	Lease Exp. <u>none</u>	Lease Exp. <u>none</u>	Lease <u>21st</u>
Schools: Public grade	<u>Jefferson - 4 blks high</u>	<u>Monroe - 1 mile</u>	parochial <u>St. Stanislaus - 5 blks.</u>
Church		Pres. Mtg. <u>Approximately 1/4, 150.00</u>	
Transp.	<u>West Seventh - 1/2 block</u>	Mgr. <u>Conam. To come</u>	Possession <u>60 days</u>
Reason for selling	Will consider trade <u>No</u>	Will consider trade <u>No</u>	
Remarks	<u>Aluminum combinations - 278 basement 1/3 - gas floor heat</u>		

Photo No.	Description of Subject	Photo No.	Description of Subject
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2.	<u>Comp. No. 2 - 276-278 Sturgis</u>	6.	_____
3.	_____	7.	_____
4.	_____	8.	_____
Date of Photo:	<u>11/61</u>	By:	<u>James C. Huspek</u> Right of Way Agent

Area 1-A

Parcel No. 47

Tillie, aka Toby Rubin
322-326 Texas Street

SALIENT FACTS AND CONCLUSIONS

Market Value Estimate \$7,400.00

Assessors Full and true value:

Land	350.00
Buildings	1,350.00

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

Cubical Content 24,412 cu. ft. Age: 1884

DESCRIPTION OF IMPROVEMENTS

Subject property consists of 2 houses on one lot.

322 Texas -

This is a 1 story frame building with asphalt exterior covering with glazed front porch, there being 5 rooms all on first floor, plastered walls, enameled woodwork, hardwood floors, good kitchen, old fashioned bath off the kitchen, gravity hot air oil heat, 30 gallon gas water heater. Building is insulated.

Full basement, concrete block walls, dirt floor, trap door and outside entrance. Laundry tubs and floor drain on concrete slab.

326 Texas -

This is a 1 story frame building with asphalt exterior covering with glazed porch, all aluminum storms and screens, there being 5 rooms all on one floor, good plastered walls, good decorating. New linoleum on floors, enameled woodwork, no closets. Old fashioned bath off the living room, stove heat, 30 gallon gas water heater in the kitchen.

Building is set on concrete blocks, no basement, only small crawl space along outside south wall of the building. No laundry tubs or floor drain.

Lot is level with street grade. Property is serviced by city water and sewer. Texas Street is hard surfaced, Minnetonka Street is graded but not 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 21, 1961 is:

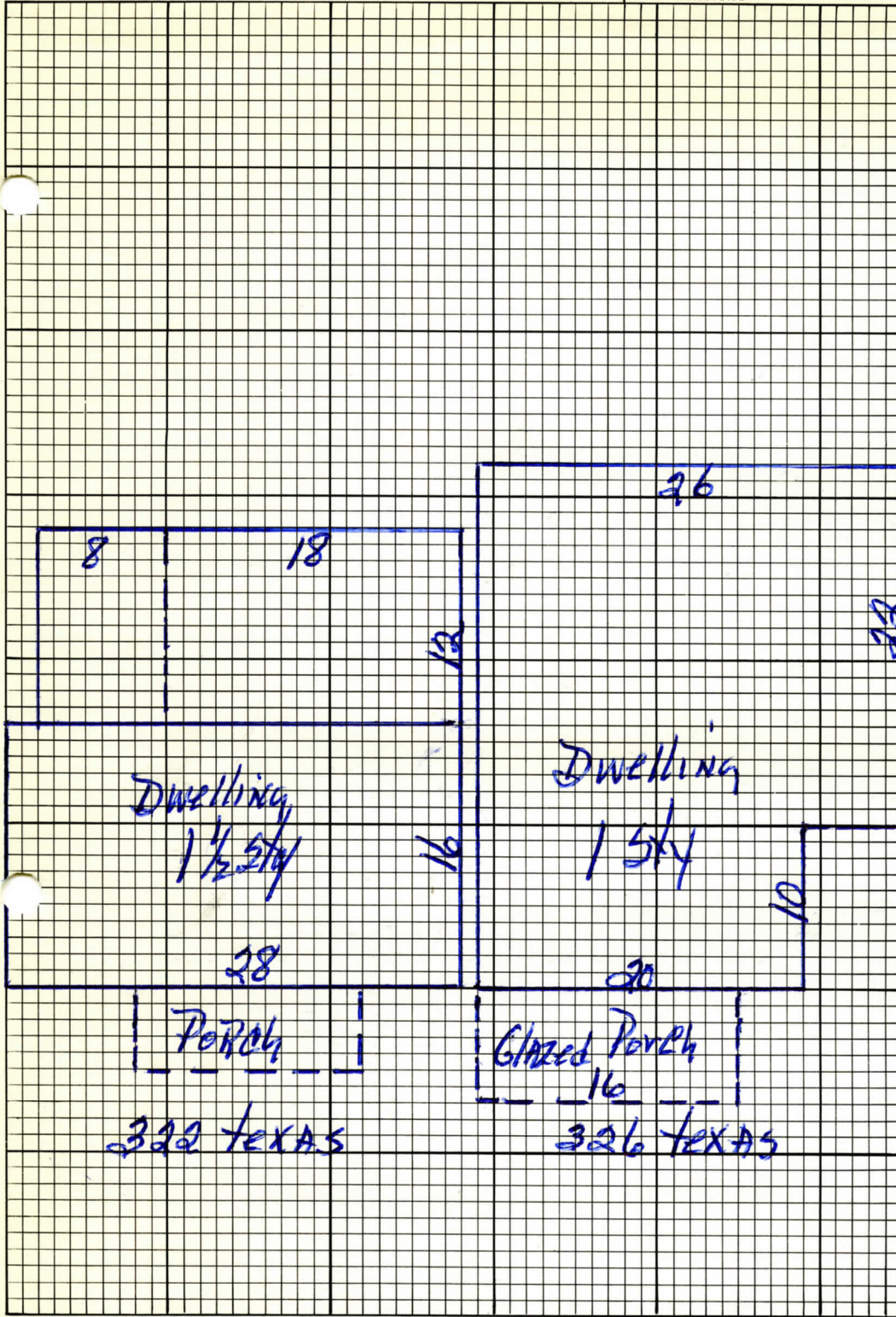
Seven Thousand Four Hundred Dollars

James C. Kumpf

S.P. Project Area 1-A COUNTY Ramsey PARCEL 47
 FEE OWNER Tillie, aka Toby Rubin PROPERTY ADDRESS 322 Texas Street, St. Paul, Minn.
326 Texas Street, 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 _____

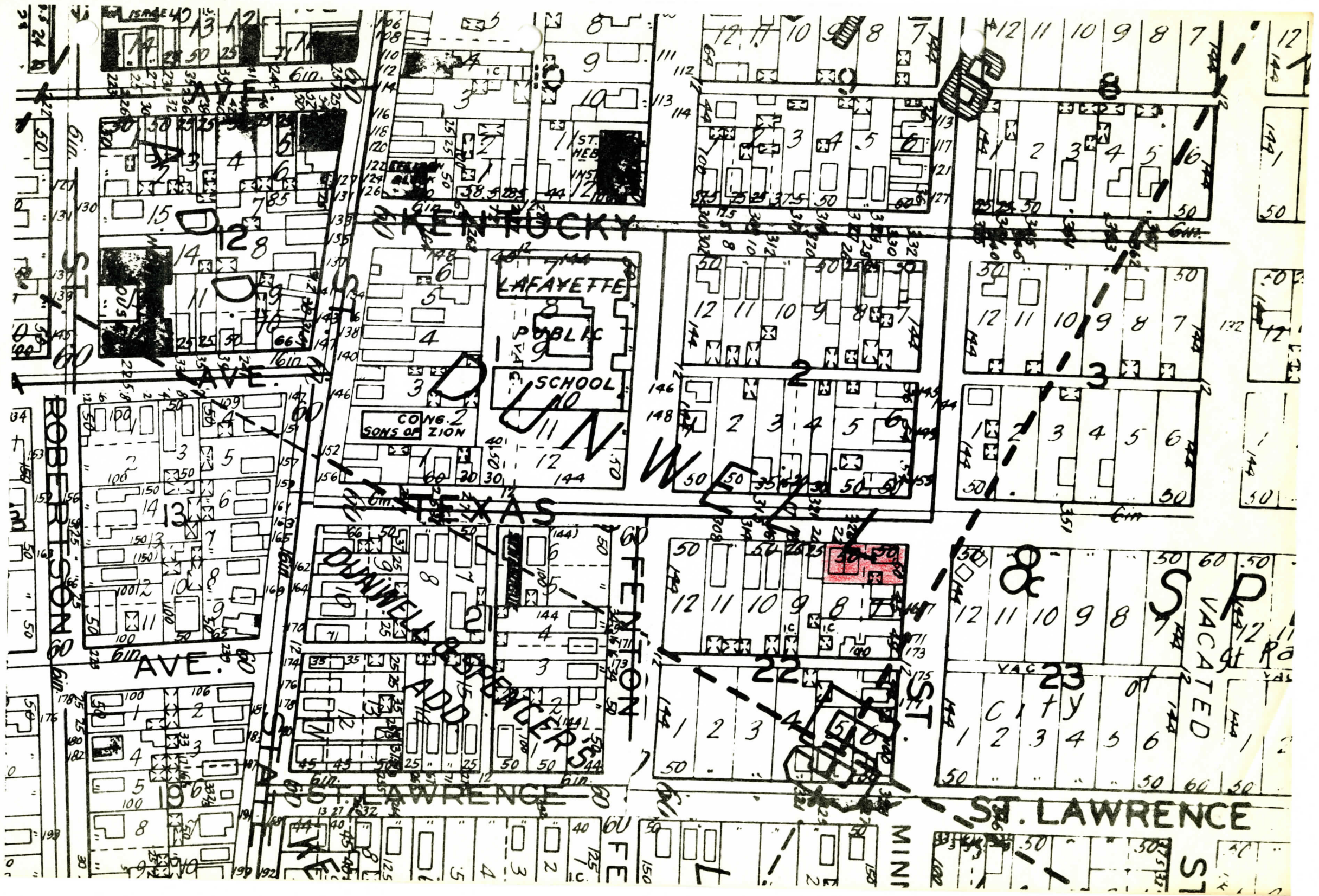
Chimney size:

_____ 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 DATE 11/20/61

PARCEL NO. 47



S. P. Project Area 1-A COUNTY Ramsey PARCEL 47

FEE OWNER Tillie, aka Toby Rubin Property Address 322-326 Texas Street, St. Paul, Minn.

326 Texas

Legal Description (entire tract) NW'ly 50 feet of Lots 7 and 8, Block 22, Dunwell & Spencer's

Addition to Brooklynd

Present use Dwelling Zoning B Residence Best use Dwelling

Size: Frontage 100 Depth 50 Area 5000 Sq. Ft.

Utilities and : Sewer Yes Septic tank _____ Cesspool _____

Street : City water Yes Private well _____ Elec. pump _____

Improvements : Surfacing Blacktop Curb and gutter No Sidewalk No

322 Texas 150. 650. 800.
326 Texas 200. 700. 900.

Full and true valuation, 19 60 Land _____ Bldgs. _____ Total _____ Taxes 19 60 \$ 115.90

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 1884 _____

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. _____

Revenue Stamps _____ Indicated Purchase Price \$ _____

Date Acquired _____ CONFIRMED PURCHASE PRICE \$ _____

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:

100 f.f. at \$ 7. for 50 ft. depth \$ 700.00

_____ sq. ft. at \$ _____

_____ at \$ _____

Estimate of Replacement Cost of Principal Structure

incl. appropriate porch area or cube \$ _____

10700 ~~sq. ft.~~ cu. ft. x 55% = \$ 5885.00

Plus flat charge adjustments

x Local Index \$ _____ x _____ = \$ _____

Depreciation Total Replacement Cost \$ _____

All sources

50% Less Total Depreciation 2943.00

Total Present Value \$ 2942.00

Plus Present Value of Special Equipment \$ _____

322 Texas

Plus Present Value of Miscellaneous Bldgs. \$ 3703.00

Plus Land Value from above \$ 700.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY

Rounded to \$ 7400.00 BY COST APPROACH \$ 7345.00

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. _____

Estimate by James C. Kuyper

Right of Way Agent

Date 11/29/61

STATE OF MINNESOTA
URBAN PROPERTY

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 47

FEE OWNER Tillie aka Toby Rubin Property Address 322 Texas Street, St. Paul, Minn.

Legal Description (entire tract) Refer to 326 Texas Street

Present use _____ Zoning _____ Best use _____
Size: Frontage _____ Depth _____ Area _____

Utilities and : Sewer _____ Septic tank _____ Cesspool _____
Street : City water _____ Private well _____ Elec. pump _____
Improvements : Surfacing _____ Curb and gutter _____ Sidewalk _____

Full and true valuation, 19 _____ Land _____ Bldgs. _____ Total _____ Taxes 19 _____ \$ _____
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
Right of Way Agent
Date 11/20/61

Revenue Stamps _____ Indicated Purchase Price \$ _____

Date Acquired _____ **CONFIRMED PURCHASE PRICE** \$ _____

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:
_____ f.f. at \$ _____ for _____ ft. depth \$ _____
_____ sq. ft. at \$ _____
_____ at \$ _____

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

13712 sq. ft. or cu. ft. x 60% = \$ 8227.00

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

Depreciation All sources
55% Total Replacement Cost \$ _____

Less Total Depreciation 4524.00

Total Present Value \$ 3703.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ _____

Plus Land Value from above \$ _____

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
BY COST APPROACH \$ 3703.00

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. _____

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. 47
 Fee Owner Tillie, aka Toby Rubin Property Address 322-326 Texas Street

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. _____		No. _____	
Date of Sale		37 <u>4-61</u>		<u>3-15-59</u>					
Address		<u>170 McBoal & 82 Leech</u>		<u>276-8 Sturgis</u>					
Terms of Sale		<u>cash</u>		<u>cash</u>					
Rental Income Actual		<u>\$142.50</u>							
Rental Income Estimated				<u>\$115</u>					
Gross Monthly Multiplier		<u>63</u>		<u>78</u>					
Sale Price		<u>\$9,000</u>		<u>\$9,000</u>					
Special Assmts., Time, Improvements									
Present Worth									
Less Estimated Lot Value, Garage, Porch, Fireplace, Etc.		<u>1,000</u>		<u>1,000</u>					
Net Sale Price Bldg. Only		<u>8,000</u>		<u>8,000</u>					
Lot Size		<u>51.8x150</u>		<u>37 1/4 x 151.65</u>					
Age		<u>old & 1880</u>		<u>1874</u>					
CF or SF Content	Unit Cost New	<u>10,700</u>	<u>.55</u>	<u>23.328</u>		<u>17,204</u>			
		<u>13,712</u>	<u>.60</u>	<u>23.426</u>	<u>.55</u>	<u>9,604</u>	<u>.60</u>		
Unit Cost Depr.	% Depr.	<u>.28</u>	<u>.50</u>						
		<u>.27</u>	<u>.55</u>	<u>.17</u>	<u>.69</u>	<u>.30</u>	<u>.50</u>		
Adjustment Items		Descriptive Items Subject Property		Adjustment		Adjustment		Adjustment	
				Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size					<u>3,000</u>				
Age-Condition				<u>1,000</u>			<u>2,000</u>		
Lot Value		<u>700</u>			<u>300</u>		<u>300</u>		
Landscaping inc. fencing							<u>300</u>		
Garage									
Porches				<u>600</u>		<u>400</u>			
Fireplace									
Basement Impr.						<u>250</u>			
Attic Impr.									
Carpeting									
Plbg. & Bath Extras					<u>800</u>	<u>500</u>			
Painting Extras				<u>800</u>					
				<u>2,400</u>	<u>4,100</u>	<u>1,150</u>	<u>2,600</u>		
Total Adjustment									
Net Adjustment					<u>- 1,700</u>		<u>- 1,450</u>		
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.									
Present Worth of Comparables Adjusted to Subject.				<u>7,300</u>		<u>7,550</u>			

Estimate of Value By Cost Approach:
 Repr. Cost: $\frac{10,700 \times .55}{13,712 \times .60} = \$ 5,885$
 Less Depreciation: $\frac{.20}{.55} \times 5,885 = 2,043$
 Deprec. Reprod. Cost $= 4,524$
 Land Value $100 \text{ f.f. } @ \$7 = 700$
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. _____
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach $= \$ 7,345$

Estimate of Value By Comparison: $\$ 7,425$
 Estimate Based on Rental Income:
 Monthly Rent X GMM
 $\frac{100}{70} \times 70 = \$ 7,000$
 or By Capitalization of Net Income on Form 2554
 Estimate By Cost Approach $\$ 7,345$
 Final Estimate By Correlation $\$ 7,400$

Appraisal By: James C. Kuyper Reviewed By: _____ Date 11-21-61 Parcel No. 47

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

S. P. Project Area 1-A COUNTY Remsey PARCEL 47

PRE OWNER Fillie, aka Toby Rubin Property Address 322-326 Texas 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¢		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. '56 - \$4,000.	225	119	26775	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	30,000	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 = \$ 700.00
~~12000~~

Data by: James E. Shupf Right of Way Agent Date: 11/21/61 Parcel No. 47

