



Collection Information:

Folder: Parcel No. 49. 330 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.

S. P. _____ COUNTY Reno PARCEL 49

FEE OWNER Stella Henn PROPERTY ADDRESS 330 St. Lawrence

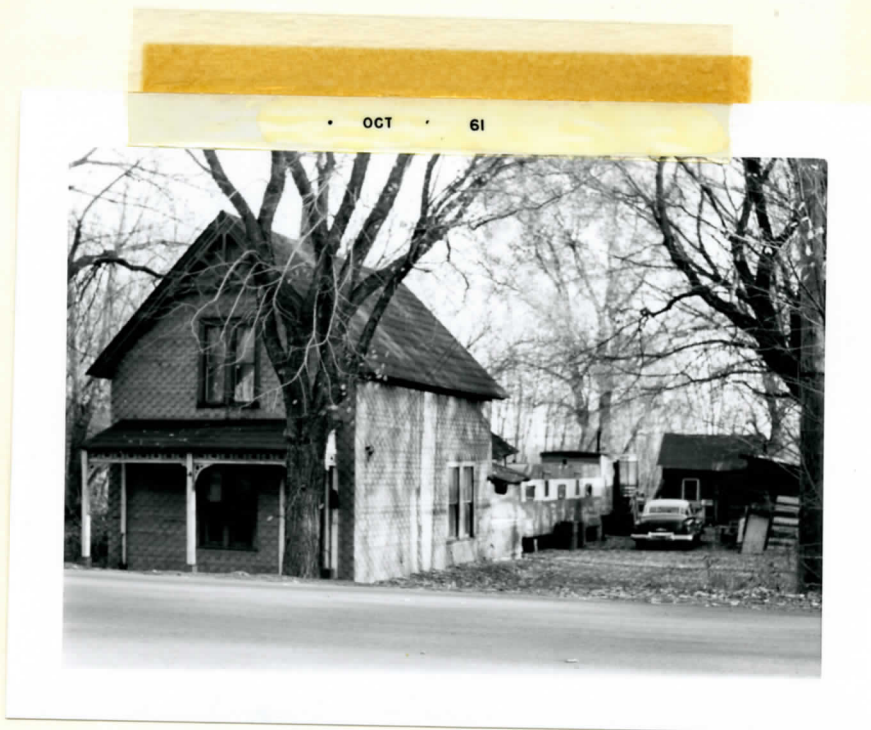


Photo No.	Description of Subject
1.	<u>Front view - subject property</u>
2.	<u>side view - subject property</u>
3.	_____
4.	_____

Date of Photo: 11/61

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

By: James C. Husefeld
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL No. 49

FEE OWNER Stella Neumann PROPERTY ADDRESS 330 St. Lawrence



113
LISTING IN
OWNER'S

Full B
Heat: S
garage
h. water
oil
annual fu
Water heat
gal.
gal.
Incinerator
Laundry m
120 wiring
Pump
Rec. room
Insul. Wal
Roof: com
1st fl. occ
2nd fl. occ
Schools: P
Churches
Transp.
Reason for



173
LISTING IN
OWNER'S

Full B
Heat: S
garage
h. water
oil
annual fu
Water heat
gal.
gal.
Incinerator
Laundry m
120 wiring
Pump
Rec. room
Insul. Wal
Roof: com
1st fl. occ
2nd fl. occ
Schools: P
Churches
Transp.
Reason for



804
LISTING IN
OWNER'S

Full B
Heat: S
garage
h. water
oil
annual fu
Water heat
gal.
gal.
Incinerator
Laundry m
120 wiring
Pump
Rec. room
Insul. Wal
Roof: com
1st fl. occ
2nd fl. occ
Schools: P
Churches
Transp.
Reason for

Photo No.

Subject

- 1. Comp. No. 1 - 173 W. Robie
- 2. Comp. No. 2 - 173 W. Robie
- 3. Comp. No. 3 - 804 Stewart
- 4. _____

- 6. _____
- 7. _____
- 8. _____

Date of Photo: 11/61

By: James C. [Signature]
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL No. 49

FEE OWNER Stella Neumann PROPERTY ADDRESS 330 St. Lawrence

40 W. CHICAGO

LISTING BROKER Stella Neumann Realty SALESMAN Stella Neumann PHONE: RES CA 2-6167 BUS CA 2-6167

OWNER'S NAME Stella Neumann

Room	1st Floor	2nd Floor	3rd Floor
Full x Bath: wood	L.R. 11 x 12	L.R.	B.R.
Heat: <u>Oil Stove</u>	Fireplace	Fireplace	B.R.
grating fur.	D.R.	D.R.	Bath
h. water	D. Space	D. Space	Year Built <u>1920</u>
f. air	Kitch. 9 x 12	Kitch.	Roofing <u>Asphalt Shingles</u>
oil	nook cabinets pantry	nook cabinets pantry	Cond. <u>Fair</u>
annual fuel cost	fan disposal d. wthr.	fan disposal d. wthr.	Taxes <u>30.00 N.H.S. x H.S.</u>
Water heater:	Trim <u>Painted</u>	Trim	Bldg. <u>18 x 28</u>
gal. side arm	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	Lot <u>20 x 50</u>
gal. main elec.	Den/S. Rm.	Den/S. Rm.	alley
gal. main gas	B.R.	B.R. 12 x 12	floor-1st hdwd. <u>oak</u>
incinerator	B.R.	B.R. 12 x 12	floor-2nd hdwd. <u>oak</u>
Laundry tubs	B.R.	B.R.	sewer <u>x Clay Wtr. x</u>
220 wiring	B.R.	B.R.	well
Pump	B.R.	B.R.	Gar.
Rec. room	Scr. porch	Scr. porch	Att. Det. or det.
Instal. Walls	Cell. W. Strip	condition	Lease Exp.
Roof: comp. x wood	clasp	clasp	Less Exp.
1st fl. occ. by	phone	phone	near
2nd fl. occ. by	phone	phone	rear
Schools: Public grade	9 blocks	high <u>Humboldt</u>	parochial
Churches	6 blocks	Present Mtgs. <u>G/D \$1,850.00 - \$25.00 per month</u>	6 blocks
Tramway	1 block	Mtg. Commr.	
Reason for selling	Buying larger home	Will consider trade	No

173 W. ROBIE

LISTING BROKER Stella Neumann Realty, Inc. SALESMAN Jim PHONE: RES CA 7-4936 BUS CA 7-7026

OWNER'S NAME Estate Sophie Gardner-Louis Gardner, Adm.

Room	1st Floor	2nd Floor	3rd Floor
Full Bath: wood	L.R. 14 x 12	L.R.	B.R.
Heat: <u>Stove</u>	Fireplace	Fireplace	Bath
grating fur.	D.R.	D.R.	Year Built <u>Old</u>
h. water	D. Space	D. Space	Roofing <u>Comp.</u>
f. air	Kitch. 11 1/2 x 11	Kitch.	Cond. <u>Fair</u>
oil	nook cabinets pantry	nook cabinets pantry	Taxes <u>77.22 N.H.S. x H.S.</u>
annual fuel cost	fan disposal d. wthr.	fan disposal d. wthr.	Bldg. <u>25 x 16</u>
Water heater:	Trim <u>Softwood</u>	Trim <u>Softwood</u>	Lot <u>12 x 12</u>
gal. side arm	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	alley
gal. main elec.	Den/S. Rm.	Den/S. Rm.	drive-way
gal. main gas	B.R.	B.R. 12 x 12	floor-1st hdwd. <u>oak</u>
incinerator	B.R.	B.R. 7 1/2 x 12	floor-2nd hdwd. <u>oak</u>
Laundry tubs	B.R.	B.R.	sewer <u>x Clay Wtr. x</u>
220 wiring	B.R.	B.R.	S. Tank
Pump	B.R.	B.R.	Well
Rec. room	Scr. porch	Scr. porch	Gar.
Instal. Walls	Cell. W. Strip	condition <u>Fair</u>	Att. Det. or det.
Roof: comp. x wood	clasp	clasp	Lease Exp.
1st fl. occ. by	phone	phone	Less Exp.
2nd fl. occ. by	phone	phone	near
Schools: Public grade	7 blocks	high <u>Humboldt</u>	parochial
Churches	St. Mathews - 4 blocks	Present Mtgs. <u>St. Mathews - 5 blocks</u>	
Tramway	1 block	Mtg. Commr.	
Reason for selling		Will consider trade	30 days

804 STEWART

LISTING BROKER Wm. H. Muske Co. SALESMAN Office PHONE: RES CA 4-4779

OWNER'S NAME Wm. H. Muske

Room	1st Floor	2nd Floor	3rd Floor
Full x Bath: wood	L.R. 13.8 x 13	L.R.	B.R.
Heat: <u>Stove</u>	Fireplace	Fireplace	B.R.
grating fur.	D.R.	D.R.	Bath
h. water	D. Space	D. Space	Year Built <u>1902</u>
f. air	Kitch. 14 x 14	Kitch.	Roofing <u>Slate Siding</u>
oil	nook cabinets pantry	nook cabinets pantry	Cond. <u>Good</u>
annual fuel cost	fan disposal d. wthr.	fan disposal d. wthr.	Taxes <u>77.81 N.H.S. x H.S.</u>
Water heater:	Trim	Trim	Bldg. <u>28 x 20</u>
gal. side arm	NOHE	Bath full Tile shr. 1/2	Lot <u>40 x 145</u>
gal. main elec.	NOHE	Den/S. Rm.	alley
gal. main gas	NOHE	Den/S. Rm.	drive-way
incinerator	NOHE	B.R. 9.6 x 13	floor-1st hdwd. <u>oak</u>
Laundry tubs	Toilet	B.R. 9 x 13	floor-2nd hdwd. <u>oak</u>
220 wiring	B.R.	B.R. 9 x 13	sewer <u>x Clay Wtr. x</u>
Pump	B.R.	B.R.	S. Tank
Rec. room	Scr. porch 6 x 18	B.R.	Well
Instal. Walls	Cell. W. Strip	condition	Gar. <u>10 x 16</u>
Roof: comp. x wood	clasp	clasp	Att. Det. or det.
1st fl. occ. by	phone	phone	Lease Exp.
2nd fl. occ. by	phone	phone	Less Exp.
Schools: Public grade	Adams	high <u>Monroe</u>	parochial
Churches	West Seventh Street - 4 blocks	Present Mtgs. <u>None</u>	St. James
Tramway		Mtg. Commr.	
Reason for selling		Will consider trade	Immediate

- | | | | |
|----------------|------------------------------------|-----------|--|
| Photo No. | Description of Subject | Photo No. | Description of Subject |
| 1. | <u>Comp. No. 1 - 40 W. Chicago</u> | 5. | |
| 2. | <u>Comp. No. 2 - 173 W. Robie</u> | 6. | |
| 3. | <u>Comp. No. 3 - 804 Stewart</u> | 7. | |
| 4. | | 8. | |
| Date of Photo: | <u>11/16</u> | By: | <u>James C. Murphy</u>
Right of Way Agent |

Area 1-A

Parcel No. 49

Stella Neumann
Address: 330 St. Lawrence Street (vacant)

SALIENT FACTS AND CONCLUSIONS

Market Value Estimate \$2,400.00

Assessors Full and true value:

Land	325.00
Buildings	200.00

Lot Size: 50 x 150 Zoning: "B" Residential

Cubical Content 12,048 cu. ft. Age: 1884

DESCRIPTION OF IMPROVEMENTS

Subject property is a 6 room, 1½ story frame building with exterior asphalt covering, there being 4 rooms on the first floor and 2 rooms on the second floor. Poor plastered walls, softwood floors in bad condition, enameled woodwork, stove heat, no hot water, no toilet or tub.

Only crawl space under the building with dirt floor. This property is vacant and in very poor condition.

The buildings in the rear have no value. At the time this property was inspected there were 2 trailers anchored at the rear. Both occupied, both movable.

Lot is approximately 3 feet below street grade. Property is serviced with 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 20, 1961 is:

Two Thousand Four Hundred Dollars

James C. Kuepel

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 49

FEE OWNER Stella Neumann Property Address 330 St. Lawrence Street, St. Paul, Minn.

Legal Description (entire tract) Lot 2, Block 1, Langevin's Addition

Present use Dwelling - Vacant Zoning B Residence Best use Dwelling
Size: Frontage 50 Depth 150 Area 7500 Sq. Ft.

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

Full and true valuation, 1960 Land 325. Bldgs. 200. Total 525. Taxes 1960 \$ 39.08
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. _____

Estimate by James C. Kuspel

Date 11/20/61 Right of Way Agent

Date _____

Revenue Stamps _____ Indicated Purchase Price \$ _____

Date Acquired _____ CONFIRMED PURCHASE PRICE \$ _____

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:
50 f.f. at \$ 10. for 150 ft. depth \$ 500.00
_____ sq. ft. at \$ _____
_____ at \$ _____

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

12048 ~~sq. ft.~~ cu. ft. x 50¢ = \$ 6024.00

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

Depreciation Total Replacement Cost \$ _____

All sources
70% Less Total Depreciation 4216.00

Total Present Value \$ 1808.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ _____

Plus Land Value from above \$ 500.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
Rounded to \$ 2400.00 BY COST APPROACH \$ 2308.00

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 \$ _____

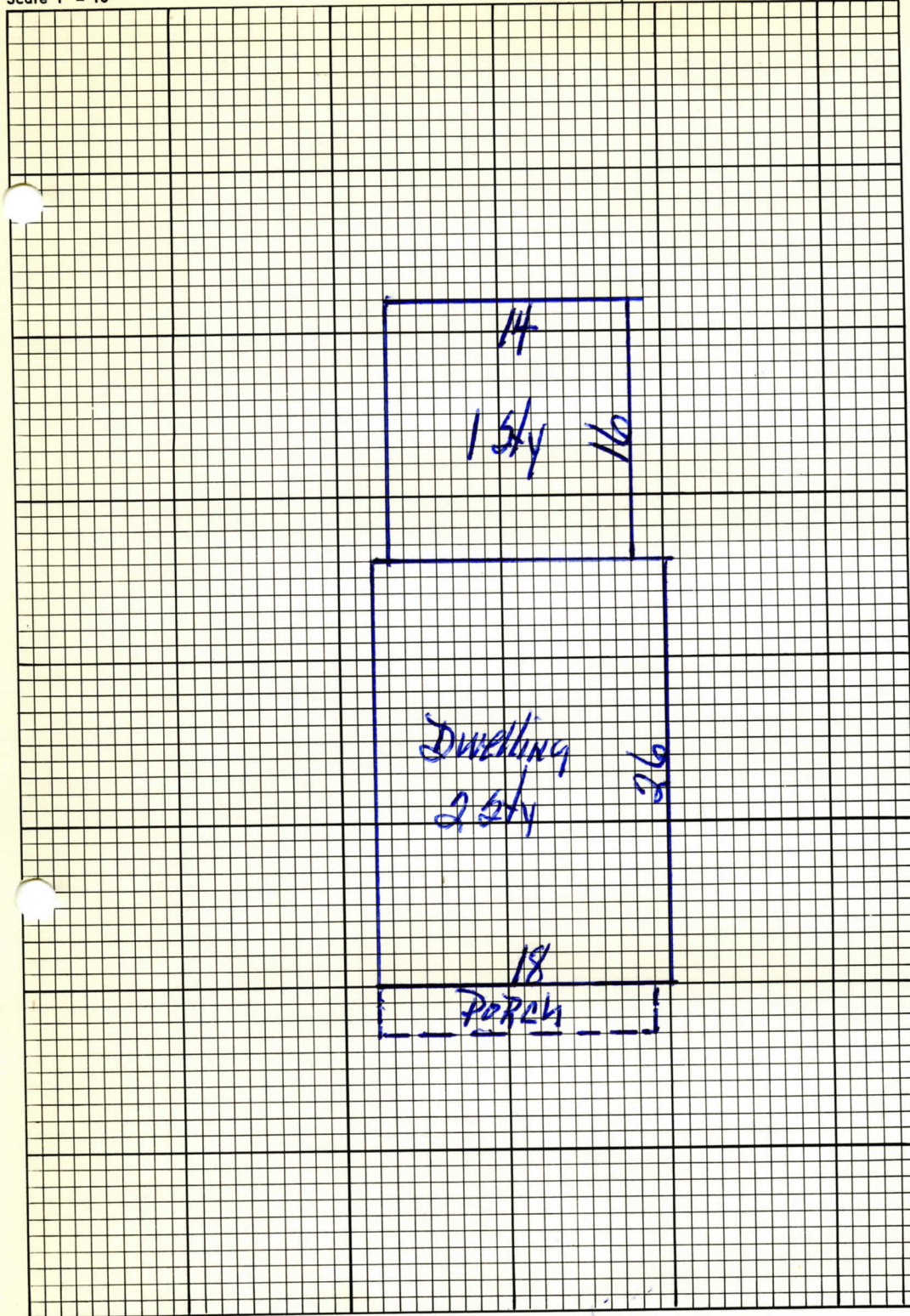
_____ % of Total Replacement Cost

with _____ % in Bone structure. PARCEL NO. _____

S. P. Project Area 1-A COUNTY Ramsey PARCEL 49
 FEE OWNER Stella Neumann PROPERTY ADDRESS 330 St. Lawrence, St. Paul

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.

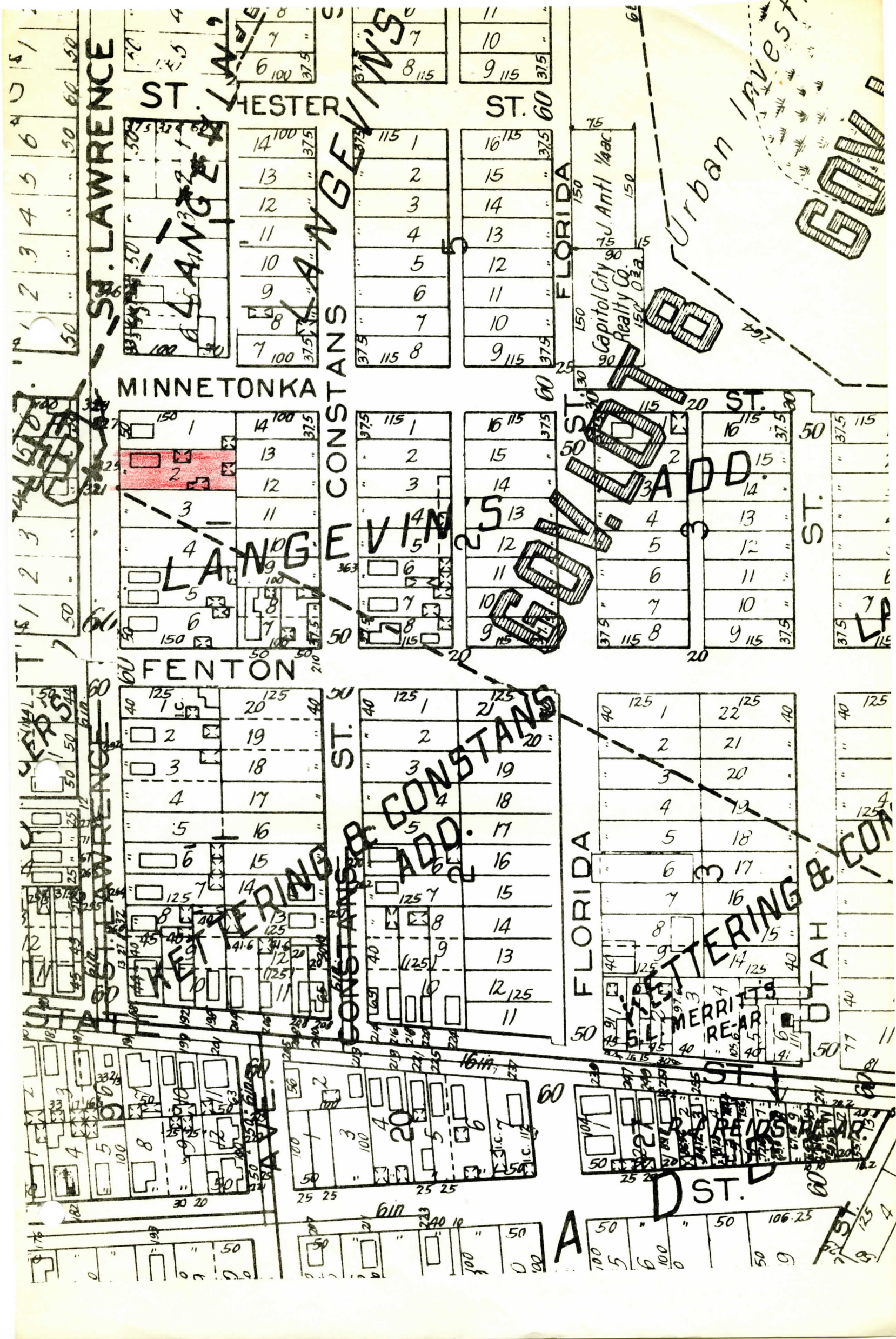
MISCELLANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition	Size	Area
Garage - detached						x	
Garage - attached						x	
Barn						x	
Hog house						x	
Chicken house						x	
Granary						x	
Machine shed						x	

SKETCH AND EXAMINATION BY _____

James C. Kinspelt
RIGHT OF WAY AGENT

11/20/61
DATE

PARCEL NO. 49



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. 49
Fee Owner Stella Neumann Property Address 330 St. Lawrence

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale		<u>5-16-57</u>		<u>4-16-59</u>		<u>Mar. 1958</u>			
Address		<u>40 W. Chicago</u>		<u>173 W. Robie</u>		<u>804 Stewart</u>			
Terms of Sale		<u>Cash to exist. contract</u>		<u>Cash</u>		<u>Cash</u>			
Rental Income Actual									
Rental Income Estimated									
Gross Monthly Multiplier									
Sale Price		<u>\$2,600</u>		<u>\$3,700</u>		<u>\$2,500</u>			
Special Assmts., Time, Improvements									
Present Worth									
Less Estimated Lot Value, Garage, Porch, Fireplace, Etc.		<u>300</u>		<u>1,500</u>		<u>400</u>			
Net Sale Price Bldg. Only		<u>2,300</u>		<u>2,200</u>		<u>2,100</u>			
Lot Size		<u>29x52</u>		<u>50x116.5</u>		<u>40x125</u>			
Age		<u>old</u>		<u>1889</u>		<u>1902</u>			
CF or SF Content	Unit Cost New	<u>12,048</u>	<u>.50</u>	<u>13,608</u>	<u>.50</u>	<u>11,664</u>	<u>.50</u>	<u>12,960</u>	<u>.50</u>
Unit Cost Depr.	% Depr.	<u>.15</u>	<u>.70</u>	<u>.17</u>	<u>.66</u>	<u>.19</u>	<u>.62</u>	<u>.16</u>	<u>.68</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>500</u>	<u>200</u>			<u>1,000</u>	<u>100</u>			
Landscaping									
Garage									
Porches									
Fireplace									
Basement Impr.			<u>500</u>				<u>250</u>		
Attic Impr.									
Carpeting									
Bldg. & Bath Extras			<u>1,000</u>		<u>1,000</u>				
Heating Extras									
		<u>200</u>	<u>1,500</u>		<u>2,000</u>	<u>100</u>	<u>250</u>		
Total Adjustment									
Net Adjustment			<u>1,300</u>		<u>2,000</u>		<u>150</u>		
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.			<u>3,500</u>		<u>4,500</u>		<u>2,500</u>		
Present Worth of Comparables Adjusted to Subject.			<u>2,200</u>		<u>2,500</u>		<u>2,350</u>		

Estimate of Value By Cost Approach:

Repr. Cost: 12,048 × .50 = \$ 6,024
 Less Depreciation: 70 % 4,216
 Deprec. Reprod. Cost \$ 1,808
 Land Value 50 f.f. @ \$10 = 500
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. _____
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 2,308

Estimate of Value By Comparison: \$ 2,350

Estimate Based on Rental Income:

Monthly Rent × GMM
25 × 90 = ... \$ 2,250
 or By Capitalization of Net Income on Form 2554

Estimate By Cost Approach \$ 2,308

Final Estimate By Correlation \$ 2,400

Appraisal By:

Reviewed By:

James C. Huppel

Date 11-20-61

Parcel No. 49

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

FREE OWNER Stella Neumann

PARCEL 49

Property Address 330 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 Reackel 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 & 20-Blk 14, Second Addn. to Brooklynd-Sold May 1956 \$1,000.	80	125	10000	12.50	.10¢		10.00		
4.	Grantee - Louis Kaplan Livingston & Chicago-West 25 feet Lot 3, all of 1 &	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		

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:

Reviewed by

front feet 50 ~~Square Feet~~ at 10.00 = \$ 500.00
~~XXXXX~~

Data by:

James O. Jurek
 Right of Way Agent

Date

11/25/61

Parcel No.

49

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
49		STELLA NEUMANN	10-31-55						

(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. Kinspel
Appraiser or Right of Way Agent

11/20/61
Date