



## **Collection Information:**

**Folder:** Parcel No. 132. 200 Minnetonka 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](http://www.mnhs.org/copyright).

Project Area 1-A  
Parcel No. 132  
200 Minnetonka Street

• DEC • 61



• DEC • 61



Rear view - subject property

Project Area 1-A  
Parcel No. 132  
200 Minnetonka Street

DEC • 61



• DEC • 61



Lots on Constans (taken from  
behind outbuilding)

Project Area 1-A  
Parcel No. 132  
200 Minnetonka Street

Owner: Anthony <sup>P</sup> & Delores <sup>Raushot</sup> Raushot

Legal: SWly 1/3 of NWly 100 ft. of Lot 5 & NEly 1/3  
of NWly 100 of Lot 6; Blk 1; Langevin's Second  
Addition

SWly 2/3 of NWly 100 ft of Lot 6; Blk 1;  
Langevin's Second Addition

SEly 30 ft of Lots 5 & 6; Blk 1; Langevin's  
Second Addition

Lots 7 & 8; Blk 1; Langevin's Second Addition

Lot Size: 30 feet on <sup>MINNETONKA</sup> ~~Constance~~ 100 feet deep  
66 2/3 feet on St. Lawrence 100 feet deep  
75 feet on Constans 100 feet deep  
Total Area 17,166 Square Feet

Zoning: "B" Residence

Built: 1908

Assessor's Value: Land 625 - Building 850 - Total 1475.

This is a 2 story, 2 family frame dwelling with exterior shake asphalt siding and asphalt roof, all aluminum storms and doors, 2 metal awnings. The dwelling is located on a lot 30 x 100 feet facing Minnetonka. There is a vacant lot 66 2/3 feet on St. Lawrence, 100 feet on Minnetonka just to the north of the dwelling and also an additional lot facing north on Constans being 75 x 100 feet. The barn and chicken coop are situated on this part of the whole tract.

St. Lawrence Street is blacktop, Minnetonka or Constance Street is not open or graded. The only improvement in the street is water, no sewer or gas.

Dwelling contains 4 rooms on the 1st floor, poor linoleum over hardwood floors, wall sink, plastic walls and ceilings, softwood trim, poor decorating, stove heat.

Second floor has 5 rooms, softwood floors, plaster walls and ceilings, wall sink, small cabinets, stove heat, outside and inside stairs to second floor.

Full attic and basement with outside entrance, poured concrete walls and floor, 6 foot height. No hot water heater, no tubs, no bath or toilet. Outbuildings consist of a fair size barn, chicken coop and outhouse.

Cost Approach:

20,944 cubic feet @ 50¢ - - - - -	\$10,472.00
Physical Depreciation 60%	
Economic Depreciation 10%	
Total Depreciation 70% - - - - -	<u>7,330.00</u>
Depreciated Value of Dwelling - - - - -	3,142.00
Depreciated Value of Outbuildings - - - - -	<u>250.00</u>
Depreciated Value of Improvements - - - - -	3,392.00
Land as outlined above - - - - -	<u>1,200.00</u>
Indicated Value by Cost Approach - - - - -	4,592.00

This is a total taking. Based on the Cost Approach and the Comparable Sales Approach it is your appraiser's opinion that the total damages are:

Land	\$1,200.00
Improvements	<u>3,400.00</u>
Total	4,600.00

"FOUR THOUSAND SIX HUNDRED DOLLARS"

(\$4,600.00)

MARKET APPROACH

Comparable Sales:

1. 853 Woodbridge. Sold Feb. 7, 1961. \$6,850, \$400 down, contract for deed. Small down payment indicates lower cash price. Approximately same size and condition but had a bath and a half and a 2-car garage. Smaller lot but better location and sewer.
2. 590 Bush. Sold July 22, 1960. \$7,950, \$150 down, contract for deed. Small down payment indicates lower cash price. Larger, 2 full baths and central heat for downstairs and gas space heater up. Smaller lot but had sewer.
3. 749 York. Sold April 20, 1961. \$6,000 cash. Slightly larger but in poorer condition. Had 2 full baths and hot water. Smaller lot but had sewer. Far superior location.
4. 267 Goodhue. Sold \$6,500 cash, May 23, 1961. Approximately same size and condition but had 2 full baths. 2 lots street level, had city sewer.

After adjustments on these comparables and others investigated, it is felt the indicated market value of the subject property is \$4,600.00.

