



## **Collection Information:**

**Folder:** Parcel No. 151. 113 Minnetonka Street.

**Series:** Area 1-A, Parcels 1-182, 1961-1962.

**Collection:** Port Authority of the City of Saint Paul.  
Records.

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PROJECT AREA 1-A  
PARCEL 151  
113 Minnetonka St.

Owner: Joseph Maus - Joseph Schneider  
Legal: NW'ly 36 ft. of Lot 6, Blk 9, Brooklynd  
Lot Size: 36 x 50 (1800 sq.ft.)  
Zoning: "B" Residential  
Assessors Value: Land \$100.00, Buildings \$550.00  
Built: Prior to or around 1900  
Utilities: Gas, sewer and water

PROPERTY DESCRIPTION

This home which has stucco exterior has a good sized combination living and dining room and kitchen is fair sized with round rim sink. It has good sized bedroom off the kitchen. The bath which is also off the kitchen has round rim tub and high flush box. There is one large room finished on the second floor. The walls are plaster and it is heated with oil circulating heater, and there is a register thru the floor to the second story. The basement is full except under the small projection at the rear of the house. The foundation is stone and floor has some concrete and the balance is dirt. It has 20 gallon hot water heater and the water is piped from the house to the South.

COST APPROACH

859 sq.ft. @ \$12.00	\$10,308.00
Less depreciation	7,215.00
Depreciated value of home	\$ 3,093.00
Garage	100.00
Depreciated value of improvements	\$ 3,193.00
Land	400.00
Indicated value by Cost Approach	\$ 3,593.00

In analyzing all factors and taking into consideration the Cost Approach and the Market Data Approach it is the opinion of your appraiser that a Fair Market Value of this property as of the date indicated on this report is,

Three Thousand Six Hundred Dollars (\$3600.00)

STATE OF MINNESOTA  
URBAN PROPERTYDIVISION OF LANDS AND RIGHT OF WAY  
RIGHT OF WAY APPRAISAL  
TOTAL TAKINGDEPARTMENT OF HIGHWAYS  
COST APPROACH

S. P. Project 1-A COUNTY Ramsey PARCEL 151  
Joseph Maus-Joseph Schneider  
FEE OWNER \_\_\_\_\_ Property Address 113 Minnetonka St.  
Legal Description (entire tract) NW'ly 36 ft. of Lot 6, Blk 9, Brooklynd

Present use Res Zoning B Res Best use \_\_\_\_\_  
Size: Frontage 36 Depth 50 Area 1800  
Utilities and : Sewer X Septic tank \_\_\_\_\_ Cesspool \_\_\_\_\_  
Street : City water X Private well \_\_\_\_\_ Elec. pump \_\_\_\_\_  
Improvements : Surfacing BS Curb and gutter \_\_\_\_\_ Sidewalk \_\_\_\_\_  
Full and true valuation, 19 60 Land 100 Bldgs. 550 Total 650 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 Old \_\_\_\_\_  
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 JL StevensDate 11/15/64 Right of Way Agent

Revenue Stamps \_\_\_\_\_ Indicated Purchase Price \$ \_\_\_\_\_

Date Acquired \_\_\_\_\_ CONFIRMED PURCHASE PRICE \$ \_\_\_\_\_

## ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:

36 f.f. at \$ 11.00 for 50 ft. depth \$ 400  
\_\_\_\_\_ sq. ft. at \$ \_\_\_\_\_  
\_\_\_\_\_ at \$ \_\_\_\_\_

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

859 sq. ft. or cu. ft. x 12.00 = \$ 10308

Plus flat charge adjustments

x Local Index \$ \_\_\_\_\_ x \_\_\_\_\_ = \$ \_\_\_\_\_

Total Replacement Cost \$ 10308Less Total Depreciation 7215Total Present Value \$ 3093

Plus Present Value of Special Equipment \$ \_\_\_\_\_

Plus Present Value of Miscellaneous Bldgs. \$ 100Plus Land Value from above \$ 400

TOTAL PRESENT VALUE OF ENTIRE PROPERTY  
BY COST APPROACH \$ 3593

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. \_\_\_\_\_



STATE OF MINNESOTA

DIVISION OF LANDS AND RIGHT OF WAY  
PHOTOGRAPHIC MOUNTINGS

DEPARTMENT OF HIGHWAYS

S. P. Project 1-A COUNTY Ramsey PARCEL 151  
 FEE OWNER Joseph Maus-Joseph Schneider PROPERTY ADDRESS 113 Minnetonka St.



FRONT VIEW



REAR VIEW

Photo No.	Description of Subject
1.	_____
2.	_____
3.	_____
4.	_____

Date of Photo: 11/1/61

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

By: J. Stevens  
Right of Way Agent

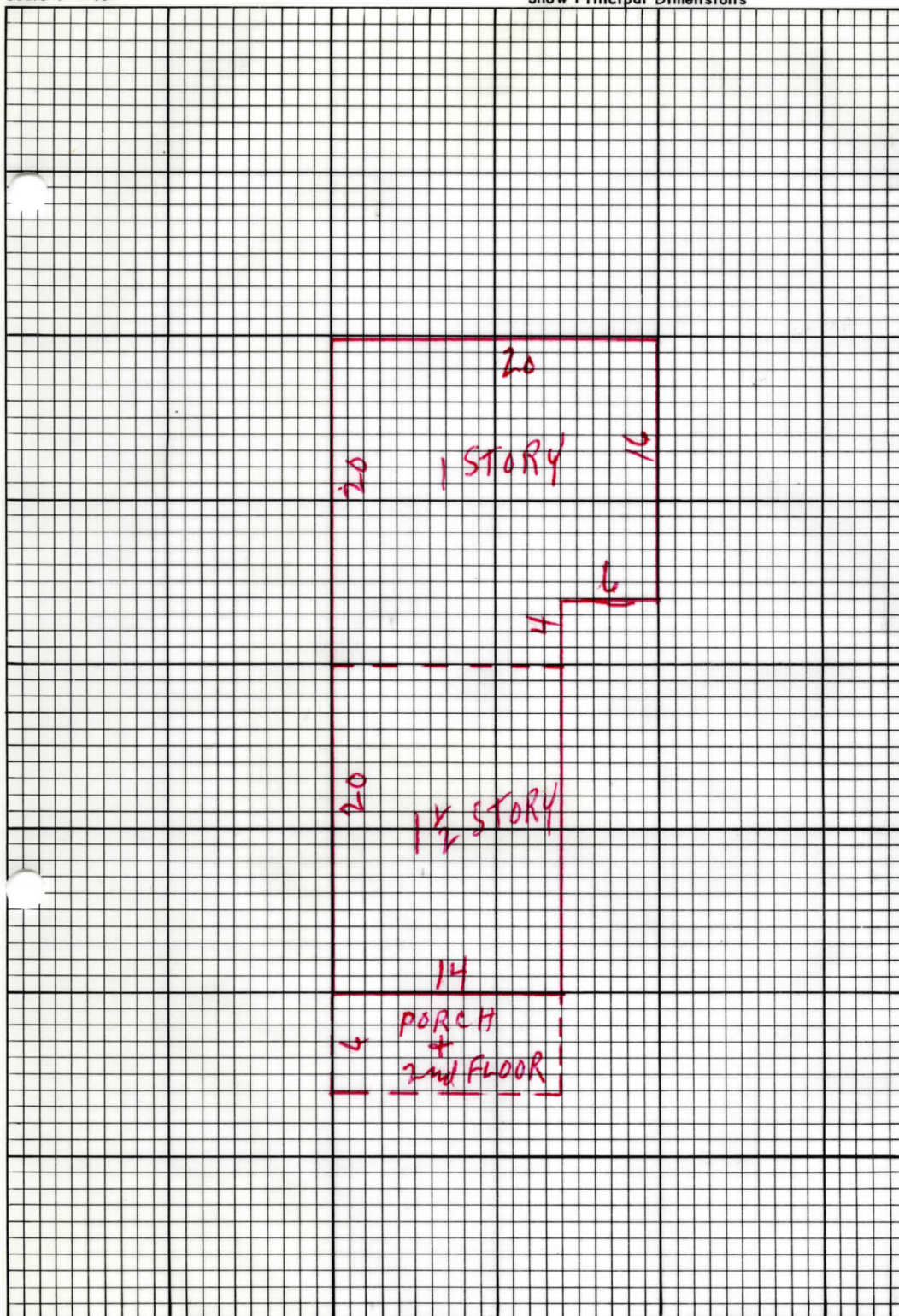
STATE OF MINNESOTA

DIVISION OF LANDS  
AND RIGHT OF WAY BUILDING SKETCH

DEPARTMENT OF HIGHWAYS

S. P. Project 1-A COUNTY Ramsey PARCEL 151  
FEE OWNER Joseph Maus-Joseph Schneider PROPERTY ADDRESS 113 Minnetonka St.

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

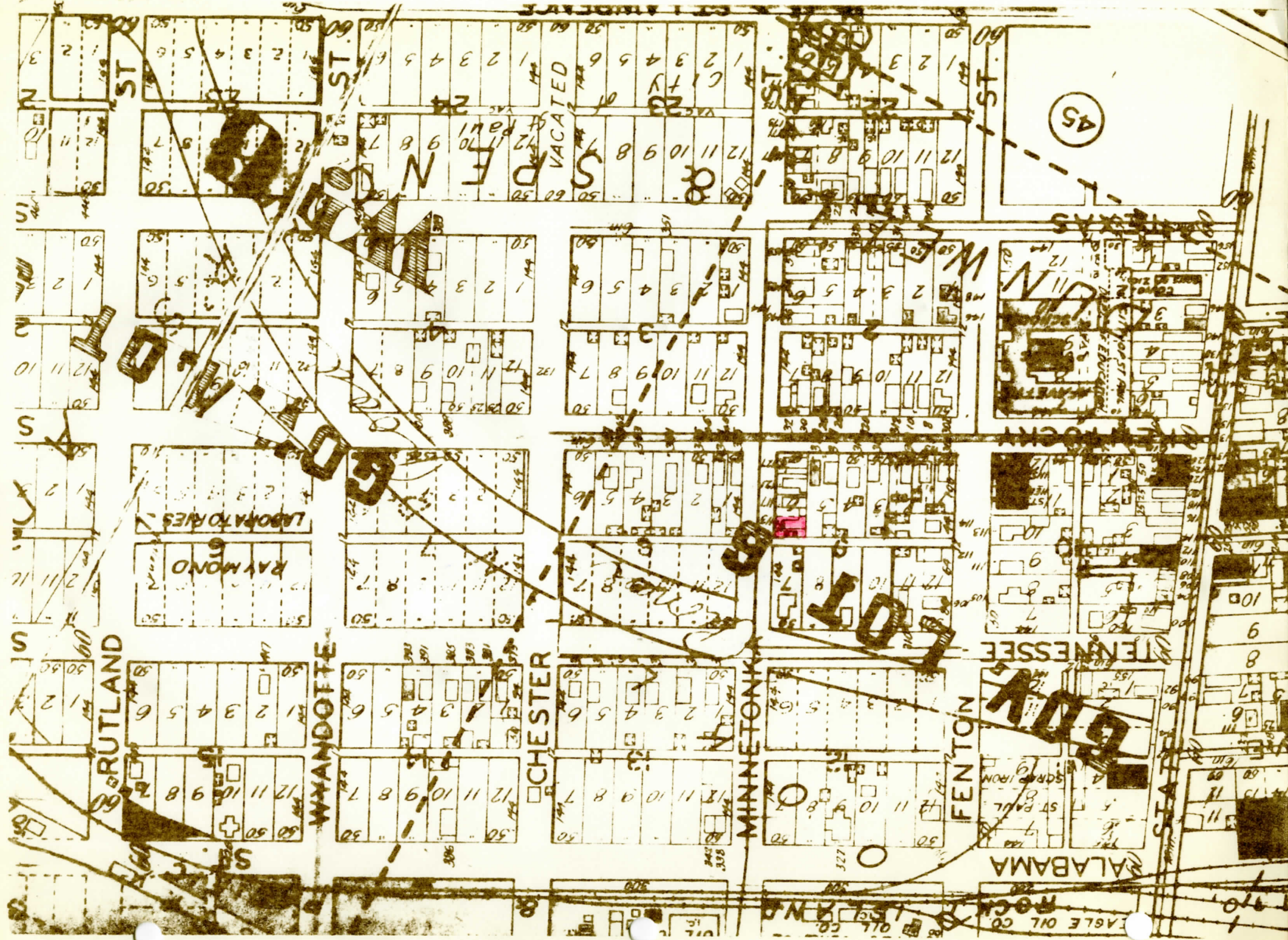
RIGHT OF WAY AGENT

DATE

PARCEL NO.



Parcel #151





DEPARTMENT OF HIGHWAYS  
URBAN PROPERTY

Fee Owner Joseph Mans Property Address 113 Minnetonka

Comparison No. Date of Sale		No. <u>1</u> <u>July, 1960</u>	No. <u>2</u> <u>Jan., 1961</u>	No. <u>3</u> <u>Nov., 1960</u>	No. _____
Address		<u>19 E. Magnolia</u>	<u>671 N. Western</u>	<u>322 Daly</u>	
Terms of Sale		<u>Cash</u>	<u>Cash</u>	<u>Cash</u>	
Rental Income Actual					
Rental Income Estimated		<u>40.00</u>	<u>40.00</u>	<u>35.00</u>	
Gross Monthly Multiplier					
Sale Price		<u>4,100.00</u>	<u>4,000.00</u>	<u>4,000.00</u>	
Special Assmts., Time, Improvements					
Present Worth		<u>4,100.00</u>	<u>4,000.00</u>	<u>4,000.00</u>	
Less Estimated Lot Value,		<u>1,200.00</u>	<u>1,200.00</u>	<u>800.00</u>	
Garage, Porch, Fireplace, Etc.		<u>200.00</u>	<u>200.00</u>	<u>150.00</u>	
Net Sale Price Bldg. Only		<u>2,700.00</u>	<u>2,600.00</u>	<u>3,050.00</u>	
Lot Size		<u>40 X 123</u>	<u>41.2 X 108</u>	<u>20 X 116.61</u>	
Age		<u>Old</u>	<u>Old</u>	<u>81 yrs.</u>	
CF or SF Content	Unit Cost New				
Unit Cost Depr.	% Depr.				
Adjustment Items	Descriptive Items Subject Property	Adjustment Plus Minus	Adjustment Plus Minus	Adjustment Plus Minus	Adjustment Plus Minus
Bldg. Size	<u>859 sq. ft.</u>		<u>300</u>		<u>200</u>
Age—Condition	<u>Old — average</u>				<u>350</u>
Lot Value	<u>400</u>	<u>800</u>		<u>800</u>	
Landscaping				<u>400</u>	
Garage	<u>100</u>				<u>50</u>
Porches	<u>200</u>			<u>100</u>	
Fireplace					
Basement Impr.					
Attic Impr.					
Carpeting					
Bldg. & Bath Extras	<u>Space heat</u>	<u>500</u>		<u>500</u>	
Painting Extras					
Total Adjustment Net Adjustment		<u>+ 1,000</u>	<u>- 1,100</u>	<u>- 100</u>	
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.		<u>4,100</u>	<u>4,000</u>	<u>4,000</u>	
Present Worth of Comparables Adjusted to Subject.		<u>5,200</u>	<u>5,100</u>	<u>3,900</u>	

Final Estimate By Correlation ..... \$ 3,600

Date \_\_\_\_\_



STATE OF MINNESOTA

DIVISION OF LANDS AND RIGHT OF WAY  
PHOTOGRAPHIC MOUNTINGS  
COMPARABLES

DEPARTMENT OF HIGHWAYS

S. P. Project 1-A

COUNTY Ramsey

PARCEL 151

FEE OWNER Joseph Maus-Joseph Schneider

PROPERTY ADDRESS 113 Minnetonka St.

LEGAL: Lots 23, 24, Block 3, Pottgiesens Subdivision of Lots 5 to 16 inclusive all of  
Weide and Darrison's Garden Lots. **19 East Magnolia**LISTING BROKER Sun Realty Co. SALESMAN Brandon PHONE RES SP 7-6647 BUS MU 9-5314  
OWNER'S NAME Mr. J. J. Godfrey TYPE OF BLDG Bungalow

Basement	1st Floor	2nd Floor	3rd Floor
Full 3/4 Beam: steel wood x	L.R. 10 x 17.4	L.R. x	B.R. x
Hear: Fireplace	Fireplace	Fireplace	Bath
gravity fur. roller	D.R. 10 x 11	D.R. x	Year Built Old
h. water oil	D. Space x	D. Space x	Exterior Asbestos
f. air 3 yrs old gas x	Kitch. 10.4 x 13.6	Kitch. x	Cond. Fair
annual fuel cost	nook cabinets x pantry	nook cabinets x pantry	Taxes 70.61 N.H.S. H.S. x
Water heater: fan disposal d. water	fan disposal d. water	fan disposal d. water	Assessments
gal. side arm	Trim Painted	Trim	Bldg. IRREGULAR
gal. auto elec	Bath full Tile shr. 1/2 x	Bath full Tile shr. 1/2 x	Lot 123
30 gal. auto gas x	Den/S. Rm. x	Den/S. Rm. x	alley x driveway
Incinerator	B.R. 7 x 9.2	B.R. x	Floors—1st hrdw. x soft
Laundry tubs Toilet	B.R. x	B.R. x	Floors—2nd hrdw. x soft
220 wiring Shower x	B.R. x	B.R. x	Sewer x City Wtr. x
Pump	B.R. x	B.R. x	S. Tank Well
Rec. room x	Porch 4 x 10 Scr x Gl. x	B.R. x	Gar. Shed x
Instr. Walls Cell. W. Strip	condition POOR	condition	Att. Det. or. det.
Roof: comp. x wood slate	carp. drapes	carp. drapes	
1st fl. occ. by Owner	phone	Lease Exp. near	due
2nd fl. occ. by	phone	Lease Exp. near	due
Schools: Public grade Whittier	high Washington	parochial St. Bernards	
Church St. Bernards		Present Mgr. None	
Tramp 1 block		Mgr. Commut.	
Reason for selling Moving in with son		Will consider trade No	Possession IMMEDIATE
Remarks			

LEGAL: Lot 58, Johnston's Subdivision of Block 1, Stinson's Division of the NW 1/4,  
Section 36, Township 29. **671 N. Western**

LISTING BROKER All-State Properties SALESMAN LOMK PHONE RES MI 8-1823 BUS CA 4-7587

OWNER'S NAME Mrs. Theresa M. Perfect TYPE OF BLDG Bungalow

Basement	1st Floor	2nd Floor	3rd Floor
Full 1/3 Beam: steel wood	L.R. 15 x 11	L.R. x	B.R. x
Hear: Space	Fireplace	Fireplace	Bath
gravity fur. roller	D.R. x	D.R. x	Year Built Old
h. water oil	D. Space x	D. Space x	Exterior Asp. Shingles
f. air gas x	Kitch. 14 x 12	Kitch. x	Cond. Good
annual fuel cost	nook cabinets x pantry	nook cabinets x pantry	Taxes 51.42 N.H.S. H.S. x
Water heater: fan disposal d. water	fan disposal d. water	fan disposal d. water	Assessments
gal. side arm	Trim Painted	Trim	Bldg. 16.6 x 38
gal. auto elec	Bath full Tile shr. 1/2 x	Bath full Tile shr. 1/2 x	Lot 122
30 gal. auto gas x	Den/S. Rm. 4 x 9.6	Den/S. Rm. x	alley x driveway
Incinerator	B.R. 7.6 x 10.4	B.R. x	Floors—1st hrdw. Lino soft x
Laundry tubs Toilet	B.R. Utility 9 x 9	B.R. x	Floors—2nd hrdw. soft
220 wiring Shower	B.R. x	B.R. x	Sewer x City Wtr. x
Pump	B.R. x	B.R. x	S. Tank Well
Rec. room x	Porch 13.6 x 5.9 Scr. x Gl. x	B.R. x	Gar. Shed x 1 Car
Instr. Walls Cell. W. Strip	condition Very good	condition	Att. Det. or. det.
Roof: comp. x wood slate	carp. drapes	carp. drapes	
1st fl. occ. by Owner	phone	Lease Exp. near	due
2nd fl. occ. by	phone	Lease Exp. near	due
Schools: Public grade Jackson - 3	high Mechanic Arts	parochial St. Agnes - St. Vincents	
Church Close		Present Mgr. None	
Tramp 2 blocks		Mgr. Commut. Ordered	
Reason for selling Widow - moving to apartment		Will consider trade No	Possession 30 after closing
Remarks 3 large closets - bunk beds built in den off living room.			

LEGAL: North 1/2 of Lot 21, Block 1, Dawson & Smith's Subdivision of Block 11, Stinson,  
Brown and Ramsey Addition. **322 Daly**

LISTING BROKER Emil H. Nelson, Inc. SALESMAN Jerry PHONE RES MI 8-5173 BUS CA 4-5331

OWNER'S NAME Miss Gunhild Botnen TYPE OF BLDG 1 Story

Basement	1st Floor	2nd Floor	3rd Floor
Full x Beam: steel wood	L.R. 12 x 14	L.R. x	B.R. x
Hear: Stone	Fireplace	Fireplace	Bath
gravity fur. roller	D.R. x	D.R. x	Year Built 1880
h. water oil	D. Space x	D. Space x	Exterior FOLLOW
f. air gas	Kitch. 12 x 14.5	Kitch. x	Cond. Very good
annual fuel cost	nook cabinets x pantry	nook cabinets x pantry	Taxes 40.00 N.H.S. x H.S.
Water heater: fan disposal d. water	fan disposal d. water	fan disposal d. water	Assessments
gal. side arm	Trim	Trim	Bldg. 15 x 40
gal. auto elec	Bath full Tile shr. 1/2 x	Bath full Tile shr. 1/2 x	Lot 20 x 116.61
30 gal. auto gas x	Den/S. Rm. x	Den/S. Rm. x	alley x driveway
Incinerator	B.R. 12 x 13.8	B.R. x	Floors—1st hrdw. soft x
Laundry tubs Toilet	B.R. x	B.R. x	Floors—2nd hrdw. soft
220 wiring Shower	B.R. x	B.R. x	Sewer x City Wtr. x
Pump	B.R. x	B.R. x	S. Tank Well
Rec. room x	Porch Scr. Gl.	B.R. x	Gar. Tool Shed x
Instr. Walls Cell. W. Strip	condition Very good	condition	Att. Det. or. det.
Roof: comp. x wood slate	carp. drapes	carp. drapes	
1st fl. occ. by	phone	Lease Exp. near	due
2nd fl. occ. by	phone	Lease Exp. near	due
Schools: Public grade	high	parochial	
Church All close		Present Mgr.	
Tramp		Mgr. Commut.	
Reason for selling		Will consider trade	Possession 15 days
Remarks			



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 1-A

COUNTY

RamseyPARCEL 151

FEE OWNER

Joseph Maus

Property Address

113 Minnetonka

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.	Tracy to Larson Lot 10, Blk. 66, West St. Paul Proper. \$800 October, 1957	50	100	5000	\$16	16¢		\$12		
2.	Markoe to Remackle Lots 1 & 20 Blk. 4 2nd Addition to Brooklynd \$1000 May, 1957	80	125	10,000	\$12.50	10¢		\$11		
3.	Markoe to Remackle Lots 18 & 19, Blk. 4 2nd Addition to Brooklynd	80	125	10,000	\$12.50	10¢		\$11		
4.	Goldstein to Kaplan W. 25 ft. of Lot 3, & all of Lot 1 & 2, Blk. 19, & Lot 1 & 2, Blk. 14, Basil & Roberts Addition \$4,000 December, 1956	225	119	26,775	\$17.77	15¢		\$14		

 ESTIMATEC VALUE OF LAND IN SUBJECT PROPERTY  
 ON BASIS OF COMPARABLE MARKET DATA:
36
 front feet  
~~square feet~~  
~~acres~~

at

\$11.00

=

\$

400

Reviewed by

Data by:

John J. Jensen

Right of Way Agent

Date

11/15/61

Parcel No.



25003

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

S. P. No. Project 1-A County Ramsey RECORD OF TRANSFERS

PAR.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	INDICATED AMOUNT
151	<del>Leonard &amp; Marcella Batton to</del>	<del>Joseph Hans</del>	<del>4-1-55</del>	<del>1363590</del>	<del>Deed</del>	<del>1480/133</del>		2.75	\$2500
	<del>Joseph &amp; Josephine A. Hans to</del>	(und. $\frac{1}{2}$ int.) <del>Susie L. Nelson</del>	<del>9-19-55</del>	<del>1380696</del>		<del>1499/405</del>		No Rev.	

## (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.

*J. Stevens*  
Appraiser or Right of Way Agent

*11/15/61*  
Date