



Collection Information:

Folder: Parcel No. 164. 315 Texas Street.

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

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

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AN APPRAISAL REPORT

of

315 Texas Street
(Castelio)

Project Area 1-A
Parcel No. 164

by

JAMES C. HUSPEK
708 Commerce Building
Saint Paul, Minnesota

Area 1-A

Parcel No. 164

Felix C. Castelio
Address: 315 Texas Street

SALIENT FACTS AND CONCLUSIONS

Market Value Estimate \$3,000.00

Assessors Full and true value:

Land	275.00
Buildings	1,000.00

Legal Description SW'ly 35 feet of Lot 3, Blk 2, Dunwell & Spencer's Addn. to Brooklynd

Lot Size: 35 x 144 Zoning: "B" Residential

Cubical Content 13,600 cu. ft. Age: Old

DESCRIPTION OF IMPROVEMENTS

Subject property is a 5 room, 1 story frame building with asphalt exterior covering, small glazed front porch, there being 5 rooms and old fashioned bath, plastered walls, softwood floors in poor condition, enameled woodwork. Decorating very poor. No closets, no cabinets, linoleum in kitchen poor. Stove heat, no hot water.

Full basement, concrete block walls, wood floor. No laundry tubs or floor drain.

Metal and frame shed type garage on rear of lot.

Lot is level with street grade. Property is serviced with city water and sewer. Street is graded, not surfaced, only oiled. 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 27, 1961 is:

Three Thousand Dollars

James C. Murphy

S. P. Project Area 1-A COUNTY Ramsey PARCEL 164

FEE OWNER Felix C. Castelio - Fee Property Address 315 Texas Street, St. Paul, Minn.
Moses Chase

Legal Description (entire tract) SW 1/4 35 feet of Lot 3, Blk 2, Dunwell & Spencer's Addn to Brooklynd

Present use Dwelling Zoning B Residence Best use Dwelling
Size: Frontage 35 Depth 144 Area 5040 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

Full and true valuation, 19 60 Land 275. Bldgs. 1000. Total 1275. Taxes 19 60 \$ 64.28
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. Kuepfel

Date 11/27/61 Right of Way Agent

Revenue Stamps _____ Indicated Purchase Price \$ _____

Date Acquired _____ CONFIRMED PURCHASE PRICE \$ _____

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:
35 f.f. at \$ 15. for 144 ft. depth \$ 525.00
_____ sq. ft. at \$ _____
_____ at \$ _____

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

13600 ~~sq. ft.~~ cu. ft. x 50¢ = \$ 6800.00

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

Total Replacement Cost \$ _____

Depreciation all sources 65%
Less Total Depreciation 4420.00

Total Present Value \$ 2380.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ 100.00

Plus Land Value from above \$ 525.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
Rounded to \$ 3000.00 BY COST APPROACH \$ 3005.00

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. 1-A COUNTY Ramsey PARCEL No. 164

FEE OWNER Felix C. Castelio PROPERTY ADDRESS 315 Texas Street

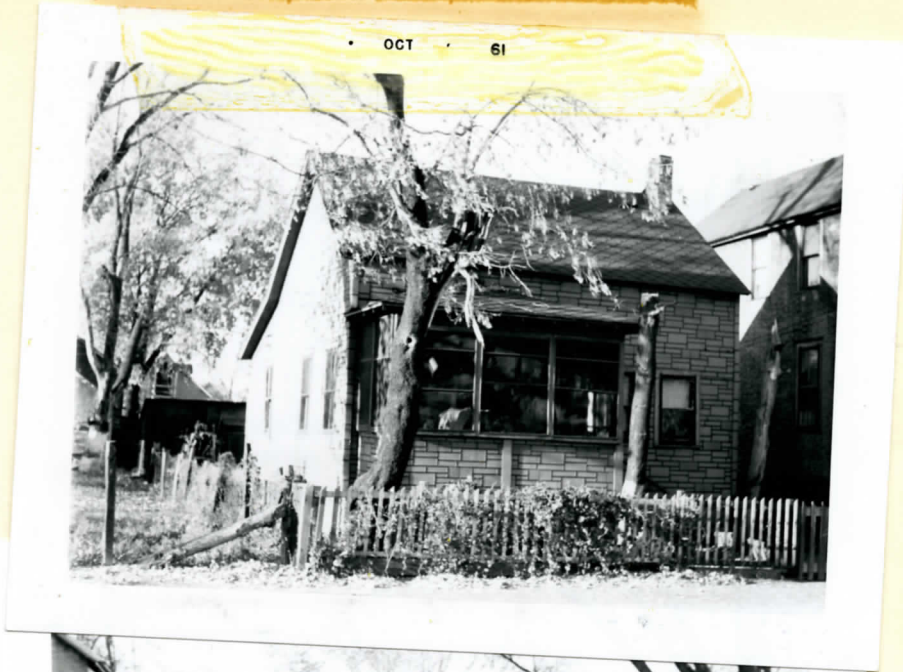


Photo No.

Descr

Subject

- 1. Subject property - front view
- 2. Subject property - rear view
- 3. Subject property - view of shed in rear
- 4. _____

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

Date of Photo: 11-61

By:

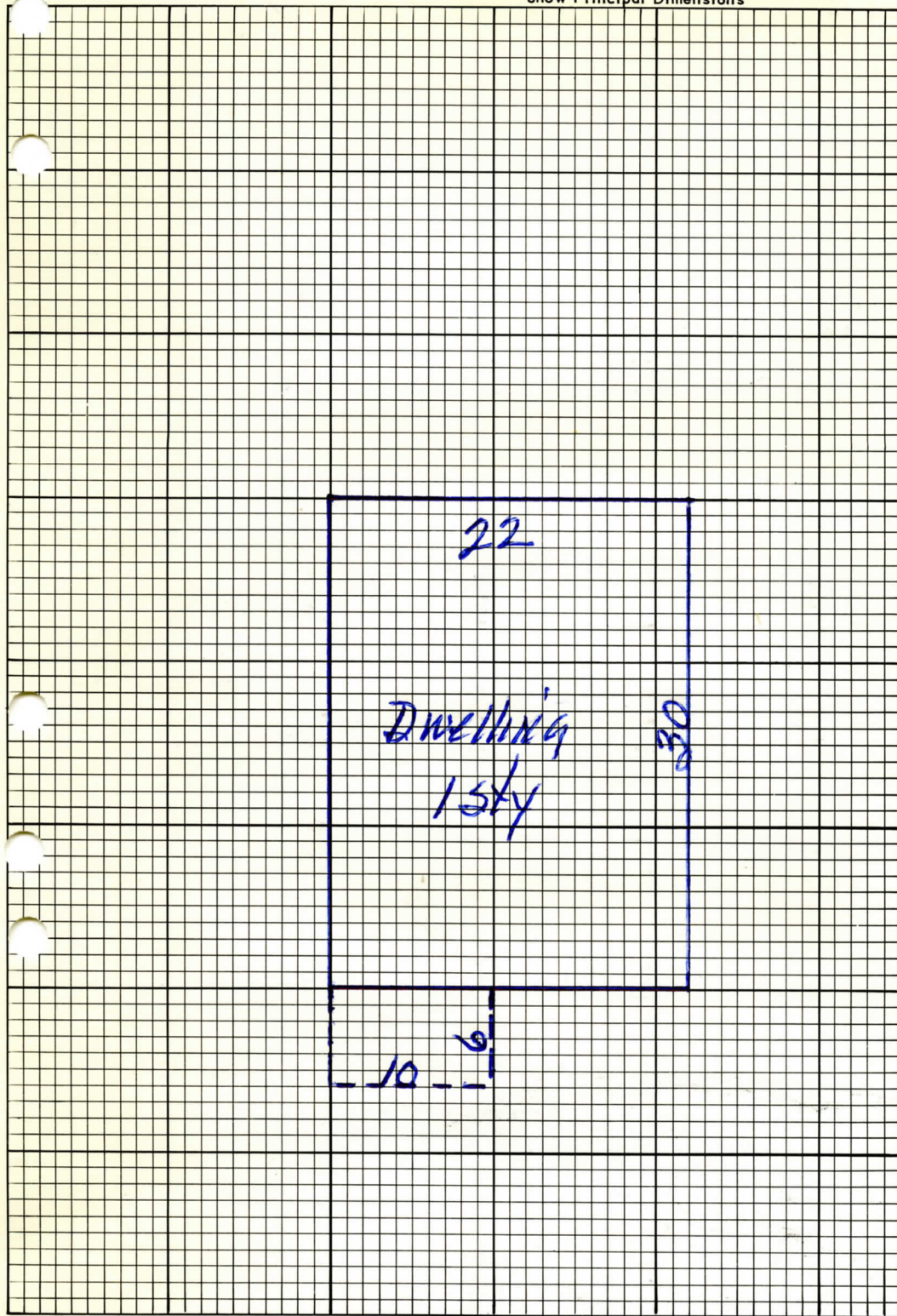
James C. Duffell
Right of Way Agent

S. P. Project Area 1-A COUNTY Ramsey PARCEL 164

FEE OWNER Felix C. Castelio - Fee Moses Chase PROPERTY ADDRESS 315 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.

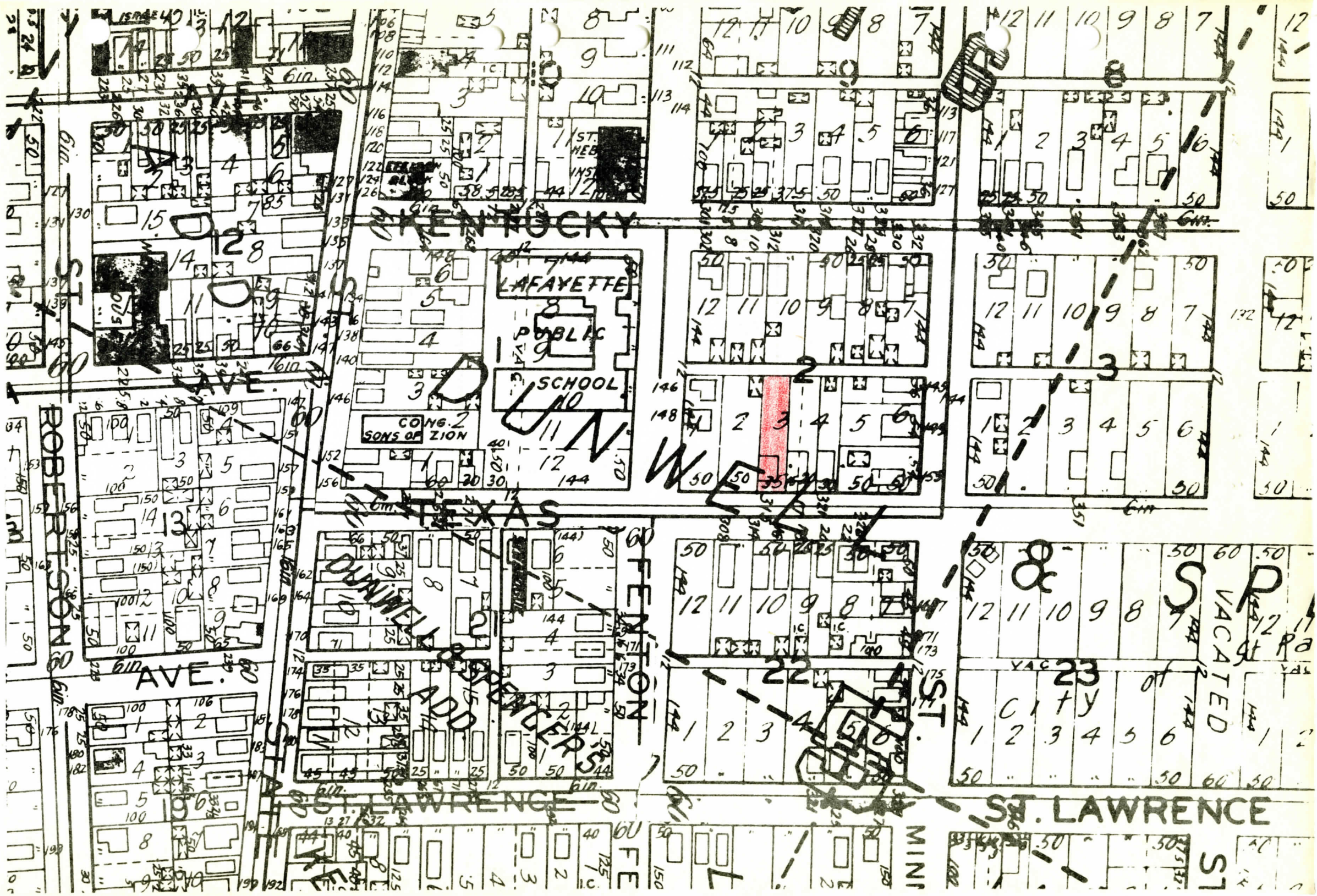
MISCELLANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition	Size	Area
Garage - detached						x	
Garage - attached						x	
Barn						x	
Hog house						x	
Chicken house						x	
Granary						x	
Machine shed						x	

SKETCH AND EXAMINATION BY

James C. Karpel
RIGHT OF WAY AGENT

11/29/61
DATE

PARCEL NO. 164



KENTUCKY

LAFAYETTE
PUBLIC
SCHOOL

CONG. 2
SONS OF ZION

TEXAS

DANIEL
W. ADD
ST. PAUL

DEFINITION

VACATED
CITY

ST. LAWRENCE

ROBERTSON

AVE.

W

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

S. P. Project Area 1-A County Ramsey Parcel No. 164

Fee Owner Felix C. Castelio Property Address 315 Texas

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale		<u>6-13-61</u>		<u>1-23-61</u>		<u>8-26-59</u>			
Address		<u>9 Douglas</u>		<u>671 N. Western</u>		<u>886 Armstrong</u>			
Terms of Sale		<u>cash</u>		<u>cash</u>		<u>\$1000 dn.</u>			
Rental Income Actual									
Rental Income Estimated		<u>35</u>		<u>50</u>		<u>50</u>			
Gross Monthly Multiplier		<u>86</u>		<u>80</u>		<u>110</u>			
Sale Price		<u>3000</u>		<u>4000</u>		<u>5500</u>			
Special Assmts., Time, Improvements									
Present Worth									
Less Estimated Lot Value, Garage, Porch, Fireplace, Etc.		<u>400</u>		<u>1500</u>		<u>2000</u>			
Net Sale Price Bldg. Only		<u>2600</u>		<u>2400</u>		<u>3400</u>			
Lot Size		<u>47.5x48.5</u>		<u>41.2x108</u>		<u>40x120</u>			
Age		<u>1890</u>		<u>1874</u>		<u>1885</u>			
CF or SF Content	Unit Cost New	<u>13600</u>	<u>.50</u>	<u>14080</u>	<u>.50</u>	<u>10659</u>	<u>.50</u>	<u>10740</u>	<u>.50</u>
Unit Cost Depr.	% Depr.	<u>.17½</u>	<u>65</u>	<u>.18</u>	<u>63</u>	<u>.22½</u>	<u>55</u>	<u>.32</u>	<u>37</u>
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size				<u>300</u>					
Age—Condition	<u>old</u>		<u>250</u>		<u>500</u>		<u>1000</u>		
Lot Value	<u>525</u>	<u>125</u>			<u>975</u>		<u>1475</u>		
Landscaping									
Garage					<u>50</u>				
Porches									
Fireplace									
Basement Impr.		<u>500</u>		<u>300</u>		<u>500</u>			
Attic Impr.									
Carpeting									
Pbkg. & Bath Extras			<u>300</u>		<u>300</u>		<u>300</u>		
Heating Extras			<u>200</u>						
		<u>625</u>	<u>750</u>	<u>800</u>	<u>1825</u>	<u>500</u>	<u>2775</u>		
Total Adjustment									
Net Adjustment			<u>125</u>		<u>1025</u>		<u>2275</u>		
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.									
Present Worth of Comparables Adjusted to Subject.		<u>2850</u>		<u>2975</u>		<u>3225</u>			

Estimate of Value By Cost Approach:

Repr. Cost: 13600 × 50 = \$ 6800
 Less Depreciation: 65 % 4420
 Deprec. Reprod. Cost = \$ 2380
 Land Value 35 f.f. at \$15 = 525
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 100
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 3005

Estimate of Value By Comparison: \$ 3000

Estimate Based on Rental Income:

Monthly Rent × GMM
35 × 85 = \$ 2975
 or By Capitalization of Net Income on Form 2554
 Estimate By Cost Approach \$ 3005
 Final Estimate By Correlation \$ 3000

Appraisal By:

Reviewed By:

James C. Kumpf

Date 11-27-61

Parcel No. 164

S. P. 1-A COUNTY Ramsey PARCEL No. 164

FEE OWNER Felix C. Castelio PROPERTY ADDRESS 315 Texas



Photo No.	Description of Subject
1.	<u>Comp. No. 1 - 9 Douglas</u>
2.	<u>Comp. No. 2 - 671 N. Western</u>
3.	<u>Comp. No. 3 - 886 Armstrong</u>
4.	_____

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

Date of Photo: 11-61

By: James C. Hunsfeld
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. 164
FEE OWNER Felix C. Castello PROPERTY ADDRESS 315 Texas

LISTING BROKER E. S. Fiesel & Son SALESMAN E. S. Fiesel PHONE RES. MI 6-5002 BUS GA 4-2322
OWNER'S NAME Mark L. Pike, Estate **9 DOUGLAS** TYPE OF BLDG. Bungalow
Full Basement
Heat: Brass: steel wood L.R. 12 x 11.10 1st Floor
2nd Floor
Fireplace x
B.R. x
Bath x
Year Built 1890
Exterior J. M. Siding
Cond. Fair
Taxes 140.28 N.H.S. x M.S.
Assessments
Bids. 40 x 22.4
Lot 47.3 x 48.3
alley x slide driveway
floors—1st hwd. x soft
floors—2nd hwd. x soft
Sewer x City W. x
S. Tank Well
Gar.
An. Det. or dr.
Incinerator x
Laundry tub Toilet
220 wiring 110 Shower
Pump
Rec. room
Insul. Walls Cell. W. Strip
Roof: comp. x wood sh. carp. drapes
1st fl. occ. by Richard Weider
2nd fl. occ. by
Schools: Public grade Hammond
Churches: All high Monroe
Tranap.
Reason for selling Estate Present Mgt. None
Mgt. Commit. Will order
Remarks Taxes are \$109.86 - sidewalk assessment \$30.42 NRS - show Saturday, Sunday, Tuesday or Wednesday after 5:00 P. M. Possession 15 after closing

Section 36, Township 29.
671 N. WESTERN
LISTING BROKER All-State Properties SALESMAN Loak PHONE RES. MI 8-1823 BUS GA 4-7587
OWNER'S NAME Mrs. Theresa H. Parfack TYPE OF BLDG. Bungalow
Full 1/3 Basement: steel wood
Heat: Space L.R. 15 x 11 1st Floor
2nd Floor
Fireplace x
B.R. x
Bath x
Year Built Old
Exterior Asp. Shingles
Cond. Good
Taxes 51.42 N.H.S. M.S. x
Assessments
Bids. 16.6 x 18
Lot 41.2 x 108
alley x driveway
floors—1st hwd. Line soft x
floors—2nd hwd. soft
Sewer x City W. x
S. Tank Well
Gar. Shed x 1 Car
An. Det. or dr.
Incinerator x
Laundry tub Toilet
220 wiring Shower
Pump
Rec. room
Insul. Walls Cell. W. Strip
Roof: comp. x wood sh. carp. drapes
1st fl. occ. by Owner
2nd fl. occ. by
Schools: Public grade Jackson - 3
Churches: Class High Mechanic Arts
Tranap. 2 blocks Present Mgt. None
Mgt. Commit. Ordered
Reason for selling Widow - moving to apartment Will consider trade No
Remarks 3 large closets - bunk beds built in den off living room. Possession 30 after closing

886 ARMSTRONG
LISTING BROKER James Huapak and Son SALESMAN Devlin PHONE RES. MI 8-8516 BUS GA 2-8566
OWNER'S NAME Camilla E. Devlin TYPE OF BLDG. S.F.D.
Full 1/4 Basement: steel wood
Heat: Stove L.R. 11.3 x 11 1st Floor
2nd Floor
Fireplace x
B.R. x
Bath x
Year Built Reprod. 1922
Exterior Stucco
Cond. Fair
Taxes 26.85 N.H.S. x M.S.
Assessments
Bids. 20 x 4.3
Lot 40 x 120
alley x driveway
floors—1st hwd. x soft
floors—2nd hwd. x soft
Sewer x City W. x
S. Tank Well
Gar. 18 x 11
An. Det. or dr.
Incinerator x
Laundry tub Toilet
220 wiring Shower
Pump
Rec. room
Insul. Walls Cell. W. Strip
Roof: comp. x wood sh. carp. drapes
1st fl. occ. by Stodola
2nd fl. occ. by
Schools: Public grade
Churches:
Tranap.
Reason for selling
Remarks
Present Mgt. None
Mgt. Commit. None
Will consider trade
Possession 7 - 1 - 59

Photo No. Description of Subject n of Subject

1. Comp. No. 1 - 9 Douglas 5.

2. Comp. No. 2 - 671 N. Western 6.

3. Comp. No. 3 - 886 Armstrong 7.

4. _____ 8.

Date of Photo: 11-61 By: James C. Fiesel
Right of Way Agent

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 164

FREE OWNER Felix C. Castello - Fee Moses Chas. property Address 315 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¢		10.00		
2.	Markoe to Remackel St. Lawrence & Missouri Lots 18 & 19, Blk 14, 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 \$1,000.00	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 - \$4,000.00	225	119	26775	17.75	.22¢		15.00		
5.	State of Minnesota-Rossini Constans, corner of Fenton Lots 15 thru 20, Block 1, Kettering & Constans Add. Jan. 1957 \$660	240	125	30000	2.75	.022¢		15.00		

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
~~35~~ ~~at~~ ~~15.00~~ = \$ 525.00
 at 15.00 = \$ 525.00

Data by:

Felix C. Castello
 Right of Way Agent

11/24/57
 Date

Parcel No. 164

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
164		Moses Chase	7-8-07						

(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 11-27-61

(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. Huspel _____ Date 11/29/61
Appraiser or Right of Way Agent