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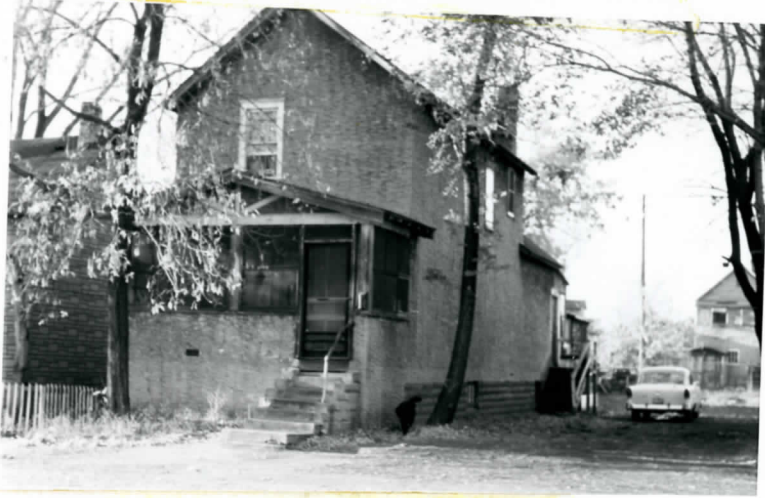
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S. P. 1-A COUNTY Ramsey PARCEL 165
FEE OWNER Paul & Helen Turner PROPERTY ADDRESS 317 Texas

• NOV • 61



• NOV • 61



• NOV • 61



Photo No.

I _____ Subject

Photo No.

Description of Subject

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

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

Date of Photo: 11-61

By:

Paul & Helen Turner
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. 165
FEE OWNER Paul & Helen Turner PROPERTY ADDRESS 317 Texas Street

LEGAL: Lot 4, Adam's Addition.

226 E. BELVIDERE

LISTING BROKER Wm. H. Muske Co. SALESMAN LAUER PHONE: RES BUS CA 4-4779
OWNER'S NAME E. J. and Gertrude LeMay TYPE OF BLDG 1 1/2 Story

Room	1st Floor	2nd Floor	3rd Floor
Full X Room: steel wood X	L.R. 13.3 x 12.6	L.R. x	B.R. x
Heat:	Plumbers	Plumbers	Bath
gravity fur.	D.R. 12.6 x 9	D.R. x	Year Built 1910
h. water	D. Spout x	D. Spout x	Exterior State Siding
f. air X	Kitch. 10 x 11.6	Kitch. x	Cond. Good
annual fuel cost	stove cabinets pantry	stove cabinets pantry	Taxes 65.10 N.H.S. M.S.
Water heater:	fan disposal d. wdr.	fan disposal d. wdr.	Assessments
gal. side arm	Trim	Trim	Bids 36 x 19
gal. main elec.			
30 gal. auto. gas	Bath full Tile shr. 1/2	Bath full x Tile shr. x 1/2	Lot 40 x 141
Incinerator	Den/S.R. 7.11 x 12.4	Den/S. Rm. x	alley driveway x
Laundry tubs X Toilet	B.R. x	B.R. 13.6 x 12.6	floors-1st hdwd. x soft
220 wiring	B.R. x	B.R. 11.6 x 11	floors-2nd hdwd. soft x
Pump	B.R. x	B.R. x	Sewer x City Wtr. x
Bat. room	Porch 16 X 5 Scr. Gl.	B.R. x	S. Tank Well
Hand. Walls X Cell. X W. Strip	condition Good	condition	Gar. 21 x 18
Hand: comp. X wood stair	corp. drapes	corp. drapes	Att. Det. x ov. det. x
1st fl. occ. by	phone	Lease Exp. rent	
2nd fl. occ. by	phone	Lease Exp. rent	
Schools: Public grade Riverview - 1 1/2 b. high		Lease Exp. rent	
Church: St. Michael		Lease Exp. rent	
Tramp: Oakdale - 1/2 block		Lease Exp. rent	
Reason for selling		Lease Exp. rent	
Remarks		Lease Exp. rent	

LEGAL: Lot 10, Block 2, Blocks 1, 2 and 3 of Prospect Plateau.

213 E. ROBIE

LISTING BROKER James Murphy & Sons SALESMAN MCN PHONE: RES MI 8-6217 BUS CA 2-8566
OWNER'S NAME Jessie M. and L. E. Thompson TYPE OF BLDG SFR

Room	1st Floor	2nd Floor	3rd Floor
Full 2/3 Room: steel wood X	L.R. 12 x 14 1/2	L.R. x	B.R. x
Heat:	Plumbers	Plumbers	Bath
gravity fur.	D.R. 14 x 14 1/2	D.R. x	Year Built 1886
h. water X	D. Spout x	D. Spout x	Roofing Asbestos Shingles
f. air	Kitch. 12 1/2 x 13	Kitch. x	Cond. Fair
annual fuel cost	stove cabinets pantry x	stove cabinets pantry	Taxes 116.30 N.H.S. M.S.
Water heater:	fan disposal d. wdr.	fan disposal d. wdr.	Assessments
gal. side arm	Trim Stain & Enamel	Trim Enamelled	Bids 18REGULAR
gal. main elec.			
30 gal. auto. gas	Bath full Tile shr. 1/2	Bath full x Tile shr. 1/2	Lot 40 x 126.5
Incinerator	Den/S. Rm. x	Den/S. Rm. x	alley x driveway
Laundry tubs Toilet	B.R. 9 x 14	B.R. 9 x 14 1/2	floors-1st hdwd. x soft
220 wiring	B.R. x	B.R. 10 x 13 1/2	floors-2nd hdwd. x soft
Pump	B.R. x	B.R. x	Sewer x City Wtr. x
Bat. room	Porch 5 1/2 x 10 Scr. x Gl.	B.R. x	S. Tank Well
Hand. Walls Cell. W. Strip	condition Fair	condition Fair	Gar. 18 x 18
Hand: comp. X wood stair	corp. drapes	corp. drapes	Att. Det. x ov. det. x
1st fl. occ. by	phone CA 2-5452	Lease Exp. rent	
2nd fl. occ. by	phone	Lease Exp. rent	
Schools: Public grade Woodrich	high Humboldt	Lease Exp. rent	
Church:		Lease Exp. rent	
Tramp: 1 block		Lease Exp. rent	
Reason for selling		Lease Exp. rent	
Remarks		Lease Exp. rent	

LEGAL: West 2/3 of Lot 3, Block 8, Eiffel & Bernheimer & Arnolds Addition.

336 FULLER

LISTING BROKER Young Realty, Inc. SALESMAN YOUNG PHONE: RES PR 6-2678 BUS PR 1-5538
OWNER'S NAME Francis E. Young TYPE OF BLDG Frame SFR *

Room	1st Floor	2nd Floor	3rd Floor
Full Room: steel wood X	L.R. 14 x 16	L.R. x	B.R. x
Heat:	Plumbers	Plumbers	Bath
gravity fur.	D.R. 11 x 12	D.R. x	Year Built 1886
h. water X	D. Spout x	D. Spout x	Exterior Asp. Shingles
f. air	Kitch. 14 x 14	Kitch. x	Cond. Good
annual fuel cost \$140.00	stove cabinets x pantry x	stove cabinets pantry	Taxes 29.16 N.H.S. M.S.
Water heater:	fan disposal d. wdr.	fan disposal d. wdr.	Assessments
gal. side arm	Trim Painted Oak	Trim Painted Birch	Bids 24 x 46
gal. main elec.			
40 gal. auto. gas	Bath full Tile shr. 1/2	Bath full x Tile shr. 1/2	Lot 33-1/3 x 124.25
Incinerator	Den/S. Rm. x	Den/S. Rm. x	alley x driveway
Laundry tubs X Toilet	B.R. 11 x 12	B.R. 15 x 16	floors-1st hdwd. x soft
220 wiring	B.R. x	B.R. 10 x 10	floors-2nd hdwd. x soft
Pump	B.R. x	B.R. 10 x 12	Sewer x City Wtr. x
Bat. room	Porch Back Scr. x Gl.	B.R. 10 x 11	S. Tank Well
Hand. Walls X Cell. X W. Strip	condition Good	condition Good	Gar. 14 x 18
Hand: comp. X wood stair	corp. drapes	corp. drapes	Att. Det. x ov. det. x
1st fl. occ. by	phone	Lease Exp. rent	
2nd fl. occ. by	phone	Lease Exp. rent	
Schools: Public grade	high Mechanics Art	Lease Exp. rent	
Church:		Lease Exp. rent	
Tramp: University Avenue - 2 blocks		Lease Exp. rent	
Reason for selling	Trade	Lease Exp. rent	
Remarks	Could be used as four rooms for owner down and 2-2 room apartments up - gas in for 2 kitchenette apartments - also water.	Lease Exp. rent	

Photo No. Description of Subject
 1. Comp. No. 1 - 226 E. Belvidere
 2. Comp. No. 2 - 213 E. Robie
 3. Comp. No. 3 - 336 Fuller
 4. _____
 Date of Photo: 11-61

Photo No. Description of Subject
 5. _____
 6. _____
 7. _____
 8. _____
 By: [Signature]
 Right of Way Agent

Project Area 1-A
Parcel No. 165
317 Texas Street

Owner: Paul & Helen Turner
Legal: NE'ly 15 feet of Lot 3 and SW'ly 20 feet of Lot 4, Block 2, Dunwell & Spencer's Addn to Brooklynd
Lot Size: 35 x 144 feet
Zoning: "B" Residential
Built: Old
Assessor's Value: Land 275 - Building 1050 - Total 1,325.

This is a two story stucco dwelling with asphalt roof, screen front porch, good storms and screens. Dirt street oiled, no sidewalk or curb. All other improvements are in the street and connected to the property.

First floor has maple floors, painted trim, plaster walls and ceilings, good kitchen with cabinets, cabinet sink, good linoleum, glazed rear porch.

Second floor has 3 bedrooms and old type bath off hall, soft wood trim painted and varnished maple floors.

Full basement, concrete blocks, dirt floor, hot water gas heat, 30 gallon gas water heater, wood posts and beam, inside stairway. No tubs or drain, large poor frame shed in rear.

Cost Approach:

15,936 cubic feet @ .65¢ per cu. ft. -	10,358.00	
Physical Depreciation 45%		
Economic Depreciation 10%		5,697.00
Depreciated Value of Dwelling		<u>4,641.00</u> - 4661
Land 35 x 144		525.00
Indicated Value by Cost Approach		<u>5,166.00</u>

This is a total taking. Based on the Cost Approach and the Comparable Sales Approach it is your appraisers opinion that the total damages are;

Land	525.00
Improvements	4,675.00
Total	<u>5,200.00</u>

"FIVE THOUSAND TWO HUNDRED DOLLARS"

(\$5,200.00)

Ray H. Turner
11/29/41

URBAN PROPERTY

S. P. Project Area 1-A COUNTY Ramsey PARCEL 165

FEE OWNER Paul & Helen Turner Property Address 317 Texas Street, St. Paul, Minn.

Legal Description (entire tract) NE'ly 15 ft. Lot 3 & SW'ly 20 ft. of Lot 4, Blk 2, Dunwell & Spencer's Addn to Brooklynd

Present use Residence Zoning "B" Residential Best use Present
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 Dirt - Oiled Curb and gutter No Sidewalk No

Full and true valuation, 19 60 Land 275 Bldgs. 1050 Total 1325 Taxes 19 60 \$ 66.68
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 [Signature]
Date 4/29/68 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 \$ 15.00 for 144 ft. depth \$ 525.00
5040 sq. ft. at \$ _____
at \$ _____

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

15,936 ~~sq. ft.~~ cu. ft. x .65¢ = \$ 10,358.00

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

Physical Dep. 45% Total Replacement Cost \$ 10,358.00

Economic Dep. 10% Less Total Depreciation 5,697.00

Total 55% Total Present Value \$ 4,641.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ _____

Plus Land Value from above \$ 525.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY \$ 5,166.00

SAY 5,200.00 BY COST APPROACH \$ 5,166.00

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				

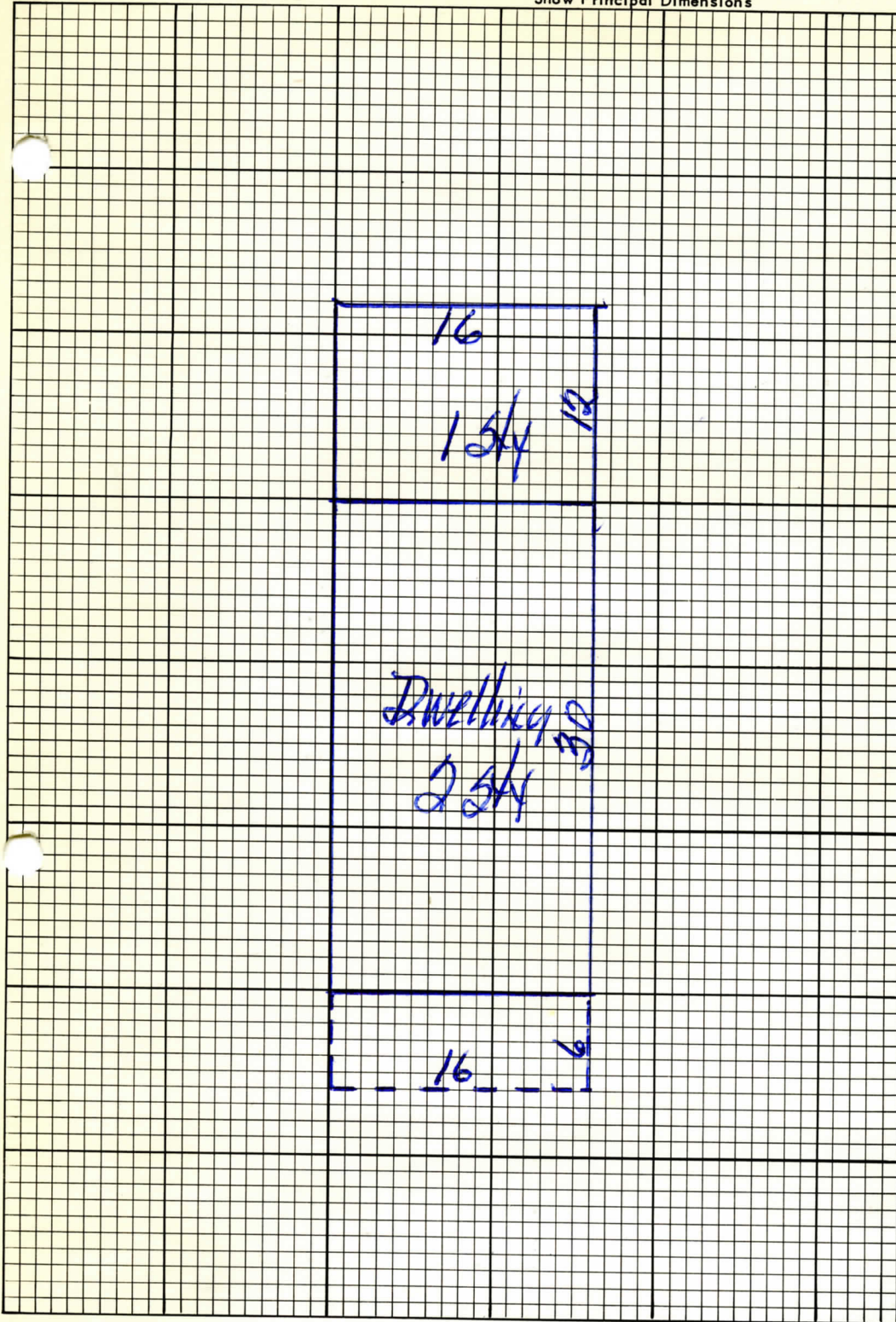
Total Cost of Short Lived Items \$ _____ Total Depr. curable \$ _____
_____ % of Total Replacement Cost
with _____ % in Bone structure. PARCEL NO. 165

S. P. Project Area 1-A COUNTY Ramsey PARCEL 165

FEE OWNER Paul & Helen Turner PROPERTY ADDRESS 317 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 _____

Ray J. Lacey
RIGHT OF WAY AGENT

4/29/61
DATE

PARCEL NO. 165

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. 165

Fee Owner Paul & Helen Turner Property Address 317 Texas

Comparable Properties

Comparison No. Date of Sale		No. <u>1</u> <u>8-25-58</u>	No. <u>2</u> <u>11-23-60</u>	No. <u>3</u> <u>1-21-59</u>	No. _____				
Address		<u>226 E. Belvidere</u>	<u>213 E. Robie</u>	<u>336 Fuller</u>					
Terms of Sale		<u>cash</u>	<u>cash</u>	<u>cash</u>					
Rental Income Actual									
Rental Income Estimated		<u>\$75</u>	<u>\$70</u>	<u>\$60</u>					
Gross Monthly Multiplier		<u>101</u>	<u>93</u>	<u>83</u>					
Sale Price		<u>\$7,600</u>	<u>\$6,500</u>	<u>\$5,000</u>					
Special Assmts., Time, Improvements									
Present Worth		<u>7,600</u>	<u>6,500</u>	<u>5,000</u>					
Less Estimated Lot Value,		<u>1,200</u>	<u>1,200</u>	<u>400</u>					
Garage, Porch, Fireplace, Etc.		<u>400</u>	<u>200</u>	<u>300</u>					
Net Sale Price Bldg. Only		<u>6,000</u>	<u>5,100</u>	<u>4,300</u>					
Lot Size		<u>40x141</u>	<u>40x126.5</u>	<u>33-1/3x124.25</u>					
Age		<u>1910</u>	<u>1886</u>	<u>1886</u>					
CF or SF Content	Unit Cost New	<u>15,936</u>	<u>11,736</u>	<u>23,772</u>	<u>19,297</u>				
	% Depr.	<u>.65</u>	<u>.75</u>	<u>.65</u>	<u>.65</u>				
Unit Cost Depr.		<u>.29</u>	<u>.51</u>	<u>.21</u>	<u>.22</u>				
		<u>55%</u>	<u>32%</u>	<u>66%</u>	<u>65%</u>				
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size	<u>15,936</u>								
Age—Condition	<u>old</u>				<u>1,000</u>		<u>500</u>		
Lot Value			<u>1,000</u>	<u>500</u>					
Landscaping			<u>675</u>		<u>675</u>	<u>125</u>			
Garage			<u>400</u>				<u>300</u>		
Porches					<u>200</u>				
Fireplace						<u>300</u>			
Basement Impr.									
Attic Impr.			<u>200</u>	<u>250</u>		<u>500</u>			
Carpeting									
Kitchen, Bg. & Bath Extras									
Heating Extras									
Total Adjustment			<u>2,275</u>	<u>750</u>	<u>1,875</u>	<u>925</u>	<u>800</u>		
Net Adjustment			<u>- 2,275</u>		<u>- 1,125</u>	<u>+125</u>			
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.		<u>7,600</u>		<u>6,500</u>		<u>5,000</u>			
Present Worth of Comparables Adjusted to Subject.		<u>5,325</u>		<u>5,375</u>		<u>5,125</u>			

Estimate of Value By Cost Approach:

Repr. Cost: 15,936 × .65 = \$ 10,358
 Less Depreciation: 55% 5,697
 Deprec. Reprod. Cost \$ 4,661
 Land Value 35x144 Sq. Ft. or Ft. = 525

Plus Landscaping _____
 Plus Present Value Misc. Bldgs. _____
 Plus Present Value Special Equipment _____

Estimated Value By Cost Approach \$ 5,186
 Rounded to \$5,200

Estimate of Value By Comparison: \$ 5,200

Estimate Based on Rental Income:

Monthly Rent × GMM
60 × 88 = \$ 5,280
 or By Capitalization of Net Income on Form 2554

Estimate By Cost Approach \$ 5,186

Final Estimate By Correlation \$ 5,200

Appraisal By: [Signature] Reviewed By: _____

Date 11-27-61 Parcel No. 165

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 165

FEE OWNER Paul & Helen Turner

Property Address 317 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 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 \$1,000.00	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 Addn. Sold Dec. 1956 - \$4,000.00	225	119	26775	17.75	.22¢		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

35 front feet ~~square feet~~ at 15.00 = \$ 525.00
~~xxxx~~

Data by:

Paul & Helen Turner
Right of Way Agent

Date

11/29/61

Parcel No. 165

