



Collection Information:

Folder: Parcel No. 166. 321 Texas Street.

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

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Records.

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S. P. 1-A COUNTY Ramsey PARCEL No. 166

FEE OWNER William Granzberg PROPERTY ADDRESS 321 Texas Street



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

Date of Photo: 11-61

Photo No.	Description of Subject
5.	_____
6.	_____
7.	_____
8.	_____
By:	<u>Ray A. Fenwick</u> Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL No. 166

FEE OWNER William Granzberg PROPERTY ADDRESS 321 Texas Street



gravity fur
h water x
f air
annual fuel cost \$1
Water heater
gal. side arm
gal. auto elec
40 gal. auto gas
Incinerator
Laundry tubs x
220 wiring
Pump
Rec. room
Insul. Walls x Cell x
Roof comp x wood
In fl. cov by vac
2nd fl. cov by
Schools Public grade
Churches
Transp. University
Reason for selling
Remarks *Could be
2 kitchenette

NOV

Lotus PR 1-5538

Same SFR *

2nd Floor

x

1886

Asp. Shingles

Good

16 N.H.S. H.S.A.

4 x 46

1-1/3 x 124 25

x driveway

hdwd. x soft

hdwd. x soft

City Wtr x

Well

x IR

x on drs.

immediate

gas in for

Photo No.

Description of Subject

Location of Subject

- 1. Comp. No. 1 - 226 E. Belvidere
- 2. Comp. No. 2 - 213 E. Robie
- 3. Comp. No. 3 - 336 Fuller
- 4. _____

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

Date of Photo: 11-61

By: _____

Right of Way Agent

S. P. 1-A

COUNTY Ramsey

PARCEL No. 166

FEE LEGAL: Lot 4, Adam's Addition PROPERTY ADDRESS 321 Texas Street

226 E. BELVIDERE

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

Basement	1st Floor	2nd Floor	3rd Floor
Full X Beam: steel wood X	L.R. 13.3 x 12.6	L.R.	B.R.
Heat:	Fireplace	Fireplace	Bath
gravity fur	D.R. 12.6 x 9	D.R.	Year Built 1910
h. water	D. Space	D. Space	Exterior Slate Siding
f. air X	Kitch. 10 x 11.6	Kitch.	Cond. Good
annual fuel cost	nook cabinets pantry	nook cabinets pantry	Taxes 65.10 N.H.S. H.S.X
Water heater:	fan disposal d. wshr.	fan disposal d. wshr.	Assessments
gal. side arm	Trim	Trim	Bids 36 x 19
gal. auto. elec.	Bath full Tile shr. 1/2	Bath full x Tile shr. x 1/2	Lot 40 x 141
30 gal. auto. gas X	Den/S. Rm. 7.11 x 12.4	Den/S. Rm.	alley driveway X
Incinerator	B.R.	B.R. 13.6 x 12.6	Floors—1st hdwd. x soft
Laundry tubs X Toilet	B.R.	B.R. 11.6 x 11	Floors—2nd hdwd. x soft X
220 wiring Shower	B.R.	B.R.	Sewer x City Wtr. X
Pump	B.R.	B.R.	S. Tank Well
Rec. room	Porch 16 X 5 Scr. GL	B.R.	Gar. 21 x 18
Instal. Walls X Ceil. X W. Strip	condition Good	condition	Att. Det. x ov. drs. X
Roof: comp. X wood slate	carp. drapes	carp. drapes	
1st fl. occ. by	phone	Lease Exp.	
2nd fl. occ. by	phone	Lease Exp.	
Schools: Public grade	Riverview - 1 1/2 b. high	Lease Exp.	
Churches	St. Michael	parochial	St. Michael
Transp.	Present Mgr.	None	

213 E. ROBIE

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

Basement	1st Floor	2nd Floor	3rd Floor
Full 2/3 Beam: steel wood X	L.R. 12 1/2 x 14 1/2	L.R.	B.R.
Heat:	Fireplace	Fireplace	Bath
gravity fur	D.R. 14 x 14 1/2	D.R.	Year Built 1886
h. water X	D. Space	D. Space	Exterior Asbestos Shingles
f. air	Kitch. 12 1/2 x 13	Kitch.	Cond. Fair
annual fuel cost	nook cabinets pantry X	nook cabinets pantry	Taxes 14.30 N.H.S. H.S.X
Water heater:	fan disposal d. wshr.	fan disposal d. wshr.	Assessments
gal. side arm	Trim Stain & Enamel	Trim Enameled	Bids IRREGULAR
gal. auto. elec.	Fire		
30 gal. auto. gas X	Bath full Tile shr. 1/2	Bath full x Tile shr. 1/2	Lot 40 x 126.5
Incinerator	Den/S. Rm.	Den/S. Rm.	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 Shower	B.R.	B.R. 10 1/2 x 13 1/2	Floors—2nd hdwd. x soft
Pump	B.R.	B.R. 8 1/2 x 14 1/2	Sewer x City Wtr. X
Rec. room	Porch 5 X 19 1/2 Scr. X GL	B.R.	S. Tank Well
Instal. Walls Ceil. W. Strip	condition Fair	condition Fair	Gar. Shed X
Roof: comp. X wood slate	carp. drapes	carp. drapes	Att. Det. x ov. drs.
1st fl. occ. by <u>Owner</u>	phone GA 2-5452	Lease Exp.	
2nd fl. occ. by	phone	Lease Exp.	
Schools: Public grade	Hendricks high Humboldt	Lease Exp.	
Churches		parochial	St. Mathews
Transp. 1 block	Present Mgr.		
Reason for selling	Mgr. Comm.		
Remarks	Will consider trade		Possession

336 FULLER

LISTING BROKER Young Realty, Inc. SALESMAN YOUNG PHONE RES PR 5-2270 BUS PR 1-2530
OWNER'S NAME Francis E. Young TYPE OF BLDG Frame SFR *

Basement	1st Floor	2nd Floor	3rd Floor
Full beam: steel wood X	L.R. 14 x 16	L.R.	B.R.
Heat:	Fireplace	Fireplace	Bath
gravity fur	D.R. 11 x 12	D.R.	Year Built 1886
h. water X	D. Space	D. Space	Exterior Asp. Shingles
f. air	Kitch. 14 x 14	Kitch.	Cond. Good
annual fuel cost \$140.00	nook cabinets X pantry X	nook cabinets pantry	Taxes 79.16 N.H.S. H.S.X
Water heater:	fan disposal d. wshr.	fan disposal d. wshr.	Assessments
gal. side arm	Trim Painted Oak	Trim Painted Birch	Bids 24 x 46
gal. auto. elec.	Bath full Tile shr. 1/2	Bath full x Tile shr. 1/2	Lot 33-1/3 x 124.25
40 gal. auto. gas X	Den S. Rm.	Den S. Rm.	alley x driveway
Incinerator	B.R. 11 x 12	B.R. 15 x 16	Floors—1st hdwd. x soft
Laundry tubs X Toilet	B.R.	B.R. 10 x 10	Floors—2nd hdwd. x soft
220 wiring Shower	B.R.	B.R. 10 x 12	Sewer x City Wtr. X
Pump	B.R.	B.R. 10 x 11	S. Tank Well
Rec. room	Porch Back Scr. X GL	B.R.	Gar. 14 x 18
Instal. Walls X Ceil. X W. Strip	condition Good	condition Good	Att. Det. x ov. drs.
Roof: comp. X wood slate	carp. drapes	carp. drapes	
1st fl. occ. by <u>Vacant</u>	phone	Lease Exp.	
2nd fl. occ. by	phone	Lease Exp.	
Schools: Public grade	high Mechanics Art	parochial	
Churches	Present Mgr.		
Transp. University Avenue - 2 blocks	Mgr. Comm.		
Reason for selling	Trade	Will consider trade	Yes Possession Immediate
Remarks	*Could be used as four rooms for owner down and 2-2 room apartments up - gas in for 2 kitchenette apartments - also water.		

- 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. 166
321 Texas Street.

Owner: William Granzberg
Legal: NE'ly 30 feet of Lot 4, Block 2, Dunwall & Spencer's Addn to Brooklynd
Lot Size: 30 x 144 feet
Zoning: "B" Residential
Built: Old
Assessor's Value: Land 250 - Building 750 - Total 1,000.

This is a 2 story frame dwelling with asphalt siding exterior covering, asphalt roof, screened front porch, dirt oiled street, no sidewalk or curb. All other improvements in the street and connected to the property.

First Floor has 3 rooms, maple floors, painted trim, plaster walls and ceilings. Kitchen has good cabinets, wall sink, poor linoleum.

Open stairs to second floor which has 2 bedrooms and old type bath off hall, maple floors, painted trim.

Trap door from rear shed to full basement, concrete blocks, concrete floor. Has tubs and floor drain, hot air octopus oil heat, 30 gallon gas water heater.

Cost Approach:

14,856 cubic feet @ .60¢ per cu. ft. -	\$8,913.00
Physical Depreciation 45%	
Economic Depreciation 10%	4,902.00
Depreciated Value of Dwelling	<u>4,011.00</u>
Land - 30 x 144 feet	450.00
Indicated Value by Cost Approach	<u>4,461.00</u>

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	450.00
Improvements	<u>4,050.00</u>
Total	<u>4,500.00</u>

"FOUR THOUSAND FIVE HUNDRED DOLLARS"

(\$4,500.00)

R. J. Harvey
11/29/61

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 166

FEE OWNER William Granzberg Property Address 321 Texas Street, St. Paul, Minn.

Legal Description (entire tract) NE'ly 30 feet of Lot 4 Blk 2, Dunwell & Spencers Addn. to Booklynd

Present use Resident Zoning "B" Residential Best use Present
Size: Frontage 30 Depth 144 Area 4320 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 250 Bldgs. 750 Total 1000 Taxes 19 60 \$ 50.76
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 Roy G. Taneey
Date 11/29/61 Right of Way Agent

Revenue Stamps _____ Indicated Purchase Price \$ _____

Date Acquired _____ CONFIRMED PURCHASE PRICE \$ _____

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:
30 f.f. at \$ 15.00 for 144 ft. depth \$ 450.00
4320 sq. ft. at \$ _____
_____ at \$ _____

Estimate of Replacement Cost of Principal Structure
incl. appropriate porch area or cube \$ _____
14,856 ~~sq. ft.~~ cu. ft. x .60¢ = \$ 8,913.00

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

Physical Dep. 45% Total Replacement Cost \$ 8,913.00
Economic Dep. 10%
Total 55% Less Total Depreciation 4,902.00

Total Present Value \$ 4,011.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ _____

Plus Land Value from above \$ 450.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
SAY 4,500.00 BY COST APPROACH \$ 4,461.00

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

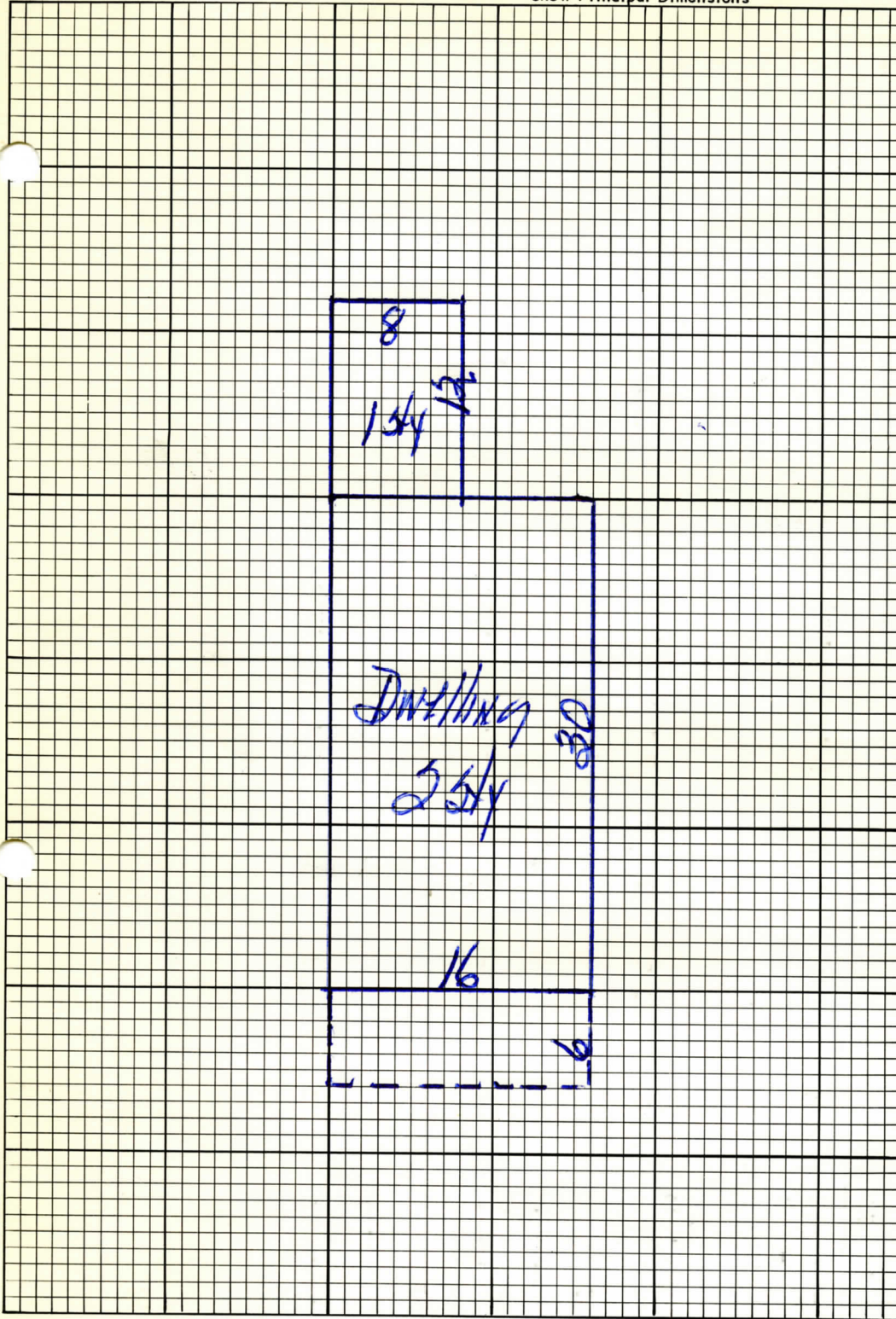
with _____ % in Bone structure. PARCEL NO. 166

S. P. Project Area 1-A COUNTY Ramsey PARCEL 166

FEE OWNER William Granzberg PROPERTY ADDRESS 321 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.

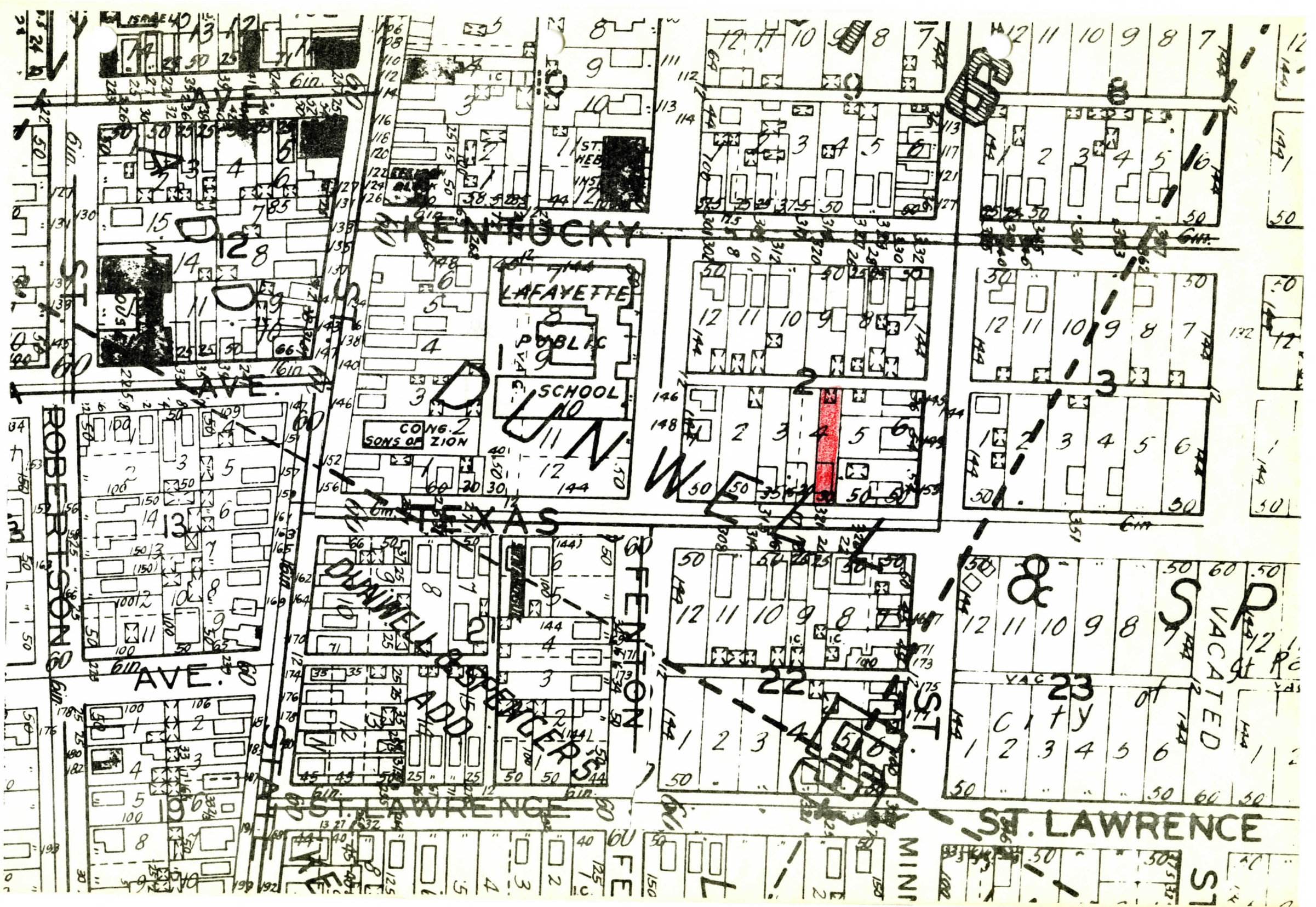
MISCELLANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition	Size	Area
Garage - detached						x	
Garage - attached						x	
Barn						x	
Hog house						x	
Chicken house						x	
Granary						x	
Machine shed						x	

SKETCH AND EXAMINATION BY _____

Ray G. Faneig
RIGHT OF WAY AGENT

11/29/61
DATE

PARCEL NO. 166



ST. JAMES

LAFAYETTE

PUBLIC

SCHOOL

CONG. 2
SONS OF ZION

ST. JEFFERSON

ST. JEFFERSON

VACATED

CITY

ST. LAWRENCE

ROBERTSON

AVE.

ST. LAWRENCE

MINI

ST

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. 166
 Fee Owner William Granzberg Property Address 321 Texas Street

Comparable Properties

Comparison No.		No. <u>1</u>	No. <u>2</u>	No. <u>3</u>	No. _____				
Date of Sale		<u>8-25-58</u>	<u>10-14-60</u>	<u>7-21-59</u>					
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>cash</u>		<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>14,856 / .60</u>	<u>11,736 .75</u>	<u>23,772 .65</u>	<u>19,297 .65</u>				
Unit Cost Depr.	% Depr.	<u>.27 55%</u>	<u>.51 32%</u>	<u>.21 66%</u>	<u>.22 65%</u>				
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size	<u>14,856</u>		<u>500</u>		<u>2,000</u>		<u>800</u>		
Age-Condition	<u>old</u>		<u>1,000</u>	<u>500</u>					
Lot Value	<u>30x144 \$450</u>		<u>750</u>		<u>750</u>	<u>50</u>			
Landscaping									
Garage			<u>400</u>		<u>200</u>		<u>300</u>		
Porches									
Fireplace									
Basement Impr.				<u>300</u>		<u>500</u>			
Attic Impr.									
Carpeting									
Kb. & Bath Extras									
Heating Extras			<u>100</u>		<u>100</u>				
			<u>2,950</u>	<u>800</u>	<u>3,050</u>	<u>550</u>	<u>1,100</u>		
Total Adjustment									
Net Adjustment			<u>- 2,950</u>		<u>- 2,250</u>		<u>550</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>4,650</u>		<u>4,250</u>		<u>4,450</u>		

Estimate of Value By Cost Approach:

Repr. Cost: 14,856 c.o.f. .60 = \$ 8,913
 Less Depreciation: 55 % 4,902
 Deprec. Reprod. Cost = \$ 4,011
 Land Value 30x144 @ \$15 f.f. = 450
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. _____
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 4,461

Estimate of Value By Comparison: \$ 4,500

Estimate Based on Rental Income:

Monthly Rent X GMM
50 X 90 = \$ 4,500
 or By Capitalization of Net Income on Form 2554

Estimate By Cost Approach \$ 4,500

Final Estimate By Correlation \$ 4,500

Appraisal By: Randy H. Fanning Reviewed By: _____

Date 11-27-61 Parcel No. 166

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 166

FEE OWNER William Grenzberg

Property Address 321 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 Add. 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

front feet
30 ~~XXXXXXXX~~ at 15.00 = \$ 450.00
~~XXXX~~

Data by: [Signature]
 Right of Way Agent

Date 11/29/61

Parcel No. 166

