



## **Collection Information:**

**Folder:** Parcel No. 167. 320 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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S. P. 1-A COUNTY Ramsey PARCEL 167  
FEE OWNER Manuel & Carmen Sanchez PROPERTY ADDRESS 320 Texas Street



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

Date of Photo: 11-61

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

By: *Ray A. Farney*  
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL 167  
FEE OWNER Manuel & Carmen Sanchez PROPERTY ADDRESS 320 Texas Street



Photo No.

Subject

- 1. Comp. No. 1 - 9 Douglas
- 2. Comp. No. 2 - 671 N. Western
- 3. Comp. No. 3 - 40 W. Chicago
- 4. \_\_\_\_\_

- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_

Date of Photo: 11-61

By: *Ray St. James*  
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 167  
FEE OWNER Mannel & Carmen Sanchez PROPERTY ADDRESS 320 Texas Street

LISTING BROKER E. S. Flessel & Co. SALESMAN E. S. F. PHONE RES. MI 6-5002 BUS. CA 4-2329  
OWNER'S NAME Mark L. Pike, Exec. 9 DOUGLAS

Room	1st Floor	2nd Floor	3rd Floor
Full Beam: steel wood	L.R. 13 x 11.10	L.R.	
Heat	Plasplum	Plasplum	B.R.
gravity fur.	D.R. 14 x 11.10	D.R.	Bath
h. water	D. Space	D. Space	Year Built 1890
f. air	Kitch. 13.2 x 10.6	Kitch.	Exterior J. M. Siding
annual fuel cost	nook cabinets pantry X	nook cabinets pantry	Cond. Fair
Water heater:	fan disposal d. wthr.	fan disposal d. wthr.	Taxes 140.28 N.H.S. x M.S.
gal. side arm	Trim Painted	Trim	Assessments
gal. auto elec.	Bath full X Tile shr 1/2	Bath full Tile shr 1/2	Bids 40 x 23.4
30 gal. auto gas	Dea/S. Rm. 4 x 9.6	Dea/S. Rm. 4 x 9.6	Lot 47.2 x 108
Incinerator	B.R. 7.6 x 10.4	B.R.	alley x side driveway
Laundry tubs	B.R. Utility 9 x 9	B.R.	floors-1st bedrm. x soft
220 wiring 110	Porch 13.6 x 5.9 x GL X	B.R.	floors-2nd bedrm. soft
Pump	condition Very good	condition	Sewer x City Wtr. x
Rec. room	carp. drapes	carp. drapes	S. Tank Well
Instal. Walls	phone	phone	Gar. Shed x 1 Car
Roof: comp. X wood	phone	phone	Att. Det. x ov. dep.
1st fl. occ. by Richard Widel	high Monros	high Monros	
2nd fl. occ. by			
Schools: Public grade Hammond			
Churches: All			
Transp.			
Reason for selling	Estate		
Remarks	Taxes are \$109.86 - sidewalk assessment \$30.42 NRS - show Saturday, Sunday, Tuesday or Wednesday after 5:00 P. M.		

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 LOUIS PHONE RES. MI 8-1823 BUS. CA 4-7587  
OWNER'S NAME Mrs. Theresa H. Perfect

Room	1st Floor	2nd Floor	3rd Floor
Full 1/3 beam: steel wood	L.R. 15 x 11	L.R.	
Heat	Plasplum	Plasplum	B.R.
gravity fur.	D.R.	D.R.	Bath
h. water	D. Space	D. Space	Year Built Old
f. air	Kitch. 14 x 12	Kitch.	Exterior Asp. Shingles
annual fuel cost	nook cabinets X pantry	nook cabinets pantry	Cond. Good
Water heater:	fan disposal d. wthr.	fan disposal d. wthr.	Taxes 51.42 N.H.S. M.S. x
gal. side arm	Trim Painted	Trim	Assessments
gal. auto elec.	Bath full X Tile shr 1/2	Bath full Tile shr 1/2	Bids 16.6 x 38
30 gal. auto gas	Dea/S. Rm. 4 x 9.6	Dea/S. Rm. 4 x 9.6	Lot 41.2 x 108
Incinerator	B.R. 7.6 x 10.4	B.R.	alley x driveway
Laundry tubs	B.R. Utility 9 x 9	B.R.	floors-1st bedrm. Lino soft x
220 wiring	Porch 13.6 x 5.9 x GL X	B.R.	floors-2nd bedrm. soft
Pump	condition Very good	condition	Sewer x City Wtr. x
Rec. room	carp. drapes	carp. drapes	S. Tank Well
Instal. Walls	phone	phone	Gar. Shed x 1 Car
Roof: comp. X wood	phone	phone	Att. Det. x ov. dep.
1st fl. occ. by Owner	high Mechanic Arts	high Mechanic Arts	
2nd fl. occ. by			
Schools: Public grade Jackson - 3			
Churches: Close			
Transp.			
Reason for selling	2 blocks		
Remarks	3 large closets - bunk		

LISTING BROKER WILSON & BROS. SALESMAN W. B. HAMMOND PHONE RES. MI 8-1823 BUS. CA 4-7587  
OWNER'S NAME WILSON & BROS.

Room	1st Floor	2nd Floor	3rd Floor
Full 1/3 beam: steel wood	L.R. 12 x 12	L.R.	
Heat	Plasplum	Plasplum	B.R.
gravity fur.	D.R. 9 x 12	D.R.	Bath
h. water	D. Space	D. Space	Year Built 1900
f. air	Kitch. 9 x 12	Kitch.	Exterior Brick
annual fuel cost	nook cabinets X pantry	nook cabinets pantry	Cond. Fair
Water heater:	fan disposal d. wthr.	fan disposal d. wthr.	Taxes 25.00 N.H.S. M.S. x
gal. side arm	Trim Painted	Trim	Assessments
gal. auto elec.	Bath full X Tile shr 1/2	Bath full Tile shr 1/2	Bids 6 x 10
30 gal. auto gas	Dea/S. Rm. 4 x 9.6	Dea/S. Rm. 4 x 9.6	Lot 6 x 10
Incinerator	B.R. 7.6 x 10.4	B.R.	alley x driveway
Laundry tubs	B.R. Utility 9 x 9	B.R.	floors-1st bedrm. Lino soft x
220 wiring	Porch 13.6 x 5.9 x GL X	B.R.	floors-2nd bedrm. soft
Pump	condition Very good	condition	Sewer x City Wtr. x
Rec. room	carp. drapes	carp. drapes	S. Tank Well
Instal. Walls	phone	phone	Gar. Shed x 1 Car
Roof: comp. X wood	phone	phone	Att. Det. x ov. dep.
1st fl. occ. by Owner	high Mechanic Arts	high Mechanic Arts	
2nd fl. occ. by			
Schools: Public grade Jackson - 3			
Churches: Close			
Transp.			
Reason for selling	2 blocks		
Remarks	3 large closets - bunk		

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 8. \_\_\_\_\_  
 By: Ray J. Finney  
 Right of Way Agent

Project Area 1-A  
Parcel No. 167  
320 Texas Street

Owner: Manuel & Carmen Sanchez  
Legal: NE<sup>1</sup>/<sub>4</sub>ly 25 Feet of Lot 9, Blk 22, Dunwell & Spencer's Addn. to Brocklynd  
Lot Size: 25 x 144 Feet  
Zoning: "B" Residential  
Built: 1884  
Assessor's Value: Land 200 - Building 500 - Total 700.

This is a 1 $\frac{1}{2}$  story frame dwelling with exterior asphalt siding and asphalt roof. Texas Street is dirt oiled, no sidewalk or curb. All improvements are in the street and connected to the property.

Dwelling contains 4 four rooms and bath, the toilet is private but the bath tub is in one of the bedrooms. Floors and plaster in very bad condition. Stove heat, 30 gallon gas water heater in the kitchen, no cabinets, wall sink. Bad settling all over the dwelling.

There are 2 additional shed type rooms at the rear of the house. Also a ladder to 2 semi-finished rooms in a poor attic.

No entrance to celler or basement if any.

Cost Approach:

9,824 Cubic Feet @ .50¢ per cu. ft.	- 4,912.00
Physical Depreciation 50%	
Economic Depreciation 10%	2,945.00
Depreciated Value of Dwelling	<u>1,967.00</u>
Land - 25 x 144 Feet	400.00
Indicated Value by Cost Approach	<u>2,367.00</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	400.00
Improvements	<u>2,000.00</u>
Total	<u>2,400.00</u>

"TWO THOUSAND FOUR HUNDRED DOLLARS"

(\$2,400.00)

*R. J. [Signature]*  
12/4/61

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 167

FEE OWNER Manuel & Carmen Sanchez Property Address 320 Texas Street, St. Paul, Minn.

Legal Description (entire tract) NE'ly 25 Feet Lot 9, Blk 22, Dunwell & Spencer's Addn to Brooklynd

Present use Residence Zoning "B" Residential Best use Present  
Size: Frontage 25 Depth 144 Area 3600 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, 1960 Land 200 Bldgs. 500 Total 700 Taxes 19.60 \$ 53.78  
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 1884  
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 12/4 Right of Way Agent

Revenue Stamps \_\_\_\_\_ Indicated Purchase Price \$ \_\_\_\_\_  
Date Acquired \_\_\_\_\_ CONFIRMED PURCHASE PRICE \$ \_\_\_\_\_

**ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY**

Land Value:  
25 f.f. at \$ 16.00 for 144 ft. depth \$ 400.00  
\_\_\_\_\_ sq. ft. at \$ \_\_\_\_\_  
\_\_\_\_\_ at \$ \_\_\_\_\_

Estimate of Replacement Cost of Principal Structure  
incl. appropriate porch area or cube \$ \_\_\_\_\_  
9,824 ~~sq. ft.~~ or cu. ft. x .50 = \$ 4,912.00  
Plus flat charge adjustments  
x Local Index \$ \_\_\_\_\_ x \_\_\_\_\_ = \$ \_\_\_\_\_

Physical Dep. 50% Total Replacement Cost \$ 4,912.00  
Economic Dep. 10%  
Total 60% Less Total Depreciation 2,945.00  
Total Present Value \$ 1,967.00

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

Plus Present Value of Miscellaneous Bldgs. \$ \_\_\_\_\_

Plus Land Value from above \$ 400.00

**TOTAL PRESENT VALUE OF ENTIRE PROPERTY**  
SAY 2,400.00 BY COST APPROACH \$ 2,367.00

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			

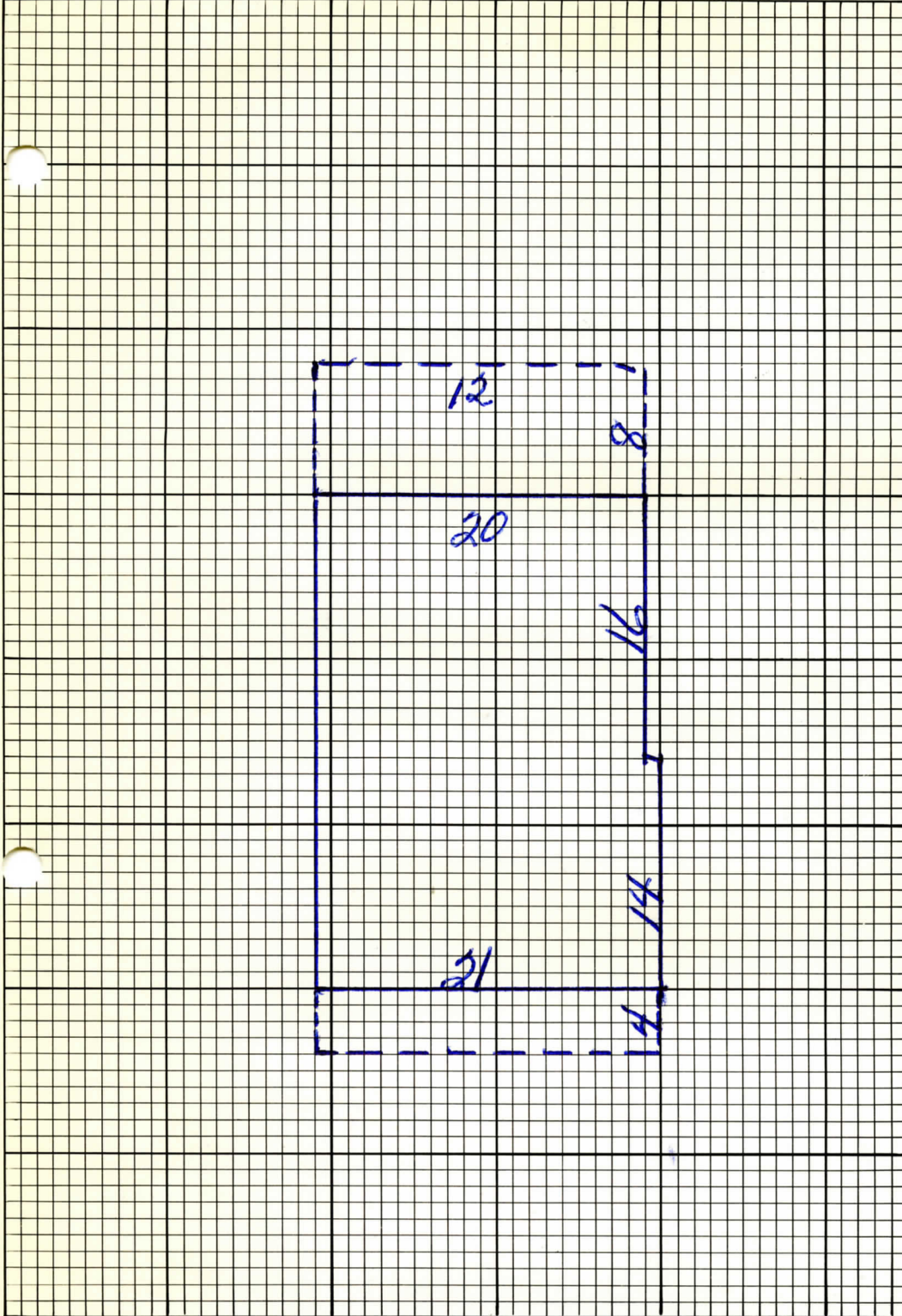
Total Cost of Short Lived Items \$ \_\_\_\_\_ Total Depr. curable \$ \_\_\_\_\_  
\_\_\_\_\_ % of Total Replacement Cost  
with \_\_\_\_\_ % in Bone structure. PARCEL NO. 167

S.P. Project Area 1-A COUNTY Ramsey PARCEL 167

FEE OWNER Manuel & Carmen Sanchez PROPERTY ADDRESS 320 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. Young* RIGHT OF WAY AGENT DATE 12/4/61

PARCEL NO. 167





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 Remsey Parcel No. 167

Fee Owner Manuel & Carmen Sanchez Property Address 320 Texas Street

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale		6-13-61		1-23-61		5-16-57			
Address		9 Douglas		671 N. Western		40 W. Chicago			
Terms of Sale		cash		cash		?			
Rental Income Actual									
Rental Income Estimated		\$35		\$45		\$30			
Gross Monthly Multiplier		86		89		87			
Sale Price		\$3,000		\$4,000		\$2,600			
Special Assmts., Time, Improvements									
Present Worth		3,000		4,000		2,600			
Less Estimated Lot Value, Garage, Porch, Fireplace, Etc.		400		1,000		300			
Net Sale Price Bldg. Only		2,600		2,850		2,300			
Lot Size		47.5x48.5		41.2x108		29x52			
Age		1890		1874		1886			
CF or SF Content	Unit Cost New	9,824	50¢	14,080	50¢	10,659	50¢	12,480	50¢
Unit Cost Depr.	% Depr.	.25	50%	.18	63%	.27	40%	.18	63%
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size									
Age—Condition	1884		500						
Lot Value	25x44 \$400				800		300		
Landscaping					600		100		
Garage					150				
Porches									
Fireplace									
Basement Impr.									
Attic Impr.									
Carpeting									
Kitchen & Bath Extras			100		100				
Heating Extras									
			600		1,650		300		
Total Adjustment									
Net Adjustment			- 600		- 1,650		- 200		
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.									
Present Worth of Comparables Adjusted to Subject.		2,400		2,350		2,400			

Estimate of Value By Cost Approach:

Repr. Cost:  $9,824 \text{ c.f.} \times 50\% = \$4,912$

Less Depreciation:  $60\% = 2,947$

Deprec. Reprod. Cost  $= \$1,965$

Land Value  $25 \times 44 \text{ sq. ft.} \times \$15 \text{ f.f.} = 400$

Plus Landscaping \_\_\_\_\_

Plus Present Value Misc. Bldgs. \_\_\_\_\_

Plus Present Value Special Equipment \_\_\_\_\_

Estimated Value By Cost Approach  $\$2,365$

Rounded to  $\$2,400$

Estimate of Value By Comparison:  $\$2,400$

Estimate Based on Rental Income:

Monthly Rent  $\times$  GMM  $27.50 \times 88 = \$2,420$

or By Capitalization of Net Income on Form 2554

Estimate By Cost Approach  $\$2,365$

Final Estimate By Correlation  $\$2,400$

Appraisal By: Ray J. Young

Reviewed By: \_\_\_\_\_

Date 12-4-61 Parcel No. 167

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

S. P. Project Area 1-A

COUNTY Ramsey

PARCEL 167

PRE OWNER Mannuel & Carmen Sanchez

Property Address 320 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¢		15.00		
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¢		10.00		
4.	Grantee - Louis Kaplan Livingston & Chicago-West 25 feet Lot 3, all of L & 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

25 front feet ~~square feet~~ at 16.00 = \$ 400.00  
 acres

Data by:

*[Signature]*  
 Right of Way Agent

Date

*12/14/61*

Parcel No. 167

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
167		Manuel & Carmen Sanchez	12-8-58						

(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

12-4-61

(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.

Appraiser or Right of Way Agent

Date

*Ray H. Lancy*

12/4/61