



## **Collection Information:**

**Folder:** Parcel No. 168. 318 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 168  
FEE OWNER Kazimer Chreptowicz PROPERTY ADDRESS 318 Texas



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: *[Signature]*  
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL 168  
FEE OWNER Kazimer Chreptowicz PROPERTY ADDRESS 318 Texas

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Incident  
Land  
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Pump  
Rec. ro  
Lansd.  
Road  
1st fl.  
2nd fl.  
School  
Church  
Tram  
Ramen  
Ramen  
Line

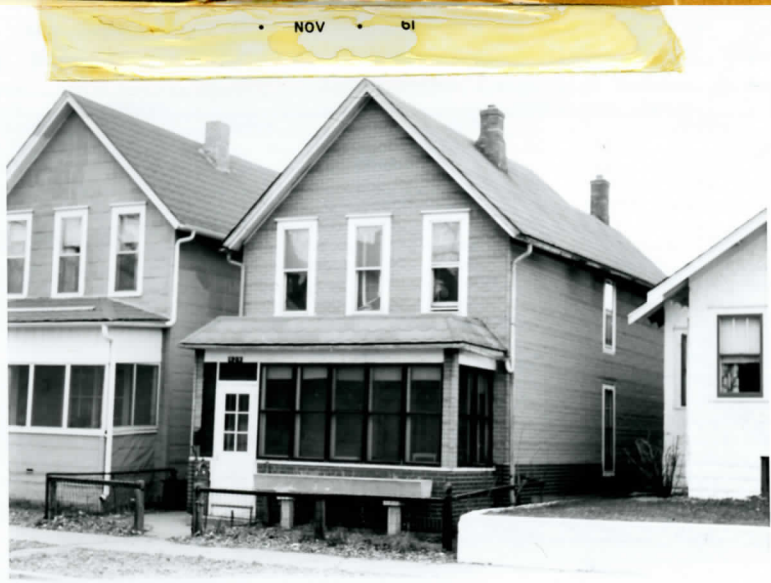


Photo No.	Description of Subject
1.	<u>Comp. No. 1 - 929 Woodbridge</u>
2.	<u>Comp. No. 2 - 749 York</u>
3.	<u>Comp. No. 3 - 2677 Goodhue</u>
4.	_____

Date of Photo: 11-61

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

By: [Signature]  
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 168 FEE OWNER Kazimer Chreptowicz PROPERTY ADDRESS 318 Texas

LEGAL: Upon request 929 Woodbridge Delta Realty, Inc. Sued 5500 Cook Street. Listing broker Delta Realty, Inc. Owner's name Anne Messen. Includes property details like Full Beam, Heat, Gravity fuel, and various room descriptions.

749 York C. J. Falk Co. Duplex. Listing broker C. J. Falk Co. Owner's name John L. and Ann A. Buckley. Includes property details like Full 1/2 Beam, Heat, Gravity fuel, and various room descriptions.

267 Goodhue Cushing & Russell, Inc. Listing broker Cushing & Russell, Inc. Owner's name PAST. Includes property details like Full Beam, Heat, Gravity fuel, and various room descriptions.

- Photo No. 1. Comp. No. 1 - 929 Woodbridge
2. Comp. No. 2 - 749 York
3. Comp. No. 3 - 267 Goodhue
4.
Date of Photo: 11-61

5.
6.
7.
8.
By: Right of Way Agent

Project Area 1-A  
Parcel No. 168  
318 Texas Street

Owner; Kazimer Chreptowicz  
Legal; SW<sup>1</sup>/<sub>4</sub>ly 25 feet of Lot 9, Block 22, Dunwell &  
Spencer's Addn to Brooklynd  
Lot Size; 25 x 144 feet  
Built; 1894 - moved on this lot 1913  
Zoning; "B" Residential  
Assessor's Value; Land 200 - Building 600 - Total 800.

This is a 2 story frame duplex with imitation brick asphalt exterior covering and asphalt roof, open porches. Texas Street is dirt oiled, no sidewalk or curb, all other improvements are in the street and connected to the property.

Each floor has 5 rooms and toilet only, no bath, stove heat, no hot water heater, the walls and ceilings are plaster, the trim painted, hardwood floors. Kitchens are poor with no cabinets and wall sink. The first floor is in deplorable condition and occupied by this owner who lives alone. The second floor is much better, is clean and rented at \$30.00 per month.

The low basement  $4\frac{1}{2}$  feet high has concrete block walls, dirt floor, trap door from back entry - no tubs or drain.

Cost Approach;

21,280 cubic feet @ .50¢ per cu. ft. -	10,640.00
Physical Depreciation 65%	
Economic Depreciation 10%	7,980.00
Depreciated Value of Duplex	<u>2,660.00</u>
Land - 25 x 144 feet	400.00
Indicated Value By Cost Approach	<u>3,060.00</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	400.00
Improvements	<u>2,700.00</u>
Total	<u>3,100.00</u>

"THREE THOUSAND ONE HUNDRED DOLLARS"

(\$3,100.00)

*Roy J. Manning*  
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 168

FEE OWNER Kazimer Chreptowicz Property Address 318 Texas Street, St. Paul, Minn.

Legal Description (entire tract) SW 1/4 25 feet of 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, 19 60 Land 200 Bldgs. 600 Total 800 Taxes 19 60 \$ 63.22  
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 1894 moved on lot 1913  
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 \_\_\_\_\_  
Right of Way Agent

Date 12/4/61

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  
3600 sq. ft. at \$ \_\_\_\_\_  
at \$ \_\_\_\_\_

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

21,280 ~~sq. ft.~~ cu. ft. x .50% = \$ 10,640.00

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

Physical Dep. 65%  
Economic Dep. 10% Total Replacement Cost \$ 10,640.00  
Total 75%

Less Total Depreciation 7,980.00

Total Present Value \$ 2,660.00

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 3,100.00 BY COST APPROACH \$ 3,060.00

**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 \$ \_\_\_\_\_

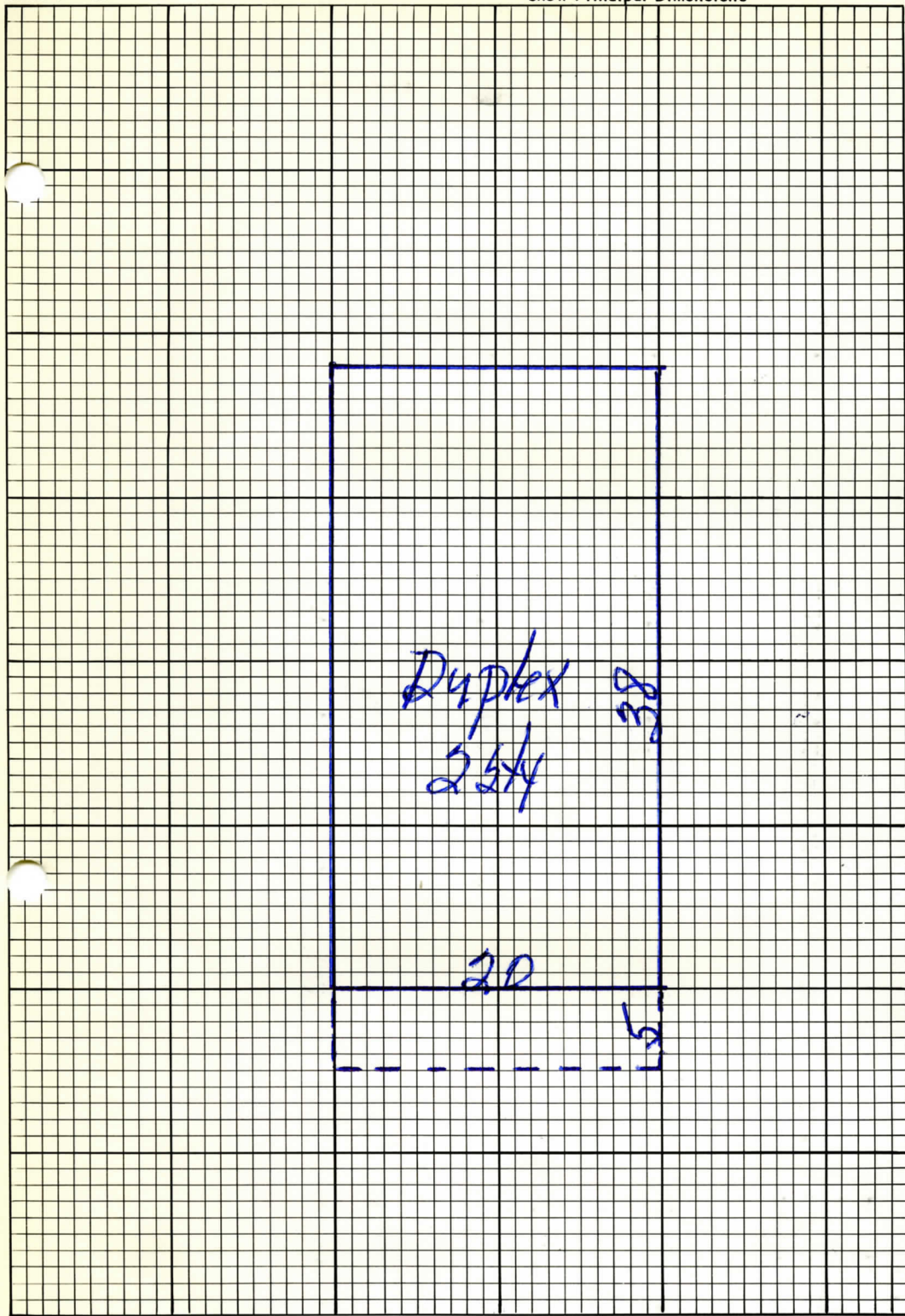
\_\_\_\_\_ % of Total Replacement Cost  
with \_\_\_\_\_ % in Bone structure. PARCEL NO. 168

S.P. Project Area 1-A COUNTY Ramsey PARCEL 168

FEE OWNER Kazimer Chreptowicz PROPERTY ADDRESS 318 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 \_\_\_\_\_

RIGHT OF WAY AGENT

*Ray J. Fanning*

12/4/61

DATE

PARCEL NO. 168





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. 168

Fee Owner Kazimer Chreptowicz Property Address 318 Texas

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale		<u>7-25-61</u>		<u>4-20-61</u>		<u>5-23-61</u>			
Address		<u>929 Woodbridge</u>		<u>749 York</u>		<u>267 Goodhue</u>			
Terms of Sale		<u>cash</u>		<u>cash</u>		<u>cash</u>			
Rental Income Actual						<u>\$80</u>			
Rental Income Estimated		<u>\$80</u>		<u>\$90</u>		<u>\$85</u>			
Gross Monthly Multiplier		<u>69</u>		<u>67</u>		<u>76</u>			
Sale Price		<u>\$5,500</u>		<u>\$6,000</u>		<u>\$6,500</u>			
Special Assmts., Time, Improvements									
Present Worth		<u>5,500</u>		<u>6,000</u>		<u>6,500</u>			
Less Estimated Lot Value,		<u>400</u>		<u>1,500</u>		<u>1,500</u>			
Garage, Porch, Fireplace, Etc.		<u>300</u>		<u>100</u>		<u>200</u>			
Net Sale Price Bldg. Only		<u>4,800</u>		<u>4,400</u>		<u>4,800</u>			
Lot Size		<u>25x123.75</u>		<u>40x120</u>		<u>80x107</u>			
Age		<u>1884</u>		<u>1887</u>		<u>1880</u>			
CF or SF Content	Unit Cost New	<u>21,280</u>	<u>50¢</u>	<u>16,200</u>	<u>60¢</u>	<u>22,560</u>	<u>55¢</u>	<u>21,704</u>	<u>55¢</u>
Unit Cost Depr.	% Depr.	<u>13¢</u>	<u>75%</u>	<u>29¢</u>	<u>51%</u>	<u>20¢</u>	<u>65%</u>	<u>22¢</u>	<u>60%</u>
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size									
Age—Condition	<u>1894</u>		<u>1,000</u>		<u>500</u>		<u>1,000</u>		<u>1,000</u>
Lot Value	<u>25x144 \$400</u>				<u>1,100</u>		<u>1,100</u>		
Landscaping									
Garage			<u>300</u>		<u>100</u>		<u>200</u>		
Porches									
Fireplace									
Basement Impr.									
Attic Impr.									
Carpeting									
Bldg. & Bath Extras			<u>700</u>		<u>1,000</u>		<u>1,000</u>		
Heating Extras			<u>500</u>		<u>200</u>		<u>200</u>		
			<u>2,500</u>		<u>2,900</u>		<u>3,500</u>		
Total Adjustment									
Net Adjustment			<u>- 2,500</u>		<u>- 2,900</u>		<u>- 3,500</u>		
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.									
Present Worth of Comparables Adjusted to Subject.			<u>3,000</u>		<u>3,100</u>		<u>3,000</u>		

Estimate of Value By Cost Approach:

Repr. Cost: 21,280 x 50¢ = \$10,640  
 Less Depreciation: 75% 7,980  
 Deprec. Reprod. Cost \$ 2,660  
 Land Value 25x144 \$15 f.f. = 400  
 Sq. Ft. or Ft.  
 Plus Landscaping \_\_\_\_\_  
 Plus Present Value Misc. Bldgs. \_\_\_\_\_  
 Plus Present Value Special Equipment \_\_\_\_\_  
 Estimated Value By Cost Approach \$ 3,060  
 Rounded to 3,100

Estimate of Value By Comparison: ..... \$ 3,100

Estimate Based on Rental Income:

Monthly Rent X GMM  
45 x 66 = ..... \$ 2,970  
 or By Capitalization of Net Income  
 on Form 2554

Estimate By Cost Approach ..... \$ 3,060

Final Estimate By Correlation ..... \$ 3,100

Appraisal By:

Reviewed By:

Date 12-4-61 Parcel No. 168

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 168

FRE OWNER Kazimer Chreptowicz

Property Address 318 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 1 & 2-Blk 19 & 1 & 2 of Blk 14 B azil & Roberts Add. Sold Dec. '56 - \$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  

$$\frac{25}{\text{front feet}} \text{ at } 16.00 = \$ 400.00$$

Data by: [Signature]  
 Right of Way Agent

Date 12/19/61

Parcel No. 168

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
168		Kazimer Chreptowicz	5-1-45						

(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.

Ray D. Ramsey \_\_\_\_\_ Date 12/4/61  
Appraiser or Right of Way Agent