

### **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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#### STATE OF MINNESOTA DIVISION OF LANDS AND RIGHT OF WAY DEPARTMENT OF HIGHWAYS PHOTOGRAPHIC MOUNTINGS

S. P	1-A	COUNTYRamsey	PARCEL168
	Kazimer Chreptowicz	PROPERTY ADDRESS	318 Texas





Photo No.	Description of Subject	Photo No.	Description of Subject
1.	Subject property - front view	5	
2.	Subject property - rear view	6	
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Date	of Photo:	Ву:	Right of Way Agent
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STATE OF MINNESOTA

## DIVISION OF LANDS AND RIGHT OF WAY PHOTOGRAPHIC MOUNTINGS

DEPARTMENT OF HIGHWAYS

S. P. 1-A	COUNTYRamsey	PARCEL168
FEE OWNER Kazimer Chreptowicz	PROPERTY ADDRESS	318 Texas







Photo			
No.	Description of Subject	No.	Description of Subject
1.	Comp. No. 1 - 929 Woodbridge	5.	
2.	Comp. No. 2- 749 York	6.	
3.	Comp. No. 3 - 2677Goodhue	7.	
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		Бу	Right of Way Agent

### STATE OF MINNESOTA DIVISION OF LANDS AND RIGHT OF WAY DEPARTMENT OF HIGHWAYS PHOTOGRAPHIC MOUNTINGS

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Date of Photo:    By:   Right of Way Agent	

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

Owner:

Kazimer Chreptowicz

Legal:

SWily 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%

Economic Depreciation 10% 7,980.00

Depreciated Value of Duplex 2,660.00

Land - 25 x 144 feet 400.00

Indicated Value By Cost Approach 3,060.00

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
 2,700.00

 Total
 3,100.00

"THREE THOUSAND ONE HUNDRED DOLLARS"

(\$3,100.00)

May Maring 17/4/4/

## DIVISION OF LANDS AND RIGHT OF WAY RIGHT OF WAY APPRAISAL TOTAL TAKING

DEPARTMENT OF HIGHWAYS
COST APPROACH

Form 2501-A URBAN PROPERTY

S.P. Project Area 1-A	_ COUNTY	Ramsey	1	PARCEL	168
FEE OWNER Kazimer Chreptowicz	Property Address	318 Texas	Street, St.	Paul, Minr	1.
egal Description (entire tract) SW*1y 25 feet o	of Lot 9, Blk	22, Dunwell	& Spencer's	Addn to	B <b>roo</b> klyn
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asic depreciation rate	Economic I	-	otal Replacement	Cost \$	10.640.0
Date built 1894 moved on lot 1913		75%			
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#### DEPARTMENT OF HIGHWAYS

#### DIVISIÓN OF LANDS AND RIGHT OF WAY BUILDING SKETCH

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Garag						_		_	_													-	-			4	_	+						-			_			2	×		_			
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Barn																						_						+						_						2	×					
Hog h	hoi	se	•																																					,	×					

SKETCH AND EXAMINATION BY\_

Chicken house
Granary
Machine shed

RIGHT OF WAY AGENT

17/4/6/ DATE

PARCEL NO. 168



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

DEPARTMENT OF HIGHWAYS

URBAN PROPERTY

					Comparable	Properties					
Comparison	No.			No.	1	No2 4-20-		No	3	No	
ate of Sale				No		4-20-	61	5-23-	-61		
Address				020 Mag	dbridge	749 Y	ork	267 (	Goodhue		
erms of Sal	e			cash	dorrage	cash		cash			
Rental Incom	ne Actual							\$80			
	ne Estimated			\$80		\$90		\$85 76			
ale Price	ly Multiplier	*		\$5,50	00	67 \$6,00	00	\$6.5	00		
	nts., Time, In	nprovements		Ψ,,,,		10,0					
resent Wor				5,50		6,00		6.5			
	ed Lot Value				00	1,50		1,5	00		
	, Porch, Fire ce Bldg. Onl			4.80	00	4.40	00	4.8			
ot Size	co blug. Cili	1			23.75	40x1		80x1			
\ge				1884	-5015	1887		1880			
F or SF Content	Unit Cost New	21,280	50¢	16,200	60¢	22,560	55¢	21,704	55¢		
nit Cost Depre.	% Depr.	724	75%	29¢	51%	20¢	65%	22¢	60%		
Adjust	ment	Descriptive It		Adjus		Adjus			tment	Adjus	tment
Ite		Subject Prop		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minu
Bldg. Size							500		1,000		
Age—Cond	ition	1894	1,00		1,000		500 1,100		1,100		
andscaping		25x144 \$	400				1,100		2,200		
Garage					300		100		200		
Porches											
Fireplace Basement In		-									
Attic Impr.	npr.	<del> </del>									
Carpeting											
bg. & Bath					700		1,000		1,000		
.eating Ext	ras	<del> </del>			500		200		200		
							0.000		2 500		
		ļ		-	2,500	-	2,900		3,500		-
Total Adjust				١.	2,500	_	2,900		3,500		
Properties '	orth of Composite										
Present Wo	orth of Comp								0.000		
Adjusted to	Subject.			-	3,000		3,100		3,000		
epr. Cost: 2 Less Dep	Value By Cost 21,280 correctation: rec. Reprod.	75 %	= \$ <u>10</u> _7	,980	2,660			By Compariso		3,100	
Land Va	lue 25x1	44 \$15 f.f. Sq. Ft. or	Ft.	=	400	-	45 r By Capital n Form 2554	X GMM X <u>66</u> ization of Net	= \$	2,970	•
	ent Value Mi ent Value Sp	sc. Bldgs. ecial Equipment		_		Estima	ate By Cost	Approach		3,060	)
Estima	ted Value By	Cost Approach	ded to		3,060 3,100	Final	Estimate By	Correlation .		3,100	)
appraisal By	:	Rev	iewed By	<b>/:</b>							

FEE OWNER Kazimer Chreptowicz

Project Area

ADJUSTED VALUE by time, depth and location

in comparison to subject prope

per sq. ft.

per acre

per f. f.

15,00

10.00

10.00

15.00

per acre

UNIT PRICE

per sq. ft.

.16¢

.10¢

.10¢

· 22¢

Street St. Paul Minn

topography, size, time of sale, etc.
ESTIMATEC VALUE OF LAND IN SUBJECT PROPERTY ON BASIS OF COMPARABLE MARKET DATA: front feet 16.00 \$ 400.00 25 \* AND THE WAR MAKE MAKE

Proper adjustments have been made for zoning, location,

Area Sq. Ft.

or

Acres

5000

10000

10000

26775

per f. f.

16.00

12.50

12,50

17.75

Depth

100

125

125

119

Frontage

50

80

80

225

Right of Was

Compari-

son No.

1.

2.

3.

Grantor - Grantee Legal Description

Consideration.

Date of Sale

Lot 10-Blk 66, W.St. Paul

Nov. 1957 - Cash \$800.00

Lots 18 & 19,Blk 4,Second

Sold June 1957 - \$1,000.

St.Lawrence - Lots 1 & 20-Blk 14, Second Addn to Brooklynd-Sold May 1956

Grantee - Louis Kaplan Livingston & Chicago-West

Dec. 156 - \$4,000.00

25 feet Lot 3, all of 1 & 2-Blk 19 & 1 & 2 of Blk 14 B azil & Roberts Add. Sold

Treacy to Larson Clinton & Congress

Markoe to Remackel St. Lawrence & Missouri

Addn. to Brooklynd

Markoe to Remackel Missouri bet Texas and

\$1,000.00

Proper

131

No.

#### DEPARTMENT OF HIGHWAYS -- STATE OF MINNESOTA LANDS AND RIGHT OF WAY SECTION

S. P. No.	]_A	County		ORD OF TRANSI						
PAR.	GRANTOR		GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	I NDI CATED AMOUNT
168			Kazimer Chreptowicz	5-1-45			•			
		. ****								
				_						
					-					
		-								
o'								-		
	ransfers of each		Information)  I parcel which have been made be listed above. Actual date		I here	by certify t	se with Ind <mark>ivid</mark> u hat in making my ansfers of <mark>the</mark> s	appraisal	nave been r	nade

All transfers of each individual parcel which have been mad	e
during the past five years must be listed above. Actual da	te
of acquisition by present owner only (from attorneys opinio	n
of title) need be shown if more than five years previous.	
Information by:	
12-4-61	
Right of Way Agent Date	

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