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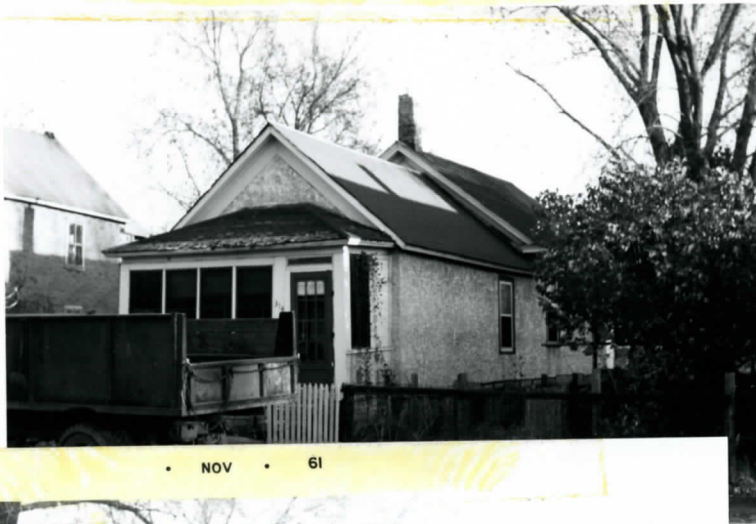
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S. P. 1-A COUNTY Ramsey PARCEL 169

FEE OWNER William F. & Ethel Gehrke PROPERTY ADDRESS 314 Texas

NOV • 61



• NOV • 61



• OCT • 61



Photo No.

Description

No.

Description of Subject

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

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

Date of Photo: 11-61

By: *Ray J. Ramsey*
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL 169

FEE OWNER William F. and Ethel Gehrke PROPERTY ADDRESS 314 Texas



Photo No. Description of Subject

1. Comp. No. 1 - 88 W. Magnolia

2. Comp. No. 2 - 647 Carroll

3. Comp. No. 3 - 233 Ann

4. _____

Date of Photo: 11-61

PHOTO No. Description of Subject

5. _____

6. _____

7. _____

8. _____

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

S. P. 1-A COUNTY Ramsey PARCEL 169

FEE OWNER William F. and Ethel Gehrke PROPERTY ADDRESS 314 Texas

LEGAL: Lot 1, Block 2, J. F. Eisenmenger's Addition.

88 W. MAGNOLIA

LISTING BROKER Matt J. Weisberg Co. SALESMAN Matt PHONE RES. MI 4-8118 BUS. CA 4-9694

OWNER'S NAME Walter T. Rosen, Adm. TYPE OF BLDG. 2 Story

Equipment	1st Floor			2nd Floor			3rd Floor		
	L.R.	Area	Notes	L.R.	Area	Notes	B.R.	Area	Notes
Full 1/2 beam steel wood	8,8	x 22							
Heat	Fireplace			Fireplace			B.R.		
gravity fur.	stoker			D.R.			Bath		
h. water	oil			D. Space			Year Built	1889	
f. air	gas	x	Kitch. 10	x 13,9		Kitch.	Exterior	Shake siding	
annual fuel cost			nook	cabinets	pantry	nook	Cond.	Good	
Water heater	fan	disposal	d. wshr.	fan	disposal	d. wshr.	Taxes	96,36 N.H.S. H.S. x	
gal. side arm	Trim	Enamel		Trim	Enamel		Assessments		
gal. auto. elec.							Blks.	148 x 37 +	
20 gal. auto. gas	Bath full	x Tile	shr. 1/2	Bath full	Tile	shr. 1/2	11 x 15 = 8 x 13		
Incinerator	Den/S. Rm.			Den/S. Rm.			Lot	40 x 124,67	
Laundry tubs	Toilet			B.R.	10,2	x 10	alley	x driveway	
220 wiring	Shower			B.R.	8,9	x 13,5	floors—1st hwd.	x soft	
Pumps	B.R.			B.R.			floors—2nd hwd.	soft	
Rec. room	Porch 7,8	x 21 +		B.R.			Sewer	x City Wtr. x	
Insul. Walls	Ceil. W. Strip			condition	Fair		S. Tank	Well	
Roof: comp. x wood	slate	carp.	drapes	carp.	drapes		Ger.		
1st fl. occ. by	phone			Lease Exp.		rent	Att.	Det. or. det.	
2nd fl. occ. by	phone			Lease Exp.		rent			
Schools: Public grade	high			Present Mgt.					
Churches	St. Bernard			Mgt. Comm.					
Transp.	Rice - block			Will consider trade	NO				
Reason for selling	Death			Permitted	Improvements				
Remarks									

647 CARROLL

LISTING BROKER Clapp-Thomson Co. SALESMAN Winger PHONE RES. CA 7-7095 BUS. CA 2-7311

OWNER'S NAME Margaret A. Johnson and Edythe M. Johnson TYPE OF BLDG. Bungalow

Equipment	1st Floor			2nd Floor			3rd Floor		
	L.R.	Area	Notes	L.R.	Area	Notes	B.R.	Area	Notes
Full x Beam: steel wood x	18	x 11,6							
Heat	Fireplace			Fireplace			Bath		
gravity fur. x	stoker			D.R.			Year Built	1923	
h. water	oil			D. Space			Exterior	Frame	
f. air	gas	x	Kitch. 9,6	x 11,6		Kitch.	Cond.	Good	
annual fuel cost			nook	cabinets	pantry	nook	Taxes	215,84 N.H.S. x H.S.	
Water heater	fan	disposal	d. wshr.	fan	disposal	d. wshr.	Assessments		
gal. side arm	Trim	Fir		Trim			Blks.	32 x 22	
gal. auto. elec.							x	18	
gal. auto. gas	Bath full	x Tile	shr. 1/2	Bath full	Tile	shr. 1/2	Lot	40 x 148	
Incinerator	Den/S. Rm.			Den/S. Rm.			alley	driveway x	
Laundry tubs	Toilet			B.R.			floors—1st hwd.	x soft	
220 wiring	Shower			B.R.			floors—2nd hwd.	soft	
Pumps	B.R.			B.R.			Sewer	x City Wtr. x	
Rec. room	Porch 9 x 11	Scr. x Gl. x		B.R.			S. Tank	Well	
Insul. Walls	Ceil. W. Strip x			condition	Good		Ger.	12 x 16,6	
Roof: comp. x wood	slate	carp.	drapes	carp.	drapes		Att.	Det. or. det.	
1st fl. occ. by	Mrs. Geo. Allen	phone	CA 5-0610	Lease Exp.		rent	\$65,00	due monthly	
2nd fl. occ. by	phone			Lease Exp.		rent		due	
Schools: Public grade	McKinley			Present Mgt.					
Churches				Mgt. Comm.					
Transp.				Will consider trade	NO				
Reason for selling	illness			Permitted	Sub. to tenants				
Remarks	Woud like as much cash as possible.								

LISTING BROKER J. J. Hurdak & Sons SALESMAN J. J. H. PHONE RES. MI 9-2965 BUS. CA 2-8566

OWNER'S NAME E. P. and Mary A. Gombold TYPE OF BLDG. Bungalow

Equipment	1st Floor			2nd Floor			3rd Floor		
	L.R.	Area	Notes	L.R.	Area	Notes	B.R.	Area	Notes
Full x Beam: steel wood x	11,8	x 13,9							
Heat	Fireplace			Fireplace			B.R.		
gravity fur.	stoker			D.R.			Bath		
h. water	x f. air			D. Space			Year Built	1890	
oil	gas	x	Kitch. 11,6	x 13,3		Kitch.	Exterior	Frame - 3"	
annual fuel cost			nook	cabinets	pantry	nook	Cond.	Good	
Water heater	fan	disposal	d. wshr.	fan	disposal	d. wshr.	Taxes	136,40 N.H.S. x H.S.	
30 gal. side arm	Trim	Oak and Enamel		Trim			Blks.	22 x 45	
gal. auto. elec.							EXPANSION SPACE		
gal. auto. gas	Bath full	x Tile	shr. 1/2	Bath full	Tile	shr. 1/2	Lot	41,25 x 75	
Incinerator	Den/S. Rm.			Den/S. Rm.			alley	driveway x	
Laundry tubs	Toilet			B.R.			floors—1st hwd.	x soft	
220 wiring	B.R.	9,6	x 12,6	B.R.			floors—2nd hwd.	soft	
Pumps	B.R.	9,6	x 12	B.R.			Sewer	x S. Tank	
Rec. room	Scr. porch	Open		B.R.			well	City Wtr. x	
Insul. Walls	Ceil. W. Strip			condition	Excellent		Ger.	9 x 16	
Roof: comp. x wood	slate	carp.	drapes	carp.	drapes		Att.	Det. or. det.	
1st fl. occ. by	Mrs. Bulvid	phone	CA 4-2671	Lease Exp.		rent		due	
2nd fl. occ. by	phone			Lease Exp.		rent		due	
Schools: Public grade	Devis - 6 blks.	high		Monroe - 1 mile	parochial		St. Stanislaus - 2 1/2 blks.		
Churches	All close			Present Mgt.					
Transp.	West Seventh - 1 block			Mgt. Comm.					
Reason for selling				Will consider trade					
Remarks									

Photo No. Description of Subject

- 1. Comp. No. 1 - 88 W. Magnolia
- 2. Comp. No. 2 - 647 Carroll
- 3. Comp. No. 3 - 233 Ann
- 4. _____

5. _____

6. _____

7. _____

8. _____

By: [Signature]
Right of Way Agent

Date of Photo: 11-61

All appointments and negotiations must be made through listing broker. All information subject to confirmation.

Project Area 1-A
Parcel No. 169
314 Texas Street

Owner: William F. & Ethel Gehrke
Legal: Lot 10, Block 22, Dunwell & Spencer's
Addn to Brooklynd
Lot Size: 50 x 144 Feet
Zoning: "B" Residential
Built: 1895 - Remodelled 1922, Garage 1950
Assessor's Value: Land 400. - Building 1500 - Total 1900.

This is a $1\frac{1}{2}$ story stucco bungalow with asphalt roof, dirt street oiled, no sidewalk or curb. All other improvements in the street and connected to the property.

Main floor contains 5 rooms and bath, maple floors, plaster walls and ceilings, soft wood trim painted. Large kitchen, no cabinets, cabinet sink, linoleum floor. The 2 bedrooms are in the rear off the kitchen, one a walk-thru. There is a rear vestibule shed. A stairs from this shed leads to an attic with rough flooring.

Aluminum storms, screens and front door.

Full basement limestone walls, 7 foot height, octopus type hot air gas heat, 30 gallon gas water heater, concrete floor, no drain or laundry tubs.

2 car frame garage, swining doors, dirt floor, rolled roof.

Cost Approach:

14,512 cubic feet @ .70¢ per cu. ft. -	\$10,158.00
Physical Depreciation 50%	
Economic Depreciation 10%	6,094.00
Depreciated Value of Dwelling	4,064.00
Depreciated Value of Garage	200.00
Depreciated Value of Improvements	4,264.00
Land - 50 x 144 feet	750.00
Indicated Value by Cost Approach	5,014.00

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	750.00
Improvements	4,350.00
Total	5,100.00

"FIVE THOUSAND ONE HUNDRED DOLLARS"

(\$5,100.00)

Ray H. Lacey
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 169

FEE OWNER William F. & Ethel Gehrke Property Address 314 Texas Street, St. Paul, Minn.

Legal Description (entire tract) Lot 10 Blk 22 Dunwell & Spencer's Addn to Brooklynd

Present use Resident Zoning "B" Residential Best use Present
Size: Frontage 50 Depth 144 Area 7200 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 400 Bldgs. 1500 Total 1900 Taxes 19 60 \$ 95.42
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 1895 Remodelled 1922
Remodeled Garage 1950
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. _____
Garage (Dep'd.) 200.00

Estimate by [Signature]
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:
50 f.f. at \$ 15.00 for 144 ft. depth \$ 750.00
7200 sq. ft. at \$ _____
at \$ _____

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

14,512 ~~sq. ft.~~ cu. ft. x .70¢ = \$ 10,158.00

Plus flat charge adjustments
x Local Index \$ _____ x _____ = \$ 10,158.00

Physical Dep. 50% Total Replacement Cost \$ _____

Economic Dep. 10% Less Total Depreciation 6,094.00

Total 60% Total Present Value \$ 4,064.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. Garage \$ 200.00

Plus Land Value from above \$ 750.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY

SAY 5,100.00 BY COST APPROACH \$ 5,014.00

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

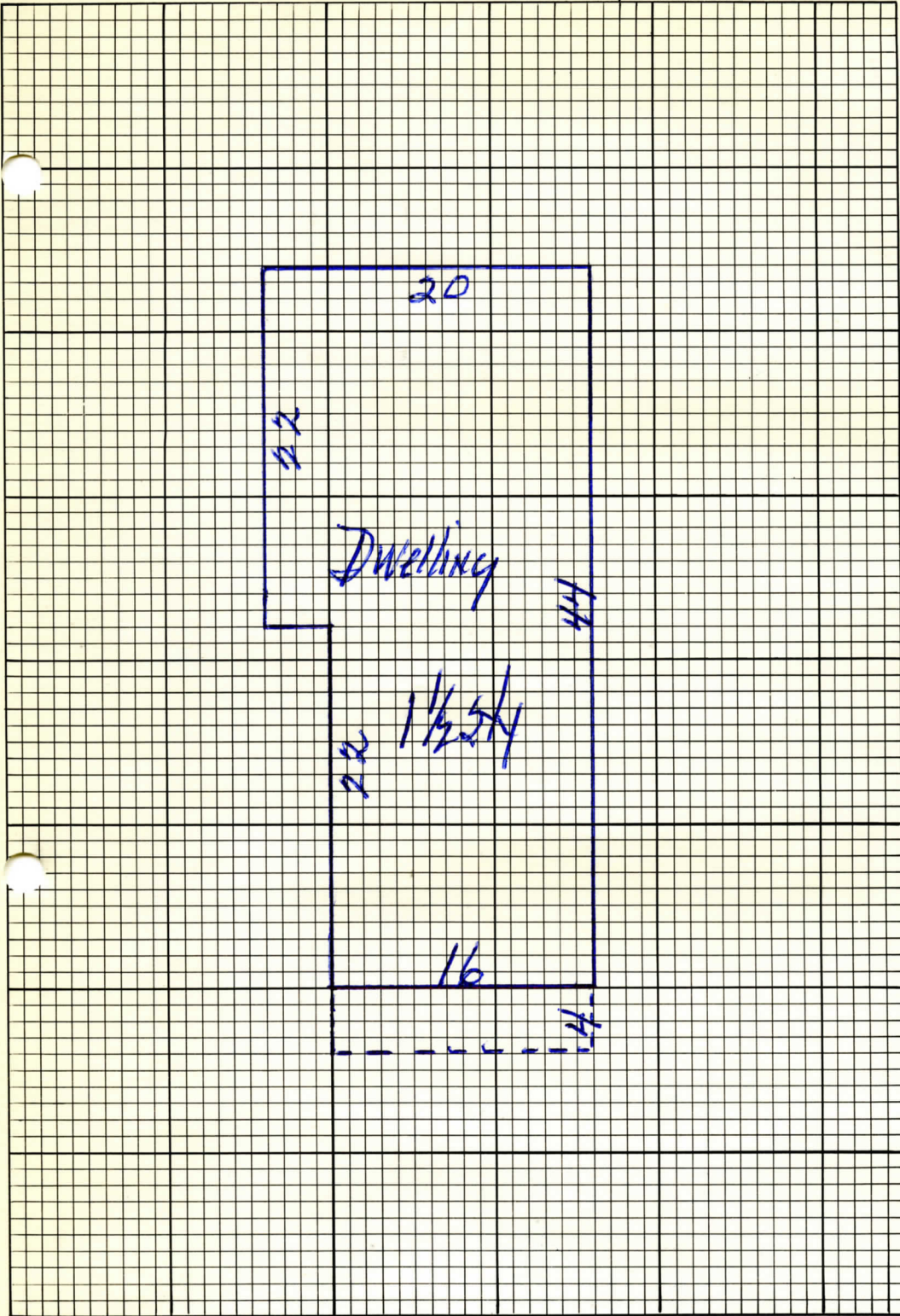
with _____ % in Bone structure. PARCEL NO. 169

S.P. Project Area 1-A COUNTY Ramsey PARCEL 169

FEE OWNER William F. & Ethel Gehrke PROPERTY ADDRESS 314 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.

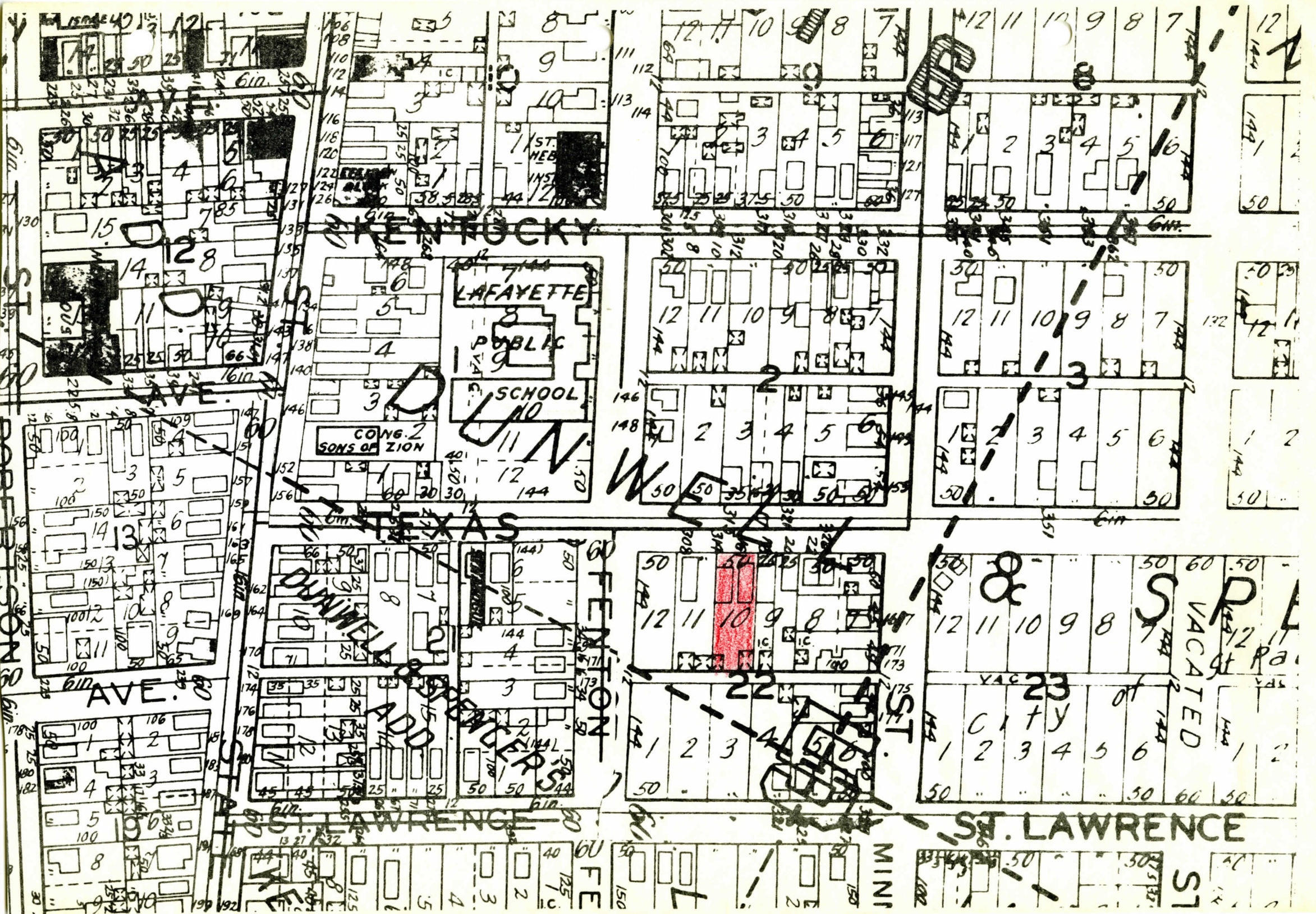
MISCELLANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition	Size	Area
Garage - detached						x	
Garage - attached						x	
Barn						x	
Hog house						x	
Chicken house						x	
Granary						x	
Machine shed						x	

SKETCH AND EXAMINATION BY _____

Ray J. Loring
RIGHT OF WAY AGENT

12/4/01
DATE

PARCEL NO. 169



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. 169

Fee Owner William F. and Ethel Gehrke Property Address 314 Texas

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale		4-12-60		3-16-60		4-16-58			
Address		88 W. Magnolia		647 Carroll		233 Ann			
Terms of Sale		cash		cash		cash			
Rental Income Actual				\$65					
Rental Income Estimated		\$55				\$65			
Gross Monthly Multiplier		96		106		107			
Sale Price		\$5,300		\$6,900		\$7,500			
Special Assmts., Time, Improvements									
Present Worth		5,300		6,900		7,500			
Less Estimated Lot Value, Garage, Porch, Fireplace, Etc.		1,200		1,500		500			
Net Sale Price Bldg. Only		4,100		5,000		6,700			
Lot Size		40x124.62		40x148		4125x75			
Age		1889		1923		1890			
CF or SF Content	Unit Cost New	14,512	.70	11,888	.75	12,672	.75	17,424	.70
Unit Cost Depre.	% Depr.	.28	60%	.34	54%	.40	47%	.38	45%
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size		500						1,000	
Age-Condition	1895, remoc. 1922				1,000			1,000	
Lot Value	50x144 \$750		450		750	250			
Landscaping									
Garage		200						100	
Porches									
Fireplace									
Basement Impr.		500							
Attic Impr.			1,000						
Carpeting									
Bldg. & Bath Extras					100			100	
Heating Extras								300	
		1,200	1,450		1,850	250	2,500		
Total Adjustment									
Net Adjustment			- 250		- 1,850		- 2,250		
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.									
Present Worth of Comparables Adjusted to Subject.			5,050		5,050		5,250		

Estimate of Value By Cost Approach:
 Repr. Cost: $14,512 \times .70 = \$10,158$
 Less Depreciation: $60\% \times 10,158 = 6,094$
 Deprec. Reprod. Cost $\$4,064$
 Land Value $50 \times 144 \times \$15 \text{ f.f.} = 750$
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 200
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach $\$5,014$
 Rounded to 5,100

Estimate of Value By Comparison: \$ 5,100
 Estimate Based on Rental Income:
 Monthly Rent X GMM
 $50 \times 100 = \dots \$ 5,000$
 or By Capitalization of Net Income on Form 2554
 Estimate By Cost Approach \$ 5,014
 Final Estimate By Correlation \$ 5,100

Appraisal By: *Roy A. Lavery*

Reviewed By: _____

Date 12-4-61 Parcel No. 169

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 169

FRE OWNER William F. & Ethel Gehrke

Property Address 314 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 &	225	119	26775	17.75	.22¢		15.00		

Proper adjustments have been made for zoning, location, topography, size, time of sale, etc.
 ESTIMATE VALUE OF LAND IN SUBJECT PROPERTY
 ON BASIS OF COMPARABLE MARKET DATA:

Reviewed by

50 front feet at 15.00 = \$ 750.

Data by:

Handwritten signature
 Agent of Way Agent

12/4/61
 Date

Parcel No. 169

