



Collection Information:

Folder: Parcel No. 170. 308 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 170

FEE OWNER Alex and Sarah Stotland PROPERTY ADDRESS 308 Texas



Photo No.

Description

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

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

Date of Photo: 11-61

By: *Paul Lawrence*
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 170
 FEE OWNER Alex and Sarah Stotland PROPERTY ADDRESS 308 Texas



NOV 01

MI B-1823 and CA 4-7587

YR BLDG	Buildings
2nd Floor	
B.B.	x
Beds	
Year Built	Older
Roofing	Asp. Shingles
Cond.	Fair
x Taxes	218.42 MRLA x H.S.
Assessment	
Rate	38 = 20.6
Lot	40 x 124.5
Alley	x driveway
Floors—1st Inbd.	x sub
Floors—2nd Inbd.	x sub
Sewer	x City Wtr. x
S. Tank	Well
Gar.	2 Car x
As.	Duc. x or. drs.
\$45.00	due 1st
\$35.00	due
\$5. Agnes	
\$46.50	

Plumbing Tenants rights
 18 meters - key at
 office - front and rear entrance in and down building sound but needs repairs and improvements - subject to approval of County Welfare Board.



Photo No.	Description of Subject
1.	<u>Comp. No. 1 - 842 Edmund</u>
2.	<u>Comp. No. 2 - 853 Woodbridge</u>
3.	<u>Comp. No. 3 - 1015 Marion</u>
4.	_____

Date of Photo: 11-61

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

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

S. P. 1-A COUNTY Ramsey PARCEL 170

FEE OWNER Alex and Sarah Stotland PROPERTY ADDRESS 308 Texas

LEGAL: Lot 11, Block 4, Syndicate # 2 Addition.

842 EDMUND

LISTING BROKER All-State Properties SALESMAN Louis PHONE: RES MI 8-1823 BUS CA 4-7587

OWNER'S NAME Thos. H. Nicholson

Table with columns: Room, 1st Floor, 2nd Floor, TYPE OF BLDG, Duplex. Includes details for Full x Beam, Heat, Gravity fur., h. water, f. air, annual fuel cost, Water heater, 30 gal. side arm, 2nd fl. occ. by Alvin Spoden, Schools, Churches, Tramp, Reasons for selling, Remarks.

LEGAL: Lot 11, Block 12, Lewis' Second Addition.

853 WOODBRIDGE

2-10-61

LISTING BROKER Hamline TC Realty SALESMAN Ericson PHONE: RES MI 6-8356 BUS MI 6-2688

OWNER'S NAME Edna Wolf

Table with columns: Room, 1st Floor, 2nd Floor, TYPE OF BLDG, Duplex. Includes details for Full x Beam, Heat, Gravity fur., h. water, f. air, annual fuel cost, Water heater, 30 gal. side arm, 2nd fl. occ. by Vacant, Schools, Churches, Tramp, Reasons for selling, Remarks.

LEGAL: All of Lot 1 except the westerly 52 feet thereof, Block 39, Auerbach & Hand's.

1015 MARION

LISTING BROKER James Huspek & Sons SALESMAN Dick PHONE: RES MI 9-2918 BUS CA 2-8566

OWNER'S NAME Richard E. and Louise Keller

Table with columns: Room, 1st Floor, 2nd Floor, TYPE OF BLDG, Duplex. Includes details for Full 1/2 Beam, Heat, Gravity fur., h. water, f. air, annual fuel cost, Water heater, 40 gal. side arm, 2nd fl. occ. by Neil, Schools, Churches, Tramp, Reasons for selling, Remarks.

- Photo No. 1. Comp. No. 1 -
- 2. Comp. No. 2 -
- 3. Comp. No. 3 - 1015 Marion
- 4. _____

7. _____
8. _____
By: Ray J. Lawrence
Right of Way Agent

Date of Photo: 11-61

Project Area 1-A
Parcel No. 170
308 Texas Street

Owner: Alex & Sarah Stotland
Legal: Lot 11, Block 22, Dunwell & Spencer's Addn.
to Brooklynd
Lot Size: 50 x 144
Zoning: "B" Residential
Built: Old
Assessor's Value: Land 400 - Buildings 1200 - Total 1600.

This is a $1\frac{1}{2}$ story stucco dwelling with asphalt shingle roof, glazed and heated front porch. Texas Street is dirt oiled, no sidewalk or curb. All improvements are in the street and connected to the property.

First floor has 2 small bedrooms and 1 large bedroom, kitchen has good cabinets, cabinet sink, good linoleum, dining room has buffet, the bath is old type off the kitchen, large back hall and vestibule.

Small 3 room apartment on 2nd floor is reached by outside rear stairway - stove heat.

Full basement, limestone walls, 7 foot height, hot water gas furnace heats only first floor, 30 gallon gas water heater, dirt floor, no drain or laundry tubs.

Numerous unpainted sheds and other outbuildings and board fence.

Cost Approach:

17,644 cubic feet @ .70¢ per cu. ft. -	12,350.00
Physical Depreciation 55%	
Economic Depreciation 10%	8,027.00
Depreciated Value of Dwelling	4,323.00
Depreciated Value of Outbuildings	250.00
Depreciated Value of Improvements	4,573.00
Land - 50 x 144 feet	750.00
Indicated Value by Cost Approach	5,323.00

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	4,600.00
Total	5,350.00

"FIVE THOUSAND THREE HUNDRED FIFTY DOLLARS"

(\$5,350.00)

Roy J. Fenwick
12/4/61

S. P. Project Area 1-A COUNTY Ramsey PARCEL 170

FEE OWNER Alex & Sarah Stotland Property Address 308 Texas Street, St. Paul, Minn.

Legal Description (entire tract) Lot 11, Block 22, Dunwell & Spencer's Addn to Brooklyn

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. 1200 Total 1600 Taxes 19 60 \$ 81.52
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. _____
Sheds, Outbuildings 250.00

Estimate by [Signature]
Date 12/4/67 Right of Way Agent

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
_____ sq. ft. at \$ _____
_____ at \$ _____

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

17,644 ~~sq. ft.~~ cu. ft. x .70% = \$ 12,350.00

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

Physical Dep. 55% Total Replacement Cost \$ 12,350.00
Economic Dep. 10%
Total 65% Less Total Depreciation 8,027.00

Total Present Value \$ 4,323.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. (Dep'd) \$ 250.00

Plus Land Value from above \$ 750.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
SAY 5,350.00 BY COST APPROACH \$ 5,323.00

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				

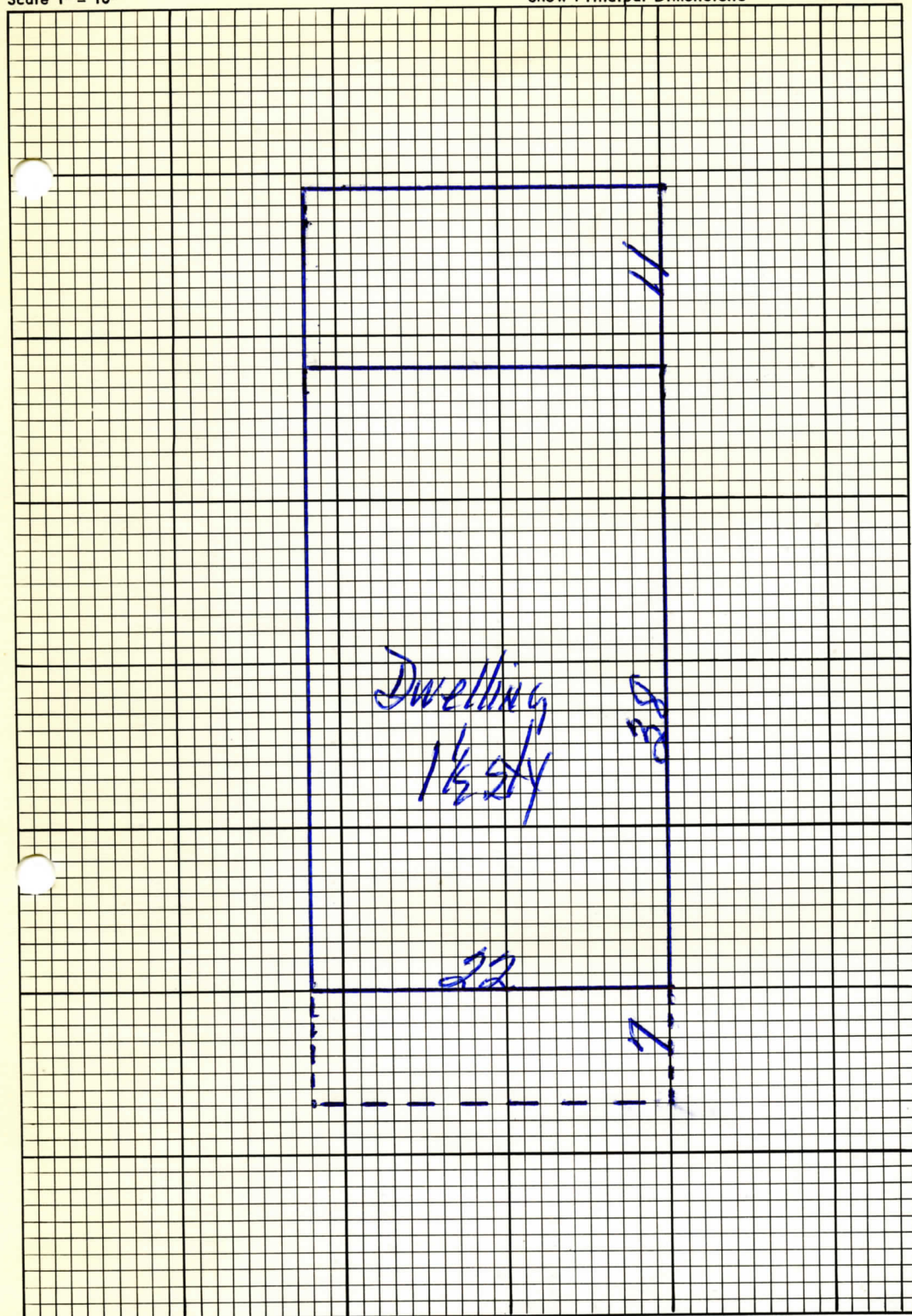
Total Cost of Short Lived Items \$ _____ Total Depr. curable \$ _____
_____ % of Total Replacement Cost
with _____ % in Bone structure. PARCEL NO. 170

S. P. Project Area 1-A COUNTY Ramsey PARCEL 170

FEE OWNER Alex & Sarah Stotland PROPERTY ADDRESS 308 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.

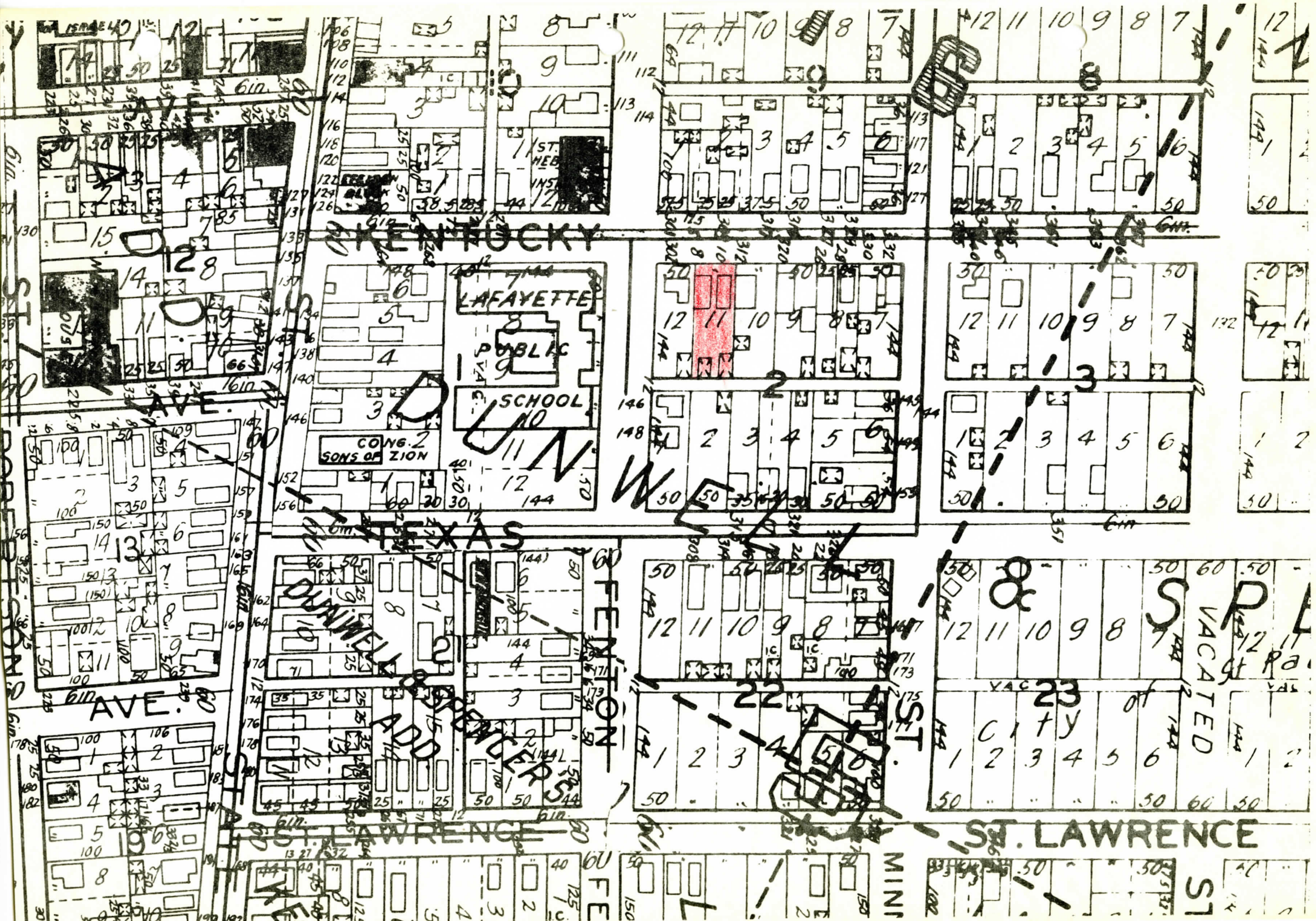
MISCELLANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition	Size	Area
Garage - detached						x	
Garage - attached						x	
Barn						x	
Hog house						x	
Chicken house						x	
Granary						x	
Machine shed						x	

SKETCH AND EXAMINATION BY _____

Ray J. Faneberg
RIGHT OF WAY AGENT

12/4/61
DATE

PARCEL NO. 170



KENTUCKY

LAFAYETTE

PUBLIC

SCHOOL

CONG. 2
SONS OF ZION

TEXAS

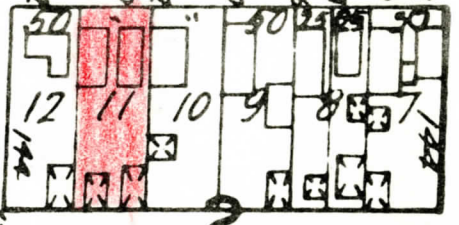
DANIEL
ADAMS

FELTON

LAWRENCE

ST. LAWRENCE

MINI



VACATED
CITY
VACATED
ST. PAUL

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. 170
Fee Owner Alex and Sarah Stotland Property Address 308 Texas

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale		<u>5-23-61</u>		<u>2-7-61</u>		<u>6-29-61</u>			
Address		<u>842 Edmund</u>		<u>853 Woodbridge</u>		<u>1015 Marion</u>			
Terms of Sale		<u>Cash</u>		<u>\$400 down</u>		<u>\$500 down</u>			
Rental Income Actual									
Rental Income Estimated		<u>\$90</u>		<u>\$90</u>		<u>\$130</u>			
Gross Monthly Multiplier		<u>72</u>		<u>69</u>		<u>56</u>			
Sale Price		<u>\$6,500</u>		<u>\$6,850</u>		<u>\$7,950</u>			
Special Assmts., Time, Improvements									
Present Worth		<u>6,500</u>		<u>6,200</u>		<u>7,250</u>			
Less Estimated Lot Value,		<u>1,500</u>		<u>400</u>		<u>750</u>			
Garage, Porch, Fireplace, Etc.		<u>300</u>		<u>300</u>					
Net Sale Price Bldg. Only		<u>4,700</u>		<u>5,500</u>		<u>6,500</u>			
Lot Size		<u>40x124.5</u>		<u>25x123</u>		<u>41.78x79.8</u>			
Age		<u>1888</u>		<u>1886</u>		<u>1890</u>			
CF or SF Content	Unit Cost New	<u>17,644</u>	<u>70¢</u>	<u>24,528</u>	<u>60¢</u>	<u>16,912</u>	<u>70¢</u>	<u>18,170</u>	<u>70¢</u>
Unit Cost Depr.	% Depr.	<u>25¢</u>	<u>65%</u>	<u>19¢</u>	<u>68%</u>	<u>33¢</u>	<u>54%</u>	<u>36¢</u>	<u>49%</u>
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size			<u>750</u>						
Age-Condition	<u>old</u>				<u>500</u>			<u>1,500</u>	
Lot Value	<u>50x144 \$750</u>		<u>750</u>	<u>350</u>					
Landscaping									
Garage			<u>50</u>		<u>50</u>	<u>250</u>			
Porches									
Fireplace									
Basement Impr.					<u>200</u>				
Attic Impr.									
Carpeting									
Kitchen, Log. & Bath Extras					<u>200</u>			<u>200</u>	
Heating Extras		<u>350</u>			<u>250</u>			<u>250</u>	
		<u>350</u>	<u>1,550</u>	<u>350</u>	<u>1,200</u>	<u>250</u>	<u>1,950</u>		
Total Adjustment									
Net Adjustment			<u>- 1,200</u>		<u>- 850</u>		<u>- 1,700</u>		
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.			<u>6,500</u>		<u>6,200</u>		<u>7,250</u>		
Present Worth of Comparables Adjusted to Subject.			<u>5,300</u>		<u>5,350</u>		<u>5,550</u>		

Estimate of Value By Cost Approach:

Repr. Cost 17,644 c.f. 70¢ = \$ 12,350
 Less Depreciation: 65% 8,027
 Deprec. Reprod. Cost = \$ 4,323
 Land Value 50x144 \$750 = 750
\$15 f.f. Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 250
 Plus Present Value Special Equipment _____

Estimated Value By Cost Approach \$ 5,323
 Rounded to \$ 5,350

Estimate of Value By Comparison: \$ 5,350

Estimate Based on Rental Income:

Monthly Rent X GMM
80 X 66 = \$ 5,280
 or By Capitalization of Net Income
 on Form 2554

Estimate By Cost Approach \$ 5,323

Final Estimate By Correlation \$ 5,350

Appraisal By:

Roy J. Lavery

Reviewed By:

Date 12-4-61 Parcel No. 170

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 170

FREE OWNER Alex & Sarah Stotland Property Address 308 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¢		20.00		
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¢		15.00		
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 and L 7 2 of Blk 14 Bazil & Roberts Add. Sold Dec. 1956 - \$4,000.00	225	119	26775	17.75	.22¢		20.00		

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

50 front feet at 15.00 = \$ 750.00

Data by: [Signature] Right of Way Agent Date 12/4/61 Parcel No. 170

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
170		Alex & Sarah Stotland	5-17-55		Q. C.				
	Affid. of survivorship	by Sarah Stotland	7-13-61						

(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. Haming
Appraiser or Right of Way Agent

12/4/61
Date