



Collection Information:

Folder: Parcel No. 173. 206 Fenton 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 173
FEE OWNER Walter M. & Winifred E. Wilharber PROPERTY ADDRESS 206 Fenton Street



Photo No. Description of

- 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: *R. J. Farney*
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL 173

FEE OWNER Walter M. and Winifred E. Wilharber PROPERTY ADDRESS 206 Fenton



Photo No.

Des

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 J. Loney*
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL 173

FEE OWNER Walter M. and Winifred E. PROPERTY ADDRESS 206 Fenton

LISTING BROKER E. S. Fiesel & Co. SALESMAN E. S. Fiesel PHONE RES MI 6-5002 BUS CA 4-2329
 OWNER'S NAME Mark L. Pike, Exco. 9 Douglas TYPE OF BLDG. Bungalow

Room	1st Floor	2nd Floor
Full Beam steel wood	L.R. 13 x 11, 10	L.R. x
Hear	Fireplace	Fireplace
gravity fur. radiator	D.R. 14 x 11, 10	D.R. x
h. water	D. Space	D. Space x
f. air	Kitch. 13, 2 x 10, 6	Kitch. x
annual fuel cost	cook cabinets pantry x	cook cabinets pantry
Water heater	fan disposal d. wthr.	fan disposal d. wthr.
gal. side arm	Trim Painted	Trim
gal. auto gas	Bath full x Tile shr. 1/2	Bath full Tile shr. 1/2
Incinerator	Den/S. Rm. x	Den/S. Rm. x
Laundry tubs	B.R. 5, 4 x 8, 9	B.R. x
220 wiring	B.R. 9, 4 x 7, 10	B.R. x
Pump	B.R. x	B.R. x
Rec. room	Porch 5 x 14 Scr. Gl. x	B.R. x
Insul. Walls	condition Fair	condition
Roof comp. x wood slate	carp. drapes	carp. drapes
1st fl. occ. by <u>Richard Weldel</u>	phone	Lease Exp. rent
2nd fl. occ. by	phone	Lease Exp. rent
Schools: Public grade <u>Hammond</u>	high <u>Monroe</u>	parochial <u>St. Stanislaus</u>
Churches: All	Private Mgr. <u>None</u>	Mgr. Comm. <u>Will order</u>
Reason for selling <u>Estate</u>	Will consider trade	Possession <u>15 after closing</u>
Remarks <u>Taxes are \$109.86 - sidewalk assessment \$30.42 N.H.S. - show Saturday, Sunday, Tuesday or Wednesday after 5:00 P. M.</u>		

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 Louise PHONE RES MI 8-1823 BUS CA 4-7587
 OWNER'S NAME Mrs. Theresa H. Perfect TYPE OF BLDG. Bungalow

Room	1st Floor	2nd Floor
Full 1/2 Beam: steel wood	L.R. 15 x 11	L.R. x
Hear: <u>SPACE</u>	Fireplace	Fireplace
gravity fur. radiator	D.R. x	D.R. x
h. water	D. Space	D. Space x
f. air	Kitch. 14 x 12	Kitch. x
annual fuel cost	cook cabinets x pantry	cook cabinets pantry
Water heater	fan disposal d. wthr.	fan disposal d. wthr.
gal. side arm	Trim Painted	Trim
gal. auto gas	Bath full x Tile shr. 1/2	Bath full Tile shr. 1/2
Incinerator	Den/S. Rm. 4 x 9, 6	Den/S. Rm. x
Laundry tubs	B.R. 7, 6 x 10, 4	B.R. x
220 wiring	B.R. Utility 9 x 9	B.R. x
Pump	B.R. x	B.R. x
Rec. room	Porch 12, 6 x 5, 2 Scr. x Gl. x	B.R. x
Insul. Walls	condition <u>Very Good</u>	condition
Roof: comp. x wood slate	carp. drapes	carp. drapes
1st fl. occ. by <u>Owner</u>	phone	Lease Exp. rent
2nd fl. occ. by	phone	Lease Exp. rent
Schools: Public grade <u>Jackson - 3</u>	high <u>Mechanic Arts</u>	parochial <u>St. Agnes - St. Vincents</u>
Churches: <u>Class</u>	Private Mgr. <u>None</u>	Mgr. Comm. <u>Ordered</u>
Reason for selling <u>WIDOW - MOVING TO NEARBY</u>	Will consider trade <u>NO</u>	Possession <u>30 AFTER CLOSING</u>

LISTING BROKER PACIFIC TRADING COMPANY SALESMAN John PHONE RES MI 6-1821
 OWNER'S NAME MARTIN and Dog City E. Nelson TYPE OF BLDG. Brick

Room	1st Floor	2nd Floor
Full Beam steel wood	L.R. 11 x 12	L.R. x
Hear: <u>Oil Stove</u>	Fireplace	Fireplace
gravity fur. radiator	D.R. 9 x 12	D.R. x
h. water	D. Space	D. Space x
f. air	Kitch. 9 x 12	Kitch. x
annual fuel cost	cook cabinets pantry x	cook cabinets pantry
Water heater	fan disposal d. wthr.	fan disposal d. wthr.
gal. side arm	Trim Painted	Trim
gal. auto gas	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2
Incinerator	Den/S. Rm. x	Den/S. Rm. x
Laundry tubs	B.R. 12 x 12	B.R. x
220 wiring	B.R. 12 x 12	B.R. x
Pump	B.R. x	B.R. x
Rec. room	Porch 6 x 10	B.R. x
Insul. Walls	condition	condition
Roof: comp. x wood slate	carp. drapes	carp. drapes
1st fl. occ. by <u>Owner</u>	phone	Lease Exp. rent
2nd fl. occ. by	phone	Lease Exp. rent
Schools: Public grade <u>9 blocks</u>	high <u>Numbat - 21 blocks</u>	parochial <u>6 blocks</u>
Churches: <u>6 blocks</u>	Private Mgr. <u>6/20 \$1,850.00 - \$25.00 per month</u>	Mgr. Comm. <u>Will consider trade</u>
Reason for selling <u>Buyer larger home</u>	Will consider trade <u>NO</u>	Possession <u>NO</u>

- Photo No. Descript
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 J. Loney
Right of Way Agent

Project Area 1-A
Parcel No. 173
206 Fenton Street

Owner: Walter M. & Winifred B. Wilharber
3590 N. Victoria

Legal: NW'ly $\frac{1}{2}$ of Lots 7 & 8, Block 1, Langevin's Addn.

Lot Size: 50 x 75 Feet

Zoned: "B" Residential

Built: 1889

Assessor's Value: Land 75 - Building 500 - Total 575.

This is a $1\frac{1}{2}$ story frame dwelling with wood exterior siding, asphalt roof. Fenton Street is dirt oiled, no sidewalk or curb. There is no sewer in the street at this point but water is available.

Dwelling consists of 5 rooms, no bath, no sewer, softwood floors, covered with congoleum. No cabinets in kitchen, wall sink. Poor plaster, poor trim, stairs to attic.

10 x 15 foot limestone cellar with dirt floor reached by trap door from kitchen. No heat.

Outbuildings consist of old barn garage and outhouse.

Cost Approach:

10,192 cubic feet @ .50¢ per cu. ft. -	5,096.00
Physical Depreciation 55%	
Economic Depreciation 10%	3,312.00
Depreciated Value of Dwelling	<u>1,784.00</u>
Land - 50 x 75 Feet	300.00
Total	<u>2,084.00</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	300.00
Improvements	<u>1,800.00</u>
Total	<u>2,100.00</u>

"TWO THOUSAND ONE HUNDRED DOLLARS"

(\$2,100.00)

Ray S. Haring
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 173

FEE OWNER Walter M. & Winifred B. Property Address 206 Fenton Street, St. Paul, Minn.
Wilharber

Legal Description (entire tract) NW 1/4 of Lots 7 & 8, Blk 1, Langevin's Addn.

Present use Residence Zoning "B" Residential Best use Present
Size: Frontage 50 Depth 75 Area 3750 Sq. Ft.

Utilities and : Sewer No 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 75 Bldgs. 500 Total 575 Taxes 19 60 \$ 42.80
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 1889
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 *Ray St. Hancy*

Date 12/4/61 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 \$ 6.00 for 75 ft. depth \$ 300.00
sq. ft. at \$
at \$

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

10,192 ~~sq. ft.~~ cu. ft. x .50¢ = \$ 5,096.00

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

Physical Dep. 55% Total Replacement Cost \$ 5,096.00

Economic Dep. 10% Less Total Depreciation 3,312.00

Total 65%

Total Present Value \$ 1,784.00

Plus Present Value of Special Equipment \$

Plus Present Value of Miscellaneous Bldgs. \$

Plus Land Value from above \$ 300.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY

SAY 2,100.00 BY COST APPROACH \$ 2,084.00

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 \$

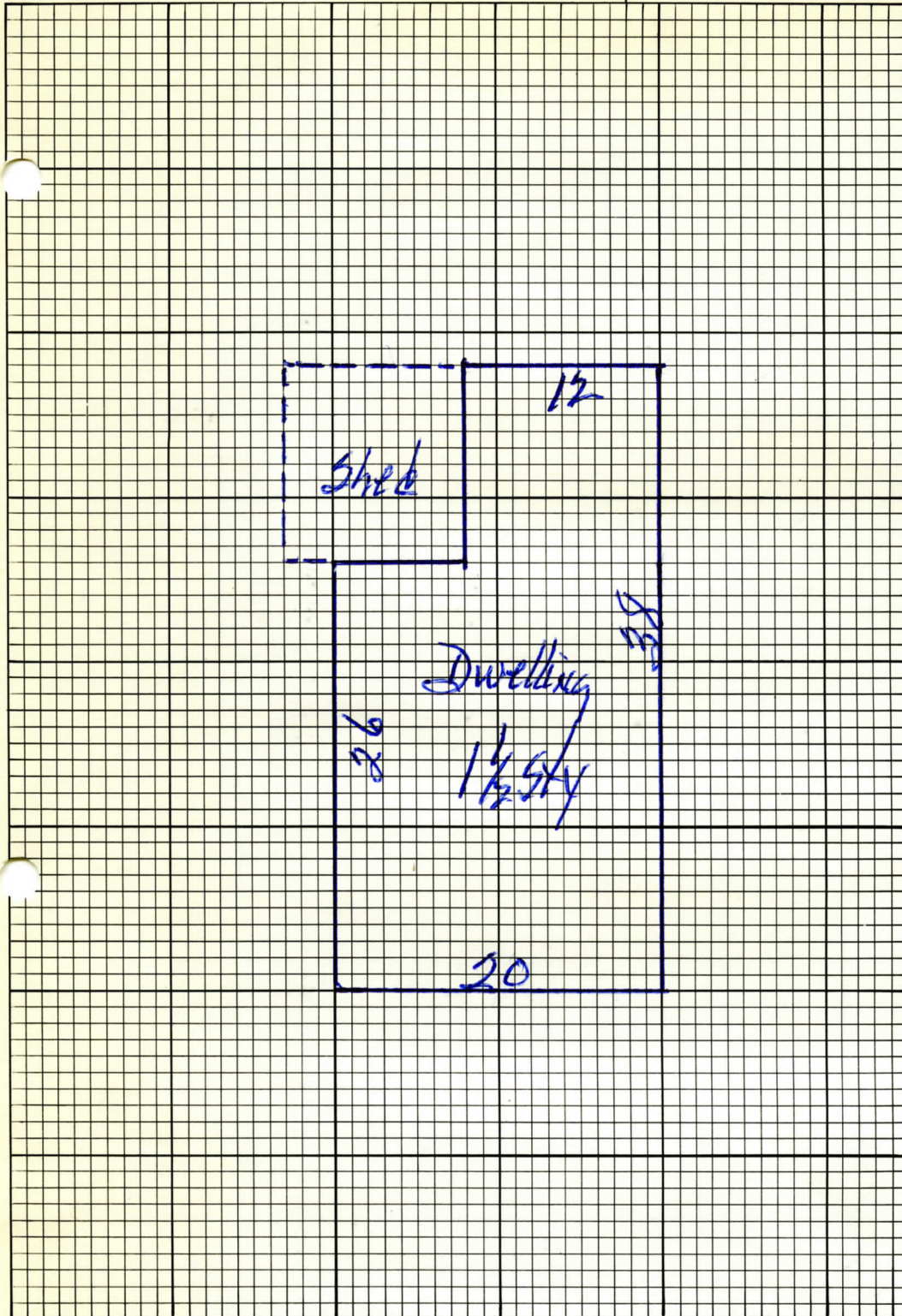
% of Total Replacement Cost with % in Bone structure. PARCEL NO. 173

S.P. Project Area 1-A COUNTY Ramsey PARCEL 173

FEE OWNER Walter M. & Winifred B. Wilharber PROPERTY ADDRESS 206 Fenton 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.

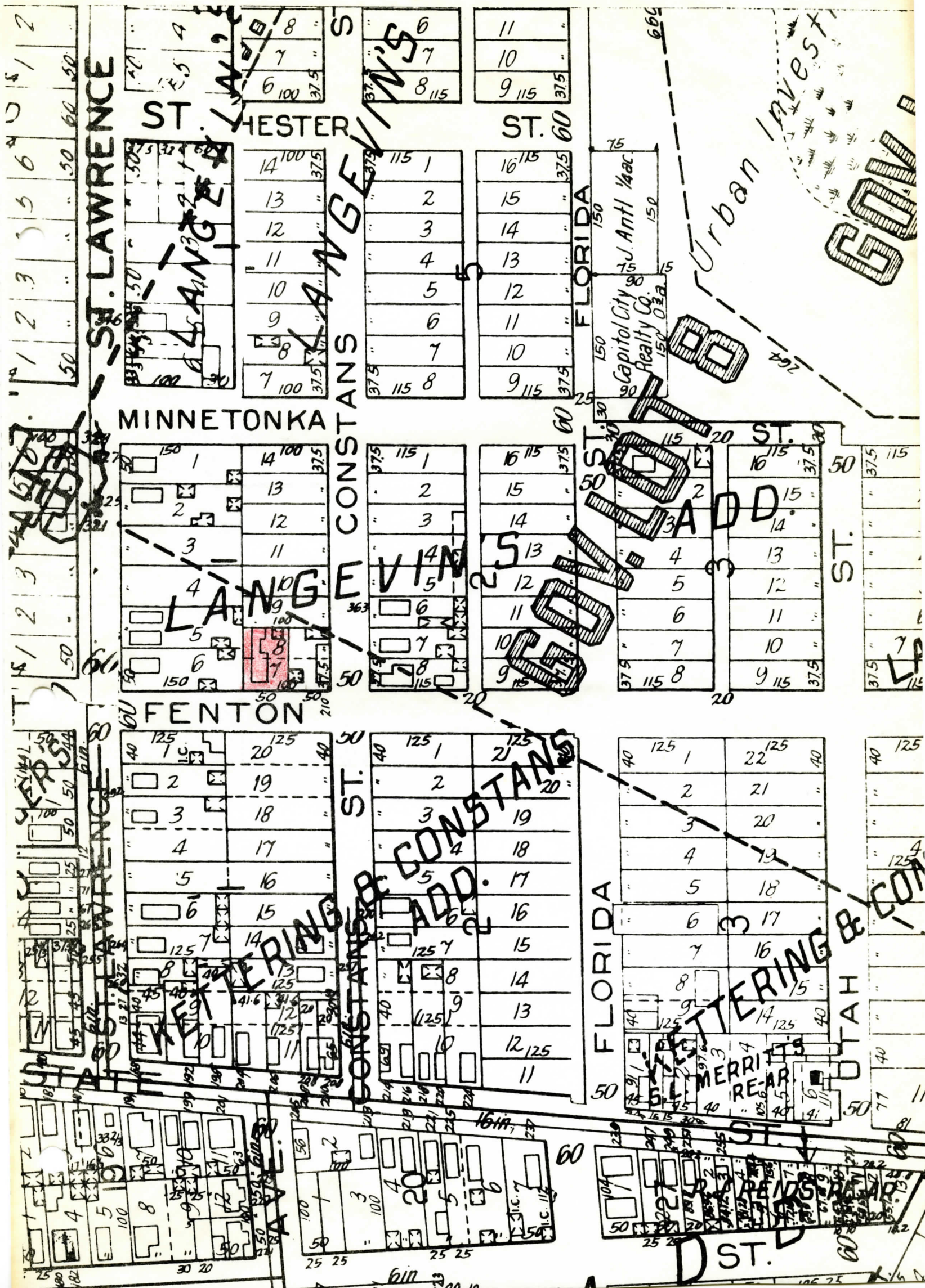
MISCELLANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition	Size	Area
Garage - detached						x	
Garage - attached						x	
Barn						x	
Hog house						x	
Chicken house						x	
Granary						x	
Machine shed						x	

SKETCH AND EXAMINATION BY _____

Roy J. Lawson
RIGHT OF WAY AGENT

12/4/61
DATE

PARCEL NO. 173



ST. LAWRENCE

ST. CHESTER

ST. 60

MINNETONKA

FENTON

CONSTANS

FLORIDA

FLORIDA

CONSTANS

Urban Invest

GOV

ST. 60

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Capitol City Realty Co.

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40 39 38 37 36 35 34 33 32 31 30

115 114 113 112 111 110 109 108

115 114 113 112 111 110 109 108

40 39 38 37 36 35 34 33 32 31 30

16 15 14 13 12 11 10 9

16 15 14 13 12 11 10 9

21 20 19 18 17 16 15 14 13 12 11

150 140 130 120 110 100 90 80 70 60

150 140 130 120 110 100 90 80 70 60

40 39 38 37 36 35 34 33 32 31 30

115 114 113 112 111 110 109 108

115 114 113 112 111 110 109 108

40 39 38 37 36 35 34 33 32 31 30

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115 114 113 112 111 110 109 108

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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. 173
Fee Owner Walter M. & Winifred B. Wilharber Property Address 206 Fenton

Comparable Properties

Comparison No. Date of Sale		No. <u>1</u> <u>6-13-61</u>		No. <u>2</u> <u>1-23-61</u>		No. <u>3</u> <u>5-16-57</u>		No. _____	
Address		<u>9 Douglas</u>		<u>671 N. Western</u>		<u>40 W. Chicago</u>			
Terms of Sale		<u>cash</u>		<u>cash</u>		<u>?</u>			
Rental Income Actual									
Rental Income Estimated		<u>\$35</u>		<u>\$45</u>		<u>\$30</u>			
Gross Monthly Multiplier		<u>86</u>		<u>89</u>		<u>87</u>			
Sale Price		<u>\$3,000</u>		<u>\$4,000</u>		<u>\$2,600</u>			
Special Assmts., Time, Improvements									
Present Worth		<u>3,000</u>		<u>4,000</u>		<u>2,600</u>			
Less Estimated Lot Value, Garage, Porch, Fireplace, Etc.		<u>400</u>		<u>1,000</u>		<u>300</u>			
Net Sale Price Bldg. Only		<u>2,600</u>		<u>2,850</u>		<u>2,300</u>			
Lot Size		<u>47.5x48.5</u>		<u>41.2x108</u>		<u>29x52</u>			
Age		<u>1890</u>		<u>1874</u>		<u>1886</u>			
CF or SF Content	Unit Cost New	<u>10,192</u>	<u>50¢</u>	<u>14,080</u>	<u>50¢</u>	<u>10,659</u>	<u>50¢</u>	<u>12,480</u>	<u>50¢</u>
Unit Cost Depr.	% Depr.	<u>18¢</u>	<u>65%</u>	<u>18¢</u>	<u>63%</u>	<u>27¢</u>	<u>40%</u>	<u>18¢</u>	<u>63%</u>
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size									
Age—Condition	<u>1889</u>				<u>300</u>				
Lot Value	<u>50x75 \$300</u>		<u>100</u>		<u>700</u>				
Landscaping									
Garage					<u>150</u>				
Porches									
Fireplace									
Basement Impr.									
Attic Impr.									
Carpeting									
Bldg. & Bath Extras			<u>800</u>		<u>800</u>		<u>800</u>		
Heating Extras									
			<u>900</u>		<u>1,950</u>		<u>800</u>		
Total Adjustment									
Net Adjustment			<u>- 900</u>		<u>- 1,950</u>		<u>-800</u>		
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.									
Present Worth of Comparables Adjusted to Subject.			<u>2,100</u>		<u>2,050</u>		<u>1,800</u>		

Estimate of Value By Cost Approach:

Repr. Cost: 10,192 c. x 50¢ = \$ 5,096
 Less Depreciation: 65% 3,312
 Deprec. Reprod. Cost \$ 1,784
 Land Value 50x75 = 300
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. _____
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 2,084

Estimate of Value By Comparison: \$ 2,100

Estimate Based on Rental Income:

Monthly Rent X GMM
25 X 88 = \$ 2,200
 or By Capitalization of Net Income
 on Form 2554

Estimate By Cost Approach \$ 2,084

Final Estimate By Correlation \$ 2,100

Appraisal By:

Reviewed By:



Date 12-4-61

Parcel No. 173

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 173

FREE OWNER Walter M. & Winifred B. Wilharber Property Address 206 Fenton 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¢		12.00		
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¢		8.00		
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¢		8.00		
4.	Grantee - Louis Kaplan Livingston & Chicago-West 25 feet Lot 3, all of 1 & 2-Blk 19 & 1 & 2 of Blk 14 Bazil & Roberts Add. Sold Dec. '56 - \$4,000.00	225	119	26775	17.75	.22¢		12.00		

Reviewed by

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:

50 front feet at 6.00 = \$ 300.00

Data by:

Wm J. Starnes
 Right of Way Agent

Date

12/4/67

Parcel No.

173

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
173		Marjorie C. Haglund, Walter Matthew Wilharber and Winifred Barbara Wilharber							

(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

R. J. Yancy

12/4/61