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Series: Area 1-A, Parcels 1-182, 1961-1962.

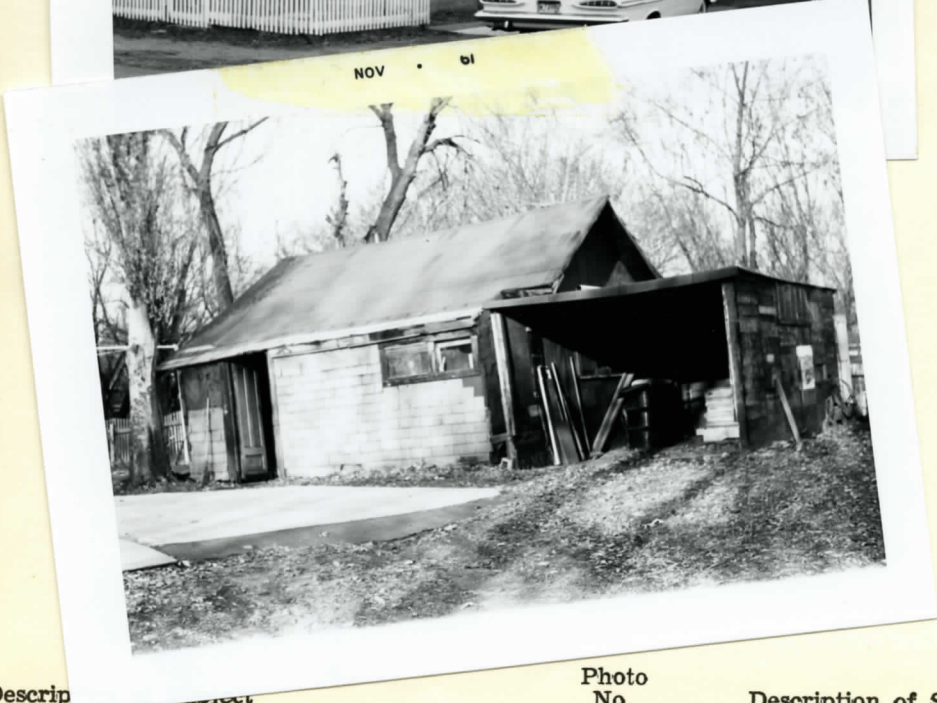
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S. P. 1-A COUNTY Ramsey PARCEL 172-A

FEE OWNER John Burgy PROPERTY ADDRESS 302 St. Lawrence



- | Photo No. | Description of Subject |
|-----------|--|
| 1. | <u>Subject property - front view</u> |
| 2. | <u>Subject property - rear view</u> |
| 3. | <u>Subject property - outbuildings</u> |
| 4. | _____ |

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

Date of Photo: 11-61

By: *Ray D. Henry*
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL 173-A
FEE OWNER John Burgy PROPERTY ADDRESS 302 St. Lawrence

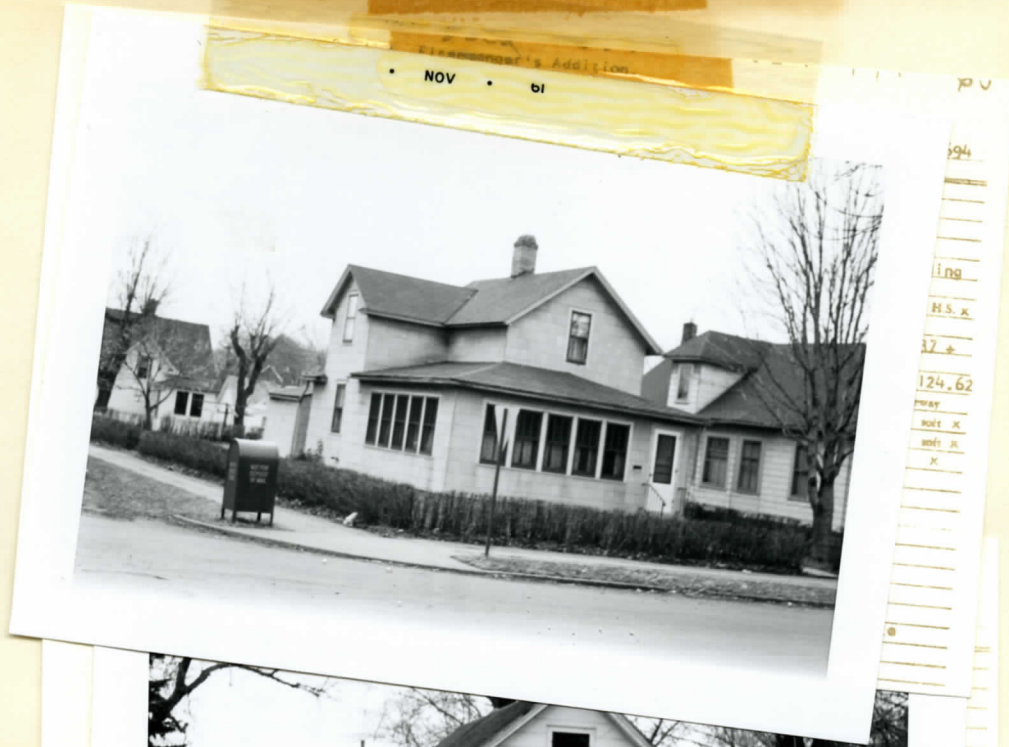


Photo No.

Desc

Reason for selling Widow - moving to apartment Will consider trade No Possession 30 after closing
Remarks 3 large closets - bunk beds built in den off living room.

Description of Subject

- 1. Comp. No. 1 - 88 W. Magnolia
- 2. Comp. No. 2 - 46 W. Sycamore
- 3. Comp. No. 3 - 671 N. Western
- 4. _____

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

Date of Photo: 11-61

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 173-A

FEE OWNER John Bunn PROPERTY ADDRESS 302 St. Lawrence

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

LISTING BROKER Matt J. Waldron Co. SALESMAN Walter T. Ryan, Ass. PHONE RES MI 4-8338 BUS CA 4-9694

Remarks	1st Floor	2nd Floor	3rd Floor
Full 1/2 Beam: steel wood	L.R. 8,8 x 22	L.R.	B.R.
Heat:	Fireplace	Fireplace	Bath
gravity fur.	D.R.	D.R.	Year Built 1889
h. water	D. Space	D. Space	Exterior <u>Shake Siding</u>
f. air	Kitch. 10 x 13,9	Kitch.	Cond. <u>Good</u>
annual fuel cost	nook cabinets pantry	nook cabinets pantry	Taxes <u>96.34</u> N.H.S. H.S. x
Water heater	fan disposal d. wthr.	fan disposal d. wthr.	Assessments
gal. side arm	Trim <u>Enamel</u>	Trim <u>Enamel</u>	Bldg. <u>14</u> x <u>32</u> +
gal. auto. elec.	Bath full x Tile shr. 1/2	Bath full Tile shr. 1/2	11 x 15 + 8 x 13
20 gal. auto. gas	Den/S. Rm. 10 x 10,4	Den/S. Rm.	Lot <u>40</u> x <u>124.62</u>
Incinerator	B.R.	B.R. 10,2 x 10	alley x driveway
Laundry tubs	Toilet	B.R. 8,9 x 13,5	floors—1st hdwd. soft x
220 wiring	Shower	B.R.	floors—2nd hdwd. soft x
Pump	B.R. Porch 7,8 x 21 +	B.R.	Sewer x City Wtr. x
Rec. room	Insul. Walls Ceil. W. Strip	condition <u>Fair</u>	S. Tank <u>Well</u>
Roof comp. x wood slate	carp.	carp.	Gar.
1st fl. occ. by	phone	Lease Exp.	Att. Det. or drs.
2nd fl. occ. by	phone	Lease Exp.	rent <u>due</u>
Schools: Public grade	high	parochial	St. Bernards
Churches	<u>St. Bernard</u>	Present Mgtg.	
Transp.	<u>Rice - 1 block</u>	Mgtg. Commit.	
Reason for selling	<u>Death</u>	Will consider trade	No

LEGAL: Lot 1, Cadigan Addition to St. Paul.
46 W. Sycamore

LISTING BROKER Elmquist Realty Co. SALESMAN Howard PHONE RES BU 9-9623 BUS MI 5-8108

Remarks	1st Floor	2nd Floor	3rd Floor
Full x Beam: steel wood x	L.R. 12 x 12	L.R.	B.R.
Heat:	Fireplace	Fireplace	Bath
gravity fur.	D.R. 12 x 12	D.R.	Year Built <u>Old</u>
h. water	D. Space	D. Space	Exterior <u>Shakes</u>
f. air	Kitch. 10 x 14	Kitch.	Cond. <u>Fair</u>
annual fuel cost	nook cabinets x pantry	nook cabinets pantry	Taxes <u>04.16</u> N.H.S. H.S. x
Water heater	fan disposal d. wthr.	fan disposal d. wthr.	Assessments
gal. side arm	Trim <u>Painted</u>	Trim	Bldg. <u>22</u> x <u>34</u>
gal. auto. elec.	Bath full x Tile shr. 1/2	Bath full Tile shr. 1/2	Lot <u>36</u> x <u>124</u>
30 gal. auto. gas	Den/S. Rm.	Den/S. Rm.	alley x driveway x
Incinerator	B.R. 10 x 9	B.R.	floors—1st hdwd. x soft
Laundry tubs	Toilet	B.R.	floors—2nd hdwd. soft
220 wiring	Shower	B.R.	Sewer x City Wtr. x
Pump	B.R. 10 x 14	B.R.	S. Tank <u>Well</u>
Rec. room	B.R.	B.R.	Gar.
Insul. Walls x Ceil. x W. Strip	Porch 2 x 21 +	B.R.	Att. Det. or drs.
Roof comp. x wood slate	condition <u>Fair</u>	condition	rent <u>\$65.00</u> <u>due</u> <u>1st</u>
1st fl. occ. by	carp.	carp.	Lease Exp.
2nd fl. occ. by	phone	Lease Exp.	rent <u>due</u>
Schools: Public grade	5 blocks	high <u>Washington</u>	parochial <u>St. Bernards</u>
Churches	<u>Close</u>	Present Mgtg.	
Transp.	<u>Rice Street</u>	Mgtg. Commit.	<u>Ordered</u>
Reason for selling		Will consider trade	<u>Closing</u>
Remarks	<u>Fenced back yard - 2 glazed porches - furnace three years old - buyers credit must be approved by Howard Elmquist - Key in our office.</u>		

Section 36, Township 29.
671 N. Western

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

Remarks	1st Floor	2nd Floor	3rd Floor
Full 1/3 Beam: steel wood	L.R. 15 x 11	L.R.	B.R.
Heat:	Fireplace	Fireplace	Bath
gravity fur.	D.R.	D.R.	Year Built <u>Old</u>
h. water	D. Space	D. Space	Exterior <u>Asp. Shingles</u>
f. air	Kitch. 14 x 12	Kitch.	Cond. <u>Good</u>
annual fuel cost	nook cabinets x pantry	nook cabinets pantry	Taxes <u>51.42</u> N.H.S. H.S. x
Water heater	fan disposal d. wthr.	fan disposal d. wthr.	Assessments
gal. side arm	Trim <u>Painted</u>	Trim	Bldg. <u>16.6</u> x <u>38</u>
gal. auto. elec.	Bath full x Tile shr. 1/2	Bath full Tile shr. 1/2	Lot <u>41.2</u> x <u>108</u>
30 gal. auto. gas	Den/S. Rm. 4 x 9,6	Den/S. Rm.	alley x driveway
Incinerator	B.R. 7,6 x 10,4	B.R.	floors—1st hdwd. <u>lino</u> soft x
Laundry tubs	Toilet	B.R.	floors—2nd hdwd. soft
220 wiring	Shower	B.R.	Sewer x City Wtr. x
Pump	B.R. Utility 9 x 9	B.R.	S. Tank <u>Well</u>
Rec. room	B.R.	B.R.	Gar. <u>Shed</u> x <u>1 Car</u>
Insul. Walls Ceil. W. Strip	Porch <u>13.6x5.9</u> x <u>GI</u> x	B.R.	Att. Det. or drs.
Roof comp. x wood slate	condition <u>Very good</u>	condition	
1st fl. occ. by	carp.	carp.	
2nd fl. occ. by	phone	Lease Exp.	
Schools: Public grade	<u>Jackson - 3</u>	high <u>Mechanic Arts</u>	parochial <u>St. Agnes - St. Vincents</u>
Churches	<u>Close</u>	Present Mgtg.	<u>None</u>
Transp.	<u>2 blocks</u>	Mgtg. Commit.	<u>Ordered</u>
Reason for selling	<u>Widow - moving to apartment</u>	Will consider trade	<u>No</u>
Remarks	<u>3 large closets - bunk beds built in den off living room.</u>		

Photo No. 1 Description of Subject Comp. No. 1 - 88 W. Magnolia
 Photo No. 2 Description of Subject Comp. No. 2 - 46 W. Sycamore
 Photo No. 3 Description of Subject Comp. No. 3 - 671 N. Western
 Photo No. 4 Description of Subject _____
 Date of Photo: 11-61

Photo No. 5 Description of Subject _____
 Photo No. 6 Description of Subject _____
 Photo No. 7 Description of Subject _____
 Photo No. 8 Description of Subject _____
 By: [Signature]
 Right of Way Agent

Project Area 1-A
Parcel No. 173A
302 St. Lawrence Street

Owner: John Burgy
Legal: Lot 6, Block 1, Langevine's Addn.
Lot Size: 50 x 150 feet
Zoning: "B" Residence
Built: 1921
Assessor's Value: Land 350 - Building 1000 - Total 1350.

This is a $1\frac{1}{2}$ story frame building with asbestos shake shingle exterior covering and asphalt roof, screened front porch. St. Lawrence Street is paved, no sidewalk or curb. All improvements are in the street and connected to the property.

First floor consists of 3 rooms, maple floors, wall-to-wall carpeting in living room not included in the valuation. Plastered walls and ceilings, good cabinets, counter sink, good linoleum. This entire dwelling is well decorated. The attic is finished into one bedroom and old type bath converted from a bedroom, plaster walls and ceilings, soft wood floors.

Full basement with entrance from rear, concrete block, octopus type gas heat, 30 gallon gas water heater, concrete floor, homemade laundry tubs, floor drain, chicken coop and shed garage plus large patio type slab for cook-outs.

Cost Approach:

11,920 cubic feet @ .70¢ per cu. ft.	- 8,344.00
Physical Depreciation 30%	
Economic Depreciation 10%	3,344.00
Depreciated Value of Dwelling	<u>5,000.00</u>
Shed - Garage & Slab	150.00
Depreciated Value of Improvements	<u>5,150.00</u>
Land - 50 x 150 feet	750.00
Indicated Value by Cost Approach	<u>5,900.00</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	750.00
Improvements	<u>5,150.00</u>
Total	<u>5,900.00</u>

"FIVE THOUSAND NINE HUNDRED DOLLARS"

(\$5,900.00)

Ray J. Hume
2/24/61

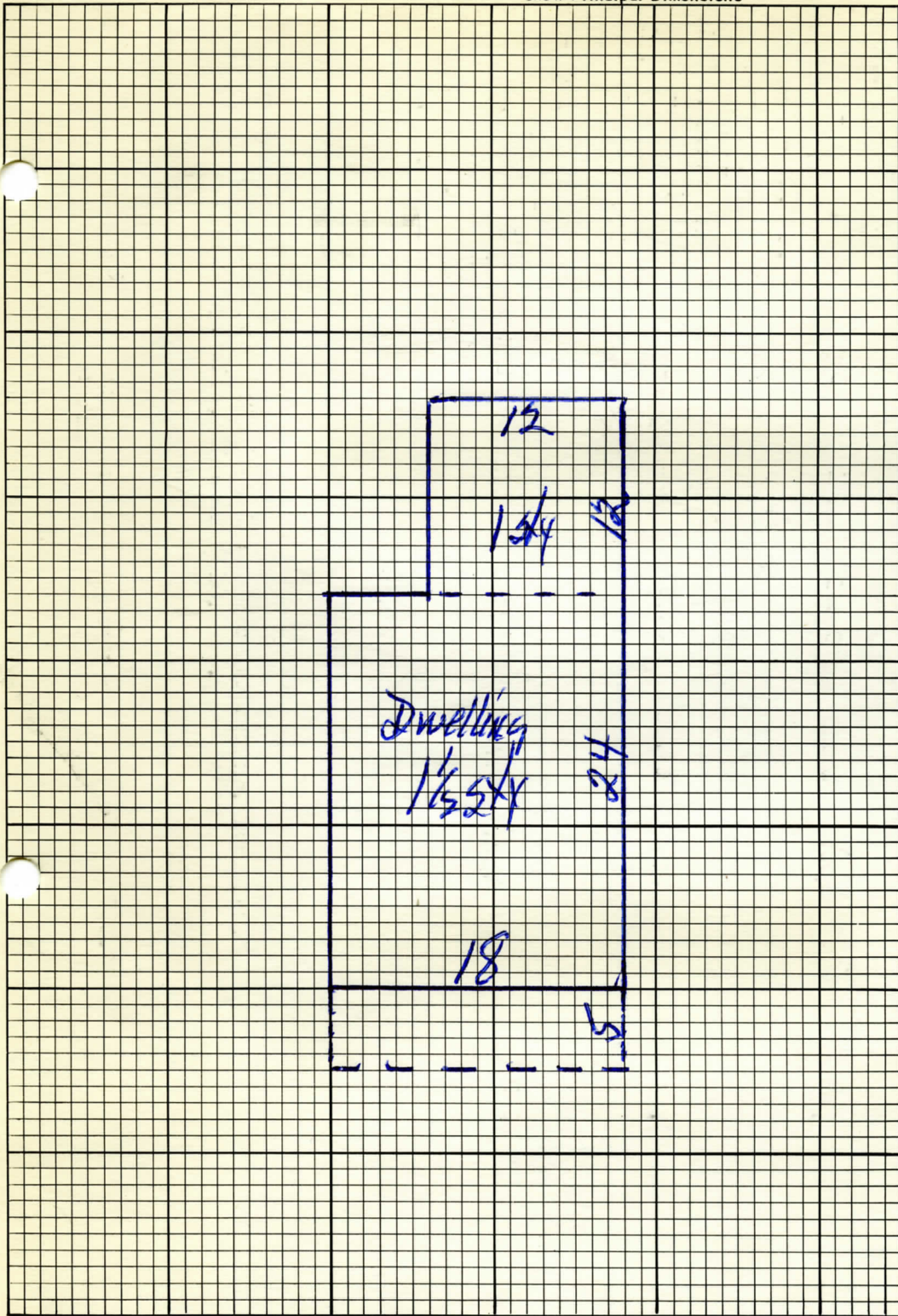
DIVISION OF LANDS
AND RIGHT OF WAY BUILDING SKETCH

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

FEE OWNER John Burgy PROPERTY ADDRESS 302 St. Lawrence, 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			

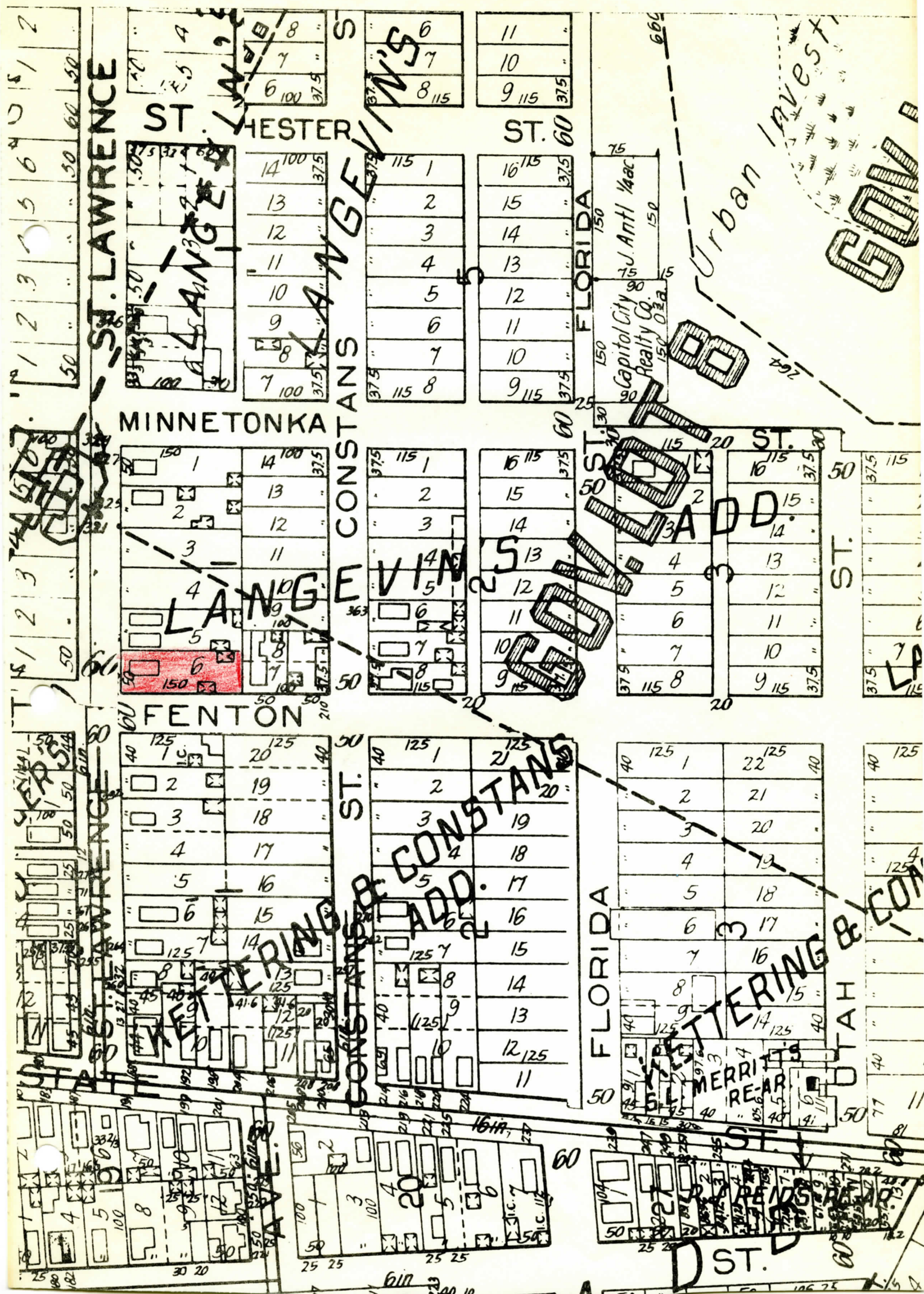
Total cubic content _____

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 St. Lawrence RIGHT OF WAY AGENT DATE 12/4/64

PARCEL NO. 173A



LAWRENCE

CHESTER

ST. 60

MINNETONKA

CONSTANS

FENTON

FLORIDA

ST. 20

FLORIDA

GOV

Urban Invest

ST. LADD

CONSTANS R. CONSTANS ADD.

MERRITT'S REAR

ST. TAH

ST.

1 2 3 4 5 6 7 8 9 10 11 12

1 2 3 4 5 6 7 8 9 10 11 12

1 2 3 4 5 6 7 8 9 10 11 12

1 2 3 4 5 6 7 8 9 10 11 12

1 2 3 4

1 2 3 4 5 6 7 8 9 10 11 12 13 14

1 2 3 4 5 6 7 8 9 10 11 12 13 14

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

1 2 3 4 5 6 7 8 9 10 11 12

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8 9 10 11 12 13 14

1 2 3 4 5 6 7 8 9 10 11 12 13 14

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

1 2 3 4 5 6 7 8 9 10 11 12

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8 9 10 11 12 13 14

1 2 3 4 5 6 7 8 9 10 11 12 13 14

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

1 2 3 4 5 6 7 8 9 10 11 12

1 2 3 4 5 6 7 8 9 10 11

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

1 2 3 4 5 6 7 8 9 10 11 12

1 2 3 4 5 6 7 8 9 10 11

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

1 2 3 4 5 6 7 8 9 10 11 12

1 2 3 4 5 6 7 8 9 10 11

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

1 2 3 4 5 6 7 8 9 10 11 12

1 2 3 4 5 6 7 8 9 10 11

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

1 2 3 4 5 6 7 8 9 10 11 12

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-A

Fee Owner John Burgoy Property Address 302 St. Lawrence

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale		<u>4-12-60</u>		<u>6-23-61</u>		<u>1-23-61</u>			
Address		<u>88 W. Magnolia</u>		<u>46 W. Sycamore</u>		<u>671 N. Western</u>			
Terms of Sale		<u>cash</u>		<u>\$300 down</u>		<u>cash</u>			
Rental Income Actual				<u>\$65</u>					
Rental Income Estimated		<u>\$55</u>				<u>\$45</u>			
Gross Monthly Multiplier		<u>96</u>		<u>100</u>		<u>89</u>			
Sale Price		<u>\$5,300</u>		<u>\$6,500</u>		<u>\$4,000</u>			
Special Assmts., Time, Improvements									
Present Worth		<u>5,300</u>		<u>5,800</u>		<u>4,000</u>			
Less Estimated Lot Value, Garage, Porch, Fireplace, Etc.		<u>1,200</u>		<u>800</u>		<u>1,000</u>			
Net Sale Price Bldg. Only		<u>4,100</u>		<u>5,000</u>		<u>2,850</u>			
Lot Size		<u>40x124.62</u>		<u>36x124</u>		<u>41.2x108</u>			
Age		<u>1889</u>		<u>1908</u>		<u>1874</u>			
CF or SF Content	Unit Cost New	<u>11,920</u>	<u>70¢</u>	<u>11,888</u>	<u>75¢</u>	<u>12,672</u>	<u>70¢</u>	<u>10,659</u>	<u>50¢</u>
Unit Cost Depr.	% Depr.		<u>40%</u>	<u>34%</u>	<u>54%</u>	<u>33%</u>	<u>49%</u>	<u>27%</u>	<u>40%</u>
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size			<u>500</u>		<u>1,000</u>		<u>250</u>		
Age—Condition	<u>1921</u>	<u>1,500</u>		<u>1,000</u>		<u>500</u>			
Lot Value	<u>50x150 \$750</u>		<u>450</u>		<u>50</u>		<u>250</u>		
Landscaping									
Garage		<u>150</u>		<u>150</u>					
Porches									
Fireplace									
Basement Impr.		<u>500</u>				<u>1,000</u>			
Attic Impr.									
Carpeting									
Bkg. & Bath Extras			<u>100</u>						
Heating Extras			<u>200</u>			<u>500</u>			
		<u>2,150</u>	<u>1,250</u>	<u>1,150</u>	<u>1,050</u>	<u>2,250</u>	<u>250</u>		
Total Adjustment									
Net Adjustment		<u>+ 900</u>		<u>+ 100</u>		<u>+ 2,000</u>			
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.									
Present Worth of Comparables Adjusted to Subject.		<u>6,200</u>		<u>5,900</u>		<u>6,000</u>			

Estimate of Value By Cost Approach:

Repr. Cost: 11,910 c. x .70¢ = \$ 8,344
 Less Depreciation: 40 % 3,338
 Deprec. Reprod. Cost = \$ 5,006
 Land Value 50x150 - \$15 f.f. = 750
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 150
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 5,906

Estimate of Value By Comparison: \$ 5,900

Estimate Based on Rental Income:

Monthly Rent X GMM
60 X 100 = \$ 6,000
 or By Capitalization of Net Income
 on Form 2554

Estimate By Cost Approach \$ 5,906

Final Estimate By Correlation \$ 5,900

Appraisal By:

Reviewed By:

Ray J. Lawrence

Date 12-4-61 Parcel No. 173-A

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 173A

FEE OWNER John Burgoy

Property Address 302 St. Lawrence, 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 Bazil & 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 50 at 15.00 = \$ 750.00

Data by: [Signature]
 Right of Way Agent

Date 12/4/57

Parcel No. 173A

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-A		Walter M. Wilharber & Winifred B. Wilharber	4-16-35		W. D.				

(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

Roy St. Lacey 12/4/61