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Folder: Parcel No. 36. 339 Kentucky Street.

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

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Records.

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S. P. 1-A COUNTY Ramsey PARCEL 36
FEE OWNER Conrad J. Falk PROPERTY ADDRESS 339 Kentucky



Photo No.	Description of Subject
1.	<u>Front view - subject property</u>
2.	<u>Rear view - subject property</u>
3.	_____
4.	_____

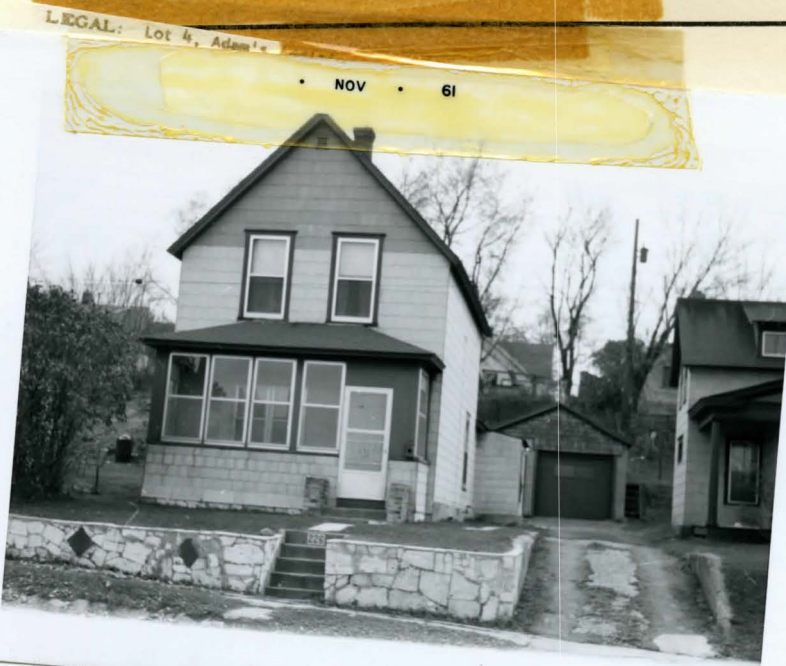
Date of Photo: 10/61

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

By: James C. Husfeldt
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL 36

FEE OWNER Conrad J. Falk PROPERTY ADDRESS 339 Kentucky



4-4779
iding
H.S.K.
19
141
x
x
18
x

LISTED
OWN
Full
Heat
grov
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Water
Inciner
Land
220 w
Pump
Rec. re
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Roof
1st fl.
2nd fl.
School
Church
Transp
Reaso
Remar



LISTED
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Land
220 w
Pump
Rec. re
lowl
Roof
1st fl.
2nd fl.
School
Church
Transp
Reaso
Remar



Photo No. _____ Desc _____ Subject _____

- 1. Comp. No. 1 - 226 E. Belvidere
- 2. Comp. No. 2 - 728 Stewart
- 3. Comp. No. 2 - 115 Edward
- 4. _____

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

Date of Photo: 11/61

By: James C. Huskett
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 36

FEE OWNER Conrad J. Fall PROPERTY ADDRESS 339 Kentucky

LEGAL: Lot 4, Adam's Addition
226 E. BELVIDERE

LISTING BROKER Wm. H. Muske Co. SALESMAN Conrad J. Fall PHONE: RES. 4-4779 BUS. CA 4-4779

OWNER'S NAME E. J. and Gertrude LeRay TYPE OF BLDG. 1 1/2 Story

Foundation	1st Floor	2nd Floor	3rd Floor
Full x Down: steel wood x	I.R. 13.3 x 12.6	I.R. x	I.R. x
Heat:	Fireplace	Fireplace	B.R. x
gravity heat: oil	D.R. 12.6 x 9	D.R. x	Bath
h. water: oil	D. Space x	D. Space x	Year Built 1910
f. air: gas x	Kitch. 10 x 11.6	Kitch. x	Exterior Slate Siding
annual fuel cost	nook cabinets pantry	nook cabinets pantry	Cond. Good
Water heater:	fan disposal d. wabr.	fan disposal d. wabr.	Taxes 65.10 N.H.S. H.S. x
gal. side arm	Trim	Trim	Assessments
gal. auto. elec.			Bids. 36 x 19
30 gal. auto. gas x	Bath full Tile shr. 1/2	Bath full x Tile shr. x 1/2	Lor 40 x 141
Incinerator	Den/S. Rm. 7.11 x 12.4	Den/S. Rm. x	alley driveway x
Laundry tubs x Toilet	B.R. x	B.R. 13.6 x 12.6	Floors—1st hdwd. x soft
220 wiring Shower	B.R. x	B.R. 11.6 x 11	Floors—2nd hdwd. x soft x
Pump	B.R. x	B.R. x	Sewer x City Wtr. x
Rec. room	Porch 16 x 5 Scr. Gl.	B.R. x	S. Tank Well
Insul. Walls x Cell. x W. Strip	condition GOOD	condition	Gar. 21 x 18
Roof: comp. x wood shes	corp. drapes	corp. drapes	Att. Det. x ov. drs. x
1st fl. occ. by	phone	Lease Exp.	
2nd fl. occ. by	phone	Lease Exp.	
Schools: Public grade Riverview - 1/2 b. high		parochial St. Michael	
Churches St. Michael		Present Mgt.	
Transp. Okdale - 1/2 block		Mgt. Commit.	
Reason for selling		Will consider trade	
Remarks	All aluminum windows and front door.		

LEGAL: Lot 1, Block 1, Riverside Addition
728 STEWART

LISTING BROKER James Hurpek & Sons SALESMAN James J. PHONE: RES. MI 9-2965 BUS. CA 2-8566

OWNER'S NAME Ann Nicol, Adm. TYPE OF BLDG. SFR

Foundation	1st Floor	2nd Floor	3rd Floor
Full 1/4 Down: steel wood x	I.R. 13.3 x 11.6	I.R. x	B.R. x
Heat:	Fireplace	Fireplace	Bath
gravity heat: oil	D.R. 10 x 11	D.R. x	Year Built Old
h. water: oil	D. Space x	D. Space x	Exterior Asphalt Siding
f. air: Stove gas x	Kitch. 9.4 x 13.6	Kitch. x	Cond. Excellent
annual fuel cost	nook cabinets pantry x	nook cabinets pantry	Taxes 47.98 N.H.S. H.S. x
Water heater:	fan disposal d. wabr.	fan disposal d. wabr.	Assessments
gal. side arm	Trim	Trim	Bids To follow:
gal. auto. elec. NONE		Totals only	
gal. auto. gas	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2 x	Lor 40 x 145
Incinerator	Den/S. Rm. x	Den/S. Rm. x	alley x driveway
Laundry tubs Toilet	B.R. x	B.R. 11.6 x 13.3	Floors—1st hdwd. x soft x
220 wiring x Shower	B.R. x	B.R. 10 x 10	Floors—2nd hdwd. x soft x
Pump	B.R. x	B.R. x	Sewer x City Wtr. x
Rec. room	Porch 7 x 13 Scr. Gl. x	B.R. x	S. Tank Well
Insul. Walls Cell. W. Strip	condition Fair	condition Good	Gar. 12 x 18
Roof: comp. x wood shes	corp. drapes	corp. drapes	Att. Det. x ov. drs.
1st fl. occ. by	phone	Lease Exp.	
2nd fl. occ. by	phone	Lease Exp.	
Schools: Public grade	high	parochial	
Churches		Present Mgt.	
Transp.		Mgt. Commit.	
Reason for selling		Will consider trade	Possession
Remarks	Vacant - key at office.		

LEGAL: 115 EDWARD

LISTING BROKER Property Sales Co. SALESMAN Office PHONE: RES. 5-1018 BUS. CA 5-1018

OWNER'S NAME Reynolds LeClair TYPE OF BLDG. 2 STORY

Foundation	1st Floor	2nd Floor	3rd Floor
Full Down: steel wood	I.R. 10 x 14	I.R. x	B.R. x
Heat: Space gas heater	Fireplace	Fireplace	Bath
gravity heat: oil	D.R. 10 x 12	D.R. x	Year Built Over 50 years
h. water: oil	D. Space x	D. Space x	Exterior Asbestos Shakes
f. air: gas	Kitch. 10 x 11	Kitch. x	Cond. Good
annual fuel cost	nook cabinets x pantry	nook cabinets pantry	Taxes 52.44 N.H.S. H.S. x
Water heater:	fan disposal d. wabr.	fan disposal d. wabr.	Assessments
gal. side arm	Trim Painted Hard	Trim Painted-Hard	Bids Est. 22 x 40
gal. auto. elec.			
30 gal. auto. gas x	Bath full Tile shr. 1/2 x	Bath full x Tile shr. 1/2	Lor Est. 40 x 60
Incinerator	Den/S. Rm. x	Den/S. Rm. x	alley driveway
Laundry tubs Toilet	B.R. 10 x 10	B.R. 12 x 12	Floors—1st hdwd. x soft
220 wiring Shower	B.R. x	B.R. 10 x 10	Floors—2nd hdwd. x soft
Pump	B.R. x	B.R. 10 x 10	Sewer x City Wtr. x
Rec. room	Porch Rear Scr. Gl. x	B.R. x	S. Tank Well
Insul. Walls x Cell. x W. Strip x	condition Good	condition Good	Gar. 14 x 18
Roof: comp. x wood shes	corp. DR drapes	corp. drapes	Att. Det. x ov. drs.
1st fl. occ. by	phone CA 2-8898	Lease Exp.	
2nd fl. occ. by	phone	Lease Exp.	
Schools: Public grade Garfield high Humboldt		parochial St. Mathews	
Churches All denominations		Present Mgt.	
Transp. Wabasha		Mgt. Commit.	
Reason for selling Estate		Will consider trade	Possession On closing
Remarks	Wall to wall carpet in dining room - tiled kitchen floor - second floor open porch - Broker has key - Minimum commission of \$400.00 applies here.		

- | | | | |
|----------------|--------------------------------|-----|--|
| Photo No. | Description of Subject | No. | Description of Subject |
| 1. | Comp. No. 1 - 226 E. Belvidere | 5. | |
| 2. | Comp. No. 2 - 728 Stewart | 6. | |
| 3. | Comp. No. 2 - 115 Edward | 7. | |
| 4. | | 8. | |
| Date of Photo: | <u>11/61</u> | By: | <u>James C. Hurpek</u>
Right of Way Agent |

Area 1-A

Parcel No. 36

Conrad J. Falk
Address: 339 Kentucky Street

SALIENT FACTS AND CONCLUSIONS

Market Value Estimate \$5,400.00

Assessors Full and true value;

Land	200.00
Building	1,200.00

Lot Size: 25 x 144 Zoning: "B" Residential

Cubical Content 14,734 cu. ft. Age: Old

DESCRIPTION OF IMPROVEMENTS

Subject property is a 6 room, 1½ story frame building with asphalt covering, there being 4 rooms and utility room on the first floor and 2 rooms on the second floor. There are plastered walls, enameled woodwork, hardwood floors, glazed front porch. Forced air gas heat, 30 gallon gas water heater, old fashioned bath off the kitchen. Full basement, dirt floor, poured concrete walls, 6½ foot height, no tubs, or floor drain. Rear entrance.

1 car frame garage, overhead door, dirt floor, fenced yard.

Lot is level at street grade. Property is serviced by city water and sewer. Street is hard surfaced. There is no sidewalk or curb.

I have personally inspected the property and after thorough investigation it is the opinion of your appraiser that the Market Value of this property as of November 9, 1961 is:

Five Thousand Four Hundred Dollars

James C. Kropfel

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 36

FEE OWNER Conrad J. Falk Property Address 339 Kentucky Street, St. Paul, Minn.

Legal Description (entire tract) SW 1/4 25 feet of Lot 1, Block 8, Brooklynd

Present use Dwelling Zoning B Residence Best use Dwelling
Size: Frontage 25 Depth 144 Area 3600 Sq. Ft.

Utilities and : Sewer Yes Septic tank _____ Cesspool _____
Street : City water Yes Private well _____ Elec. pump _____
Improvements : Surfacing Blacktop Curb and gutter No Sidewalk No

Full and true valuation, 1960 Land 200. Bldgs. 1200. Total 1400. Taxes 1960 \$ 129.06
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. _____

1 Car Garage 200.00

Estimate by James C. Kuyper

Date 11/6/67 Right of Way Agent

Revenue Stamps _____ Indicated Purchase Price \$ _____

Date Acquired _____ **CONFIRMED PURCHASE PRICE** \$ _____

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:
25 f.f. at \$ 16. for 144 ft. depth \$ 400.00
_____ sq. ft. at \$ _____
_____ at \$ _____

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

14734 ~~sq. ft.~~ cu. ft. x 65¢ = \$ 9577.00

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

Depreciation All Sources 50%
Total Replacement Cost \$ _____
Less Total Depreciation 4788.00

Total Present Value \$ 4789.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ 200.00

Plus Land Value from above \$ 400.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
Rounded to \$ 5400.00 BY COST APPROACH \$ 5389.00

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 \$ _____

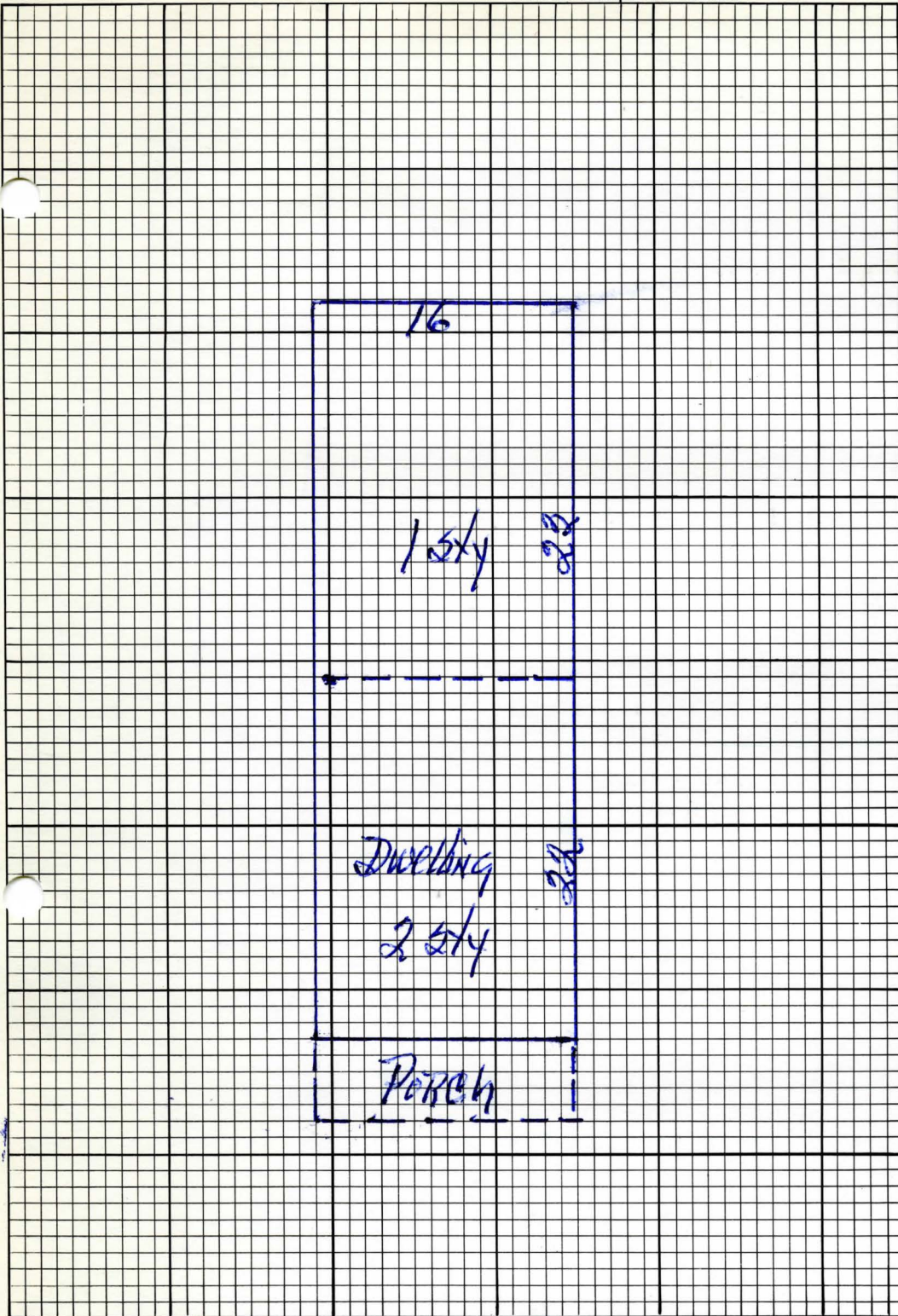
_____ % of Total Replacement Cost with _____ % in Bone structure. PARCEL NO. _____

S.P. Project Area 1-A COUNTY Ramsey PARCEL 36

FEE OWNER Conrad J. Falk PROPERTY ADDRESS 339 Kentucky Street, St. Paul

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.

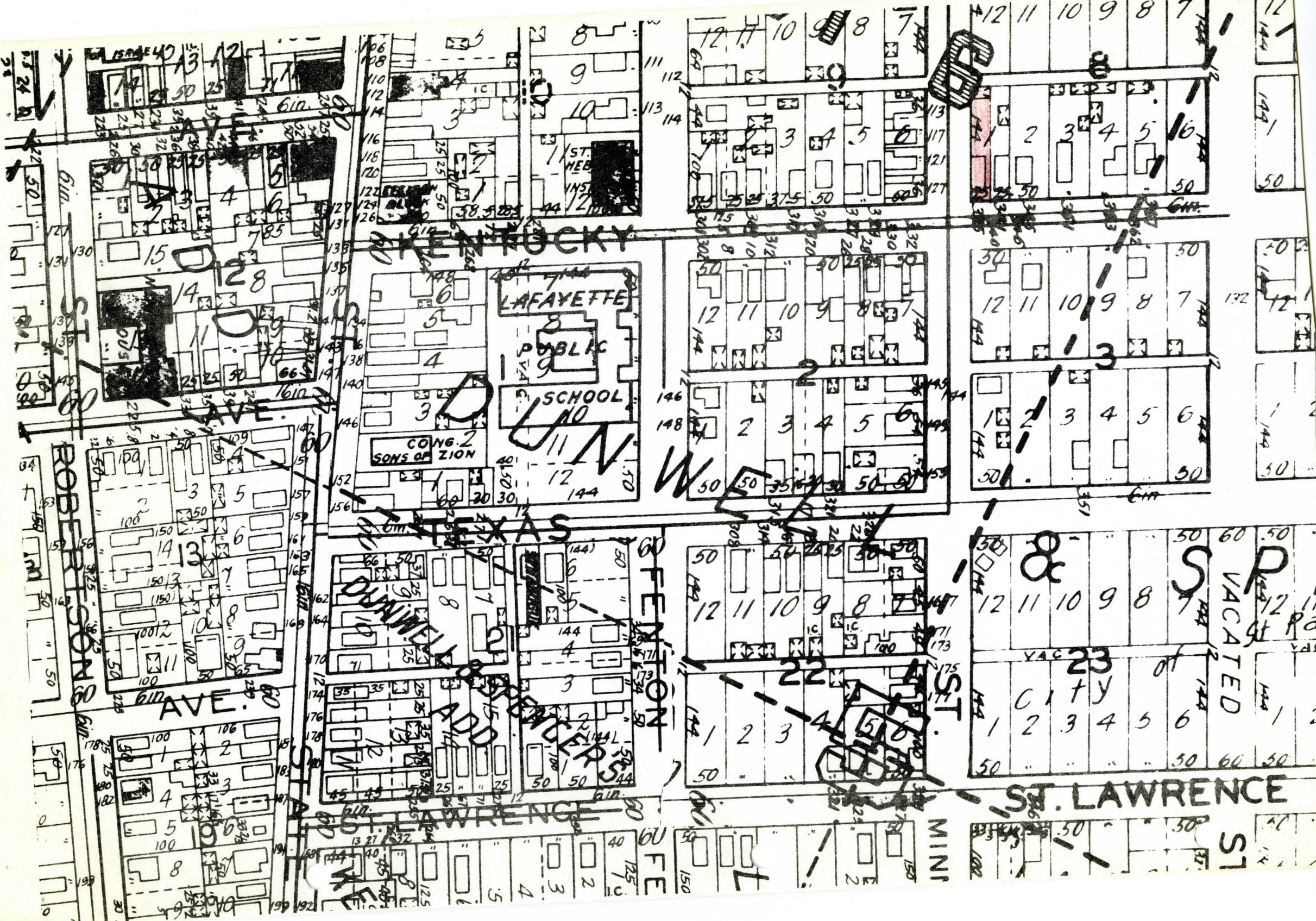
MISCELLANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition	Size	Area
Garage - detached						x	
Garage - attached						x	
Barn						x	
Hog house						x	
Chicken house						x	
Granary						x	
Machine shed						x	

SKETCH AND EXAMINATION BY _____

James C. Huspek
RIGHT OF WAY AGENT

11/10/61
DATE

PARCEL NO. 36



KENTUCKY

LAFAYETTE
PUBLIC
SCHOOL

CONG. 2
SONS OF ZION

TEXAS

DUNWELL
ADD
ST. LAWRENCE

FENWICK

ST. LAWRENCE

ST. MINI

AVE.

AVE.

ROBERTSON

W

VACATED
City

ST. PAUL

ST. FE

ST. L

ST.

13 12

4 6

15 14 12 8

100 100 100

14 13 6

100 100 100

100 100 100

100 100 100

106 108 110 112 114

116 118 120 122 124 126

130 132 134 136 138 140

142 144 146 148 150

152 154 156 158 160

162 164 166 168 170

172 174 176 178 180

182 184 186 188 190

117 119 121 123 125

127 129 131 133 135

137 139 141 143 145

147 149 151 153 155

157 159 161 163 165

167 169 171 173 175

177 179 181 183 185

187 189 191 193 195

12 11 10 9 8 7

1 2 3 4 5 6

12 11 10 9 8 7

1 2 3 4 5 6

12 11 10 9 8 7

1 2 3 4 5 6

1 2 3 4 5 6

1 2 3 4 5 6

144 144

149 149

150 150

144 144

149 149

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144 144

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. # 36

Fee Owner Conrad J. Falk Property Address 339 Kentucky

c/p Joseph F. Schneider

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale		<u>8-25-58</u>		<u>10-31-60</u>		<u>10-20-59</u>			
Address		<u>226 E. Belvidere</u>		<u>728 Stewart</u>		<u>115 Edward</u>			
Terms of Sale		<u>cash</u>		<u>cash</u>		<u>\$1000 dn.</u>			
Rental Income Actual									
Rental Income Estimated		<u>75</u>		<u>50</u>		<u>50</u>			
Gross Monthly Multiplier		<u>101</u>		<u>100</u>		<u>84</u>			
Sale Price		<u>7600</u>		<u>5000</u>		<u>4200</u>			
Special Assmts., Time, Improvements									
Present Worth									
Less Estimated Lot Value,		<u>1600</u>		<u>1000</u>		<u>400</u>			
Garage, Porch, Fireplace, Etc.		<u>500</u>		<u>200</u>		<u>200</u>			
Net Sale Price Bldg. Only		<u>5500</u>		<u>3800</u>		<u>3600</u>			
Lot Size		<u>40x141</u>		<u>40x145</u>		<u>40x60</u>			
Age		<u>51 yrs.</u>		<u>old</u>		<u>old</u>			
CF or SF Content	Unit Cost New	<u>14734</u>	<u>.65</u>	<u>11736</u>	<u>.65</u>	<u>8400</u>	<u>.65</u>	<u>14872</u>	<u>.65</u>
Unit Cost Depr.	% Depr.	<u>.33</u>	<u>50%</u>	<u>.47</u>	<u>.28</u>	<u>.45</u>	<u>.30</u>	<u>.24</u>	<u>.63</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>500</u>	
Age—Condition			<u>500</u>						
Lot Value			<u>1200</u>		<u>600</u>				
Landscaping									
Garage			<u>300</u>						
Porches								<u>200</u>	
Fireplace									
Basement Impr.			<u>200</u>	<u>500</u>		<u>800</u>			
Attic Impr.									
Carpeting								<u>100</u>	
Plbg. & Bath Extras					<u>500</u>				
Painting Extras					<u>500</u>		<u>500</u>		
				<u>2200</u>	<u>2000</u>	<u>600</u>	<u>1300</u>	<u>800</u>	
Total Adjustment			<u>2200</u>	<u>1400</u>		<u>500</u>			
Net Adjustment			<u>2200</u>	<u>1400</u>		<u>500</u>			
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.			<u>7600</u>	<u>5000</u>		<u>4700</u>			
Present Worth of Comparables Adjusted to Subject.			<u>5400</u>	<u>6400</u>		<u>4700</u>			

Estimate of Value By Cost Approach:

Repr. Cost: 14734 × 65 = \$ 9577
 Less Depreciation: 50 % 4788.50
 Deprec. Reprod. Cost \$ 4789
 Land Value 25' at \$16 = 400
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 200
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 5389

Estimate of Value By Comparison: \$ 5400

Estimate Based on Rental Income:

Monthly Rent × GMM
60 × 90 = \$ 5400
 or By Capitalization of Net Income on Form 2554
 Estimate By Cost Approach \$ 5389
 Final Estimate By Correlation \$ 5400

Appraisal By:

Reviewed By:

James C. Hospel

Date

11/9/61

Parcel No.

36

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 36
 FREE OWNER Conrad J. Falk Property Address 359 Kentucky 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¢				
2.	Markoe to Remackel St. Lawrence & Missouri Lots 18 & 19, Blk 4, Second Addn. to Brooklynd Sold June 1957 - \$1,000.00	80	125	10000	12.50	.10¢				
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¢				
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. 1956 - \$4,000.00	225	119	26775	17.75	.22¢				
5.	State of Minnesota-Rossini Constans, corner of Fenton Lots 15 thru 20, Block 1, Kettering & Constans Add. Sold Jan. 1957 \$660	240	125	30,000	2.75	.022¢				

Reviewed by

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

front feet
25 ~~squares feet~~ at 16.00 = \$ 400.00
 acres

Data by: James E. Jansfeld Right of Way Agent
 Date 11/10/61 Parcel No. 36

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
36	JOSEPH A. GODBOUT	Willie JOHNSON	7-31-59		W.D.				
36		CONRAD J. + LOUISE C. FALK	11-10-59		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

(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.

James C. [Signature] 11/9/61
Appraiser or Right of Way Agent Date