



Collection Information:

Folder: Parcel No. 37. 341 Kentucky Street.

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

Collection: Port Authority of the City of Saint Paul.
Records.

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Project Area 1-A
Parcel No. 37
341 Kentucky Street
Owner - John T. and Clara Farley

Legal: Northeastly 25 feet of Lot 1, Block 8, Brooklynd
Lot Size: 25 x 144 feet
Zoning: "B" Residential
Built: Assessor's office states "old"
Assessors Value: Land \$200.00, Buildings \$1,100.00, Total \$1,300.00.

This is a small frame 1½ story dwelling on a small lot. Asphalt roof, exterior in good condition, has gutters and downspouts. Consists of 3 rooms and bath off kitchen and glazed front porch. Good cabinets and wall sink, maple floors, wall-to-wall carpeting. The 2 bedrooms, one a walk-through, are on 2nd floor.

Trap door in back entry heads to full basement. Octopus-type hot air gas furnace, 30 gallon gas water heater, laundry tubs, concrete floor and drain. Garage 12x20 is frame with concrete floor, swinging doors. Yard is fenced, 3 small trees and 1 large willow tree. Rental \$50.00.

Cost Approach:

11,424 cubic feet @ 75¢	\$8,568.00
Physical depreciation 32%	
Economic depreciation 10%	<u>3,598.00</u>
Depreciated value of dwelling	4,970.00
Depreciated value of garage	<u>500.00</u>
Depreciated value of im-	
provements	5,470.00
Land:	
25 x 144 feet	<u>350.00</u>
Indicated Value by Cost	
Approach	5,820.00

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	\$ 350.00
Improvements	<u>5,500.00</u>
Total	\$5,850.00

"FIVE THOUSAND EIGHT HUNDRED FIFTY DOLLARS"

(\$5,850.00)



Ray W. Faricy
November 9, 1961

STATE OF MINNESOTA

DIVISION OF LANDS AND RIGHT OF WAY
RIGHT OF WAY APPRAISAL
TOTAL TAKINGDEPARTMENT OF HIGHWAYS
COST APPROACH

URBAN PROPERTY

S. P. Project Area 1-A COUNTY Ramsey PARCEL 37FEE OWNER John T. & Clara Fabley Property Address 341 Kentucky Street, St. Paul, Minn.Legal Description (entire tract) Northeasterly 25 feet of Lot 1, Block 8, BrooklyndPresent use Residence Zoning "B" Residential Best use Present Use
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 NoFull and true valuation, 19 60 Land 200 Bldgs. 1100 Total 1300 Taxes 19 60 \$ 59.30
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 Very 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 StructurePlus Physical Depreciation
curable \$ _____TOTAL DEPRECIATION\$ _____
_____ % of Total Replacement Cost

Spec. Equip - Present Value \$ _____

Misc. Bldgs. _____
Garage 500.00Estimate by Ray St. HickeyDate 11/9/61 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 \$ 14.00 for 144 ft. depth \$ 350.00

_____ sq. ft. at \$ _____

_____ at \$ _____

Estimate of Replacement Cost of Principal Structure

incl. appropriate porch area or cube \$ _____

11,424 sq. ft. or cu. ft. x .75¢ = \$ 8,568.00

Plus flat charge adjustments

x Local Index \$ _____ x _____ = \$ _____

Physical 32% Total Replacement Cost \$ 8,568.00Economic 10% Less Total Depreciation 3,538.00Total 42% Total Present Value \$ 5,030.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ 500.00Plus Land Value from above \$ 350.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY

Rounded to \$5,850.00 BY COST APPROACH \$ 5,880.00

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. 37

STATE OF MINNESOTA

DIVISION OF LANDS AND RIGHT OF WAY
APPRAISAL BY COMPARISON OF MARKET DATA
ANALYSIS OF COMPARABLE SALES OF IMPROVED PROPERTIES

DEPARTMENT OF HIGHWAYS

URBAN PROPERTY

S. P. 1-A County Ramsey Parcel No. 37Fee Owner John T. & Clara Farley Property Address 341 Kentucky Street

Comparable Properties

Comparison No. Date of Sale		No. <u>1</u> <u>8-25-58</u>		No. <u>2</u> <u>11-4-58</u>		No. <u>3</u> <u>11-21-60</u>		No. _____	
Address		<u>226 E. Belvidere</u>		<u>275 E. Page</u>		<u>213 E. Robie</u>			
Terms of Sale		<u>Cash</u>		<u>\$800 down</u>		<u>Cash</u>			
Rental Income Actual									
Rental Income Estimated		<u>\$75</u>		<u>\$70</u>		<u>\$70</u>			
Gross Monthly Multiplier		<u>101</u>		<u>99</u>		<u>93</u>			
Sale Price		<u>\$7,600</u>		<u>\$6,900</u>		<u>\$6,500</u>			
Special Assmts., Time, Improvements									
Present Worth		<u>\$7,600</u>		<u>\$6,900</u>		<u>\$6,500</u>			
Less Estimated Lot Value,		<u>1,200</u>		<u>1,500</u>		<u>1,200</u>			
Garage, Porch, Fireplace, Etc.		<u>400</u>		<u>200</u>		<u>200</u>			
Net Sale Price Bldg. Only		<u>6,000</u>		<u>5,200</u>		<u>5,100</u>			
Lot Size		<u>40x141</u>		<u>50x132</u>		<u>40x126.5</u>			
Age		<u>1910</u>		<u>1885</u>		<u>1886</u>			
CF XXX Content	Unit Cost New	<u>11,736</u>	<u>.75</u>	<u>13,740</u>	<u>.75</u>	<u>23,772</u>	<u>.75</u>		
Unit Cost Depr.	% Depr.	<u>.51</u>	<u>32</u>	<u>.38</u>	<u>49</u>	<u>.21</u>	<u>71</u>		
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size <u>11,424</u>			<u>500</u>		<u>1,000</u>		<u>1,200</u>		
Age—Condition			<u>500</u>			<u>500</u>			
Lot Value			<u>850</u>		<u>1,150</u>		<u>850</u>		
Landscaping garage		<u>100</u>		<u>300</u>		<u>300</u>			
Garage									
Porches						<u>200</u>			
Fireplace									
Basement Impr.				<u>500</u>		<u>500</u>			
Attic Impr.									
Carpeting									
Plbg. & Bath Extras									
Painting Extras				<u>500</u>					
		<u>100</u>	<u>1,850</u>	<u>1,300</u>	<u>2,250</u>	<u>1,500</u>	<u>2,050</u>		
Total Adjustment									
Net Adjustment		<u>- 1,750</u>		<u>- 950</u>		<u>- 550</u>			
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.									
Present Worth of Comparables Adjusted to Subject.		<u>5,850</u>		<u>5,950</u>		<u>5,950</u>			

Estimate of Value By Cost Approach:

Repr. Cost: 11,424 × .75 = \$ 8,568
 Less Depreciation: 42 % 3,598
 Deprec. Reprod. Cost \$ 4,970
 Land Value 25x144 = 350
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 500
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 5,820
 Rounded to \$ 5,850

Estimate of Value By Comparison: \$ 5,850

Estimate Based on Rental Income:

Monthly Rent × GMM
50 × 110 = \$ 5,500
 or By Capitalization of Net Income
 on Form 2554

Estimate By Cost Approach \$ 5,880Final Estimate By Correlation \$ 5,850

Appraisal By:

Reviewed By:

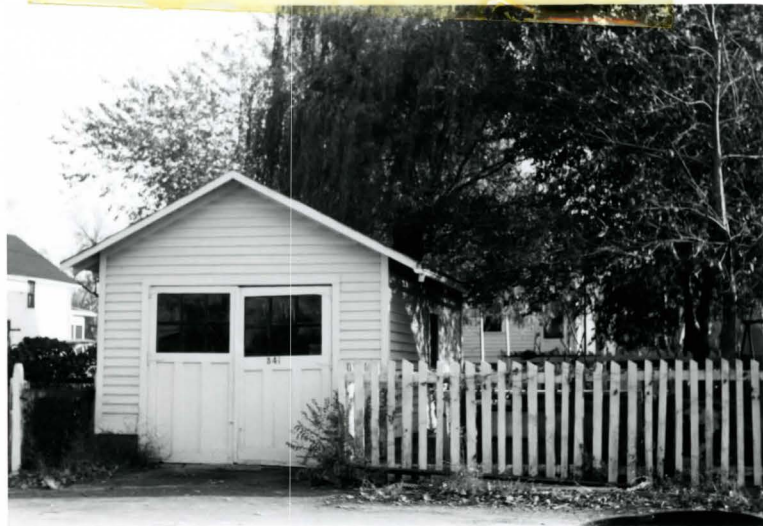
Date 11-10-61Parcel No. 37

STATE OF MINNESOTA

DIVISION OF LANDS AND RIGHT OF WAY
PHOTOGRAPHIC MOUNTINGS

DEPARTMENT OF HIGHWAYS

S. P. 1 - A COUNTY Ramsey PARCEL 37
FEE OWNER John T. & Clara Farley PROPERTY ADDRESS 341 Kentucky

Photo
No.

Description of Subject

1. Front view - subject property
2. Rear view - subject property
3. _____
4. _____

Date of Photo: 10/61Photo
No.

Description of Subject

5. _____
6. _____
7. _____
8. _____
By: Ray J. Farley
Right of Way Agent

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

RamseyPARCEL 37PER OWNER John T. & Clara FableyProperty Address 341 Kentucky, 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 to 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¢		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 & 1 & 2 of Blk 14 Razil & Roberts Add. Sold Dec. 1956 - \$4,000.	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:

front feet
25 ~~square feet~~ at 14.00 = \$ 350.00
~~times~~

Reviewed by

Data by:

Right of Way Agent

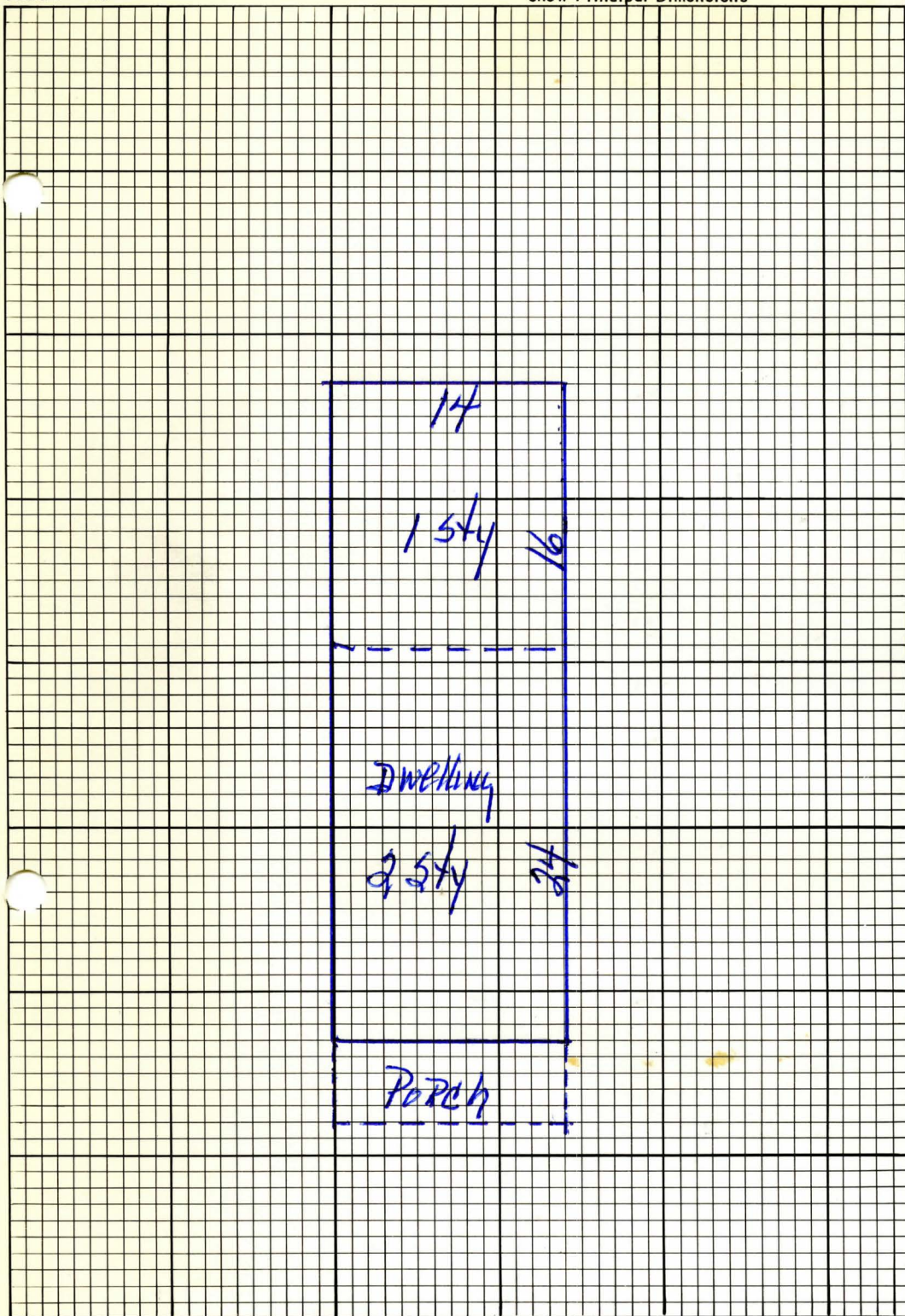
Date

Parcel No. 37

STATE OF MINNESOTA

DIVISION OF LANDS
AND RIGHT OF WAY BUILDING SKETCH

DEPARTMENT OF HIGHWAYS

S. P. Project Area 1-A COUNTY Ramsey PARCEL 37FEE OWNER John T. & Clara Fabley PROPERTY ADDRESS 341 Kentucky 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

RIGHT OF WAY AGENT

PARCEL NO. 37

DATE

STATE OF MINNESOTA

DIVISION OF LANDS AND RIGHT OF WAY
PHOTOGRAPHIC MOUNTINGS

DEPARTMENT OF HIGHWAYS

S. P. 1-A COUNTY Ramsey PARCEL 37
 FEE OWNER John T. Farley PROPERTY ADDRESS 341 Kentucky

LEGAL

LISTING IN

OWNER'S

Full X B

Heat:

gravity 6

h. water

f. air

annual fr

Water heat

gal.

30 gal.

Incinerator

Laundry w

220 wire

Pump

Rec. room

Inst. Wa

Roof: one

1st fl. oc.

2nd fl. oc.

Schools: 1

Churches

Transp.

Reason for

Remarks

LIST

OWN

Full

Heat

60

h.

f. t

an

Ware

30

Inciner

Laund

220

Pump

Rec. r

Inst. W

Roof: o

1st fl.

2nd fl

Schou

Churc

Trans

Reason

L. I

LIST

OWN

Full

Heat

h.

f. t

an

Ware

30

Inciner

Laund

220

Pump

Rec. r

Inst. W

Roof: o

1st fl.

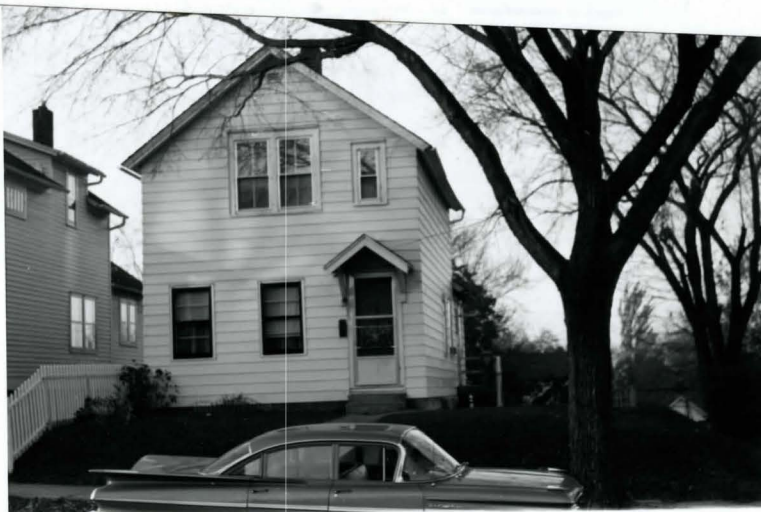
2nd fl

Schou

Churc

Trans

Reason

Photo
No.

Descript

Subject

1. Comp. No. 1 - 226 E. Belvidere
2. Comp. No. 2 - 275 E. Page
3. Comp. No. 3 - 213 E. Robie
4. _____

Date of Photo: 10/6/61

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

By: _____

Right of Way Agent

STATE OF MINNESOTA

DIVISION OF LANDS AND RIGHT OF WAY
PHOTOGRAPHIC MOUNTINGS

DEPARTMENT OF HIGHWAYS

S. P. 1-A COUNTY Ramsey PARCEL 37
 FEE OWNER John T. Farley PROPERTY ADDRESS 341 Kentucky

LEGAL: Lot 4, Adam's Addition.

226 E. BELVIDERE

LISTING BROKER Wm. H. Muske Co. SALESMAN LEVER PHONE: RES. MUS. CA 4-4779
 OWNER'S NAME E. J. and Gertrude LeMay TYPE OF BLDG. 1 1/2 Story

Basement	1st Floor	2nd Floor	3rd Floor
Full x Beam: steel wood x	L.R. 12.3 x 12.6	L.R. x	B.R. x
Heat:	Fireplace	Fireplace	Bath
garage fur. smoker	D.R. 12.6 x 9	D.R. x	Year Built 1910
h. water oil	D. Space x	D. Space x	Exterior Slate Siding
f. air x gas x	Kitch. 10 x 11.6	Kitch. x	Cond. Good
annual fuel cost	nook cabinets pantry	nook cabinets pantry	Taxes 65.10 N.H.S. H.S. x
Water heater:	fan disposal d. wthr.	fan disposal d. wthr.	Assessments
gal. side arm	Trim	Trim	Bids. 36 x 19
gal. main elec.			
30 gal. auto. gas x	Bath full Tile shr. 1/2	Bath full x Tile shr. 1/2	Lot 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 hwd. x soft
220 wiring Shower	B.R. x	B.R. 11.6 x 11	Floors—2nd hwd. soft x
Pump	B.R. x	B.R. x	Sewer x City Wtr. x
Rec. room x	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 slate	corp. drapes	corp. drapes	Att. Det. x ov. det. x
1st fl. occ. by	phone	Lease Exp. rent	
2nd fl. occ. by	phone	Lease Exp. rent	
Schools: Public grade Riverview - 1 1/2 b. high		parochial St. Michael	
Churches St. Michael		Present Mgr. None	
Transp. Oakdale - 1/2 block		Mgr. Comm. \$5,000.00	
Reason for selling		Will consider trade No	Possession 30 days
Remarks	All aluminum windows and front door.		

Cases Addition.

LISTING BROKER Stevens Realty, Inc. SALESMAN Joe PHONE: RES. CA 4-2559 BUS. CA 7-7026
 OWNER'S NAME Helen C. and Albert H. Redeker TYPE OF BLDG. Frame

Basement	1st Floor	2nd Floor	3rd Floor
Full 1/2 Beam: steel wood	L.R. 12.8 x 12.8	L.R. x	B.R. x
Heat: Space	Fireplace	Fireplace	Bath
garage fur. smoker	D.R. 13 x 10	D.R. x	Year Built App. 1885
h. water oil	D. Space x	D. Space x	Exterior Siding
f. air gas x	Kitch. 16 x 13	Kitch. x	Cond. Good
annual fuel cost	nook cabinets pantry	nook cabinets pantry	Taxes 48.00 N.H.S. H.S. x
Water heater:	fan disposal d. wthr.	fan disposal d. wthr.	Assessments
gal. side arm	Trim Painted	Trim Painted	Bids. 32 x 22
gal. main elec.			
30 gal. auto. gas x	Bath full Tile shr. 1/2	Bath full x Tile shr. 1/2	Lot 50 x 132
Incinerator	Den/S. Rm. x	Den/S. Rm. x	alley driveway x
Laundry tubs Toilet	B.R. 8 x 13	B.R. 12 x 13	Floors—1st hwd. soft x
220 wiring Shower	B.R. x	B.R. 9 x 12	Floors—2nd hwd. soft x
Pump	B.R. x	B.R. Hall 8 x 10	Sewer x City Wtr. x
Rec. room x	Porch Scr. GL	B.R. x	S. Tank Well
Insul. Walls x Cell. x W. Strip x	condition Good	condition	Gar. 18 x 12
Roof: comp. x wood slate	corp. LR drapes	corp. drapes	Att. Det. x ov. det. x
1st fl. occ. by <u>Owner</u>	phone CA 6-9151	Lease Exp. rent	
2nd fl. occ. by	phone	Lease Exp. rent	
Schools: Public grade Riverview - 2 1/2 blkshigh Humboldt - 7 blocks		parochial St. Michael - 5 blocks	
Churches Catholic - 5 blocks - Lutheran - 4 blkshigh		Present Mgr. Clear	
Transp. 2 blocks		Mgr. Comm.	
Reason for selling	Too large	Will consider trade	Possession 30 after closing

LEGAL: Lot 10, Block 2, Blocks 1, 2 and 3 of Prospect Plateau.

213 E. Robie

LISTING BROKER James Huspek & Sons SALESMAN JCH PHONE: RES. MI 8-6217 BUS. CA 2-8566
 OWNER'S NAME Jessie M. and L. E. Messenger TYPE OF BLDG. SFR

Basement	1st Floor	2nd Floor	3rd Floor
Full 2/3 Beam: steel wood x	L.R. 12 1/2 x 14 1/2	L.R. x	B.R. x
Heat:	Fireplace	Fireplace	Bath
garage fur. smoker	D.R. 14 x 14 1/2	D.R. x	Year Built 1886
h. water x oil	D. Space x	D. Space x	Exterior Asbestos Shingles
f. air gas x	Kitch. 12 1/2 x 13	Kitch. x	Cond. Fair
annual fuel cost	nook cabinets pantry x	nook cabinets pantry	Taxes 114.30 N.H.S. H.S. x
Water heater:	fan disposal d. wthr.	fan disposal d. wthr.	Assessments
gal. side arm	Trim Stain & Enamel	Trim Enameled	Bids. IRREGULAR
gal. main elec.			
30 gal. auto. gas x	Bath full Tile shr. 1/2	Bath full x Tile shr. 1/2	Lot 40 x 126.5
Incinerator	Den/S. Rm. x	Den/S. Rm. x	alley x driveway
Laundry tubs Toilet	B.R. 9 x 14	B.R. 9 x 14 1/2	Floors—1st hwd. x soft
220 wiring Shower	B.R. x	B.R. 10 1/2 x 13 1/2	Floors—2nd hwd. x soft
Pump	B.R. x	B.R. 8 1/2 x 14 1/2	Sewer x City Wtr. x
Rec. room x	Porch 5 1/2 x 10 1/2 Scr. x GL	B.R. x	S. Tank Well
Insul. Walls Cell. W. Strip	condition Fair	condition Fair	Gar. Shed x
Roof: comp. x wood slate	corp. drapes	corp. drapes	Att. Det. x ov. det. x
1st fl. occ. by <u>Owner</u>	phone CA 2-5452	Lease Exp. rent	
2nd fl. occ. by	phone	Lease Exp. rent	
Schools: Public grade Hendricks high Humboldt		parochial St. Matthews	
Churches		Present Mgr.	
Transp. 1 block		Mgr. Comm.	
Reason for selling		Will consider trade	Possession

Photo
No.

Description of Subject

1. Comp. No. 1 - 226 E. Belvidere
2. Comp. No. 2 - 275 E. Page
3. Comp. No. 3 - 213 E. Robie
4. 10/61

Date of Photo:

Photo
No.

Description of Subject

5.

6.

7.

8.

By:

Right of Way Agent



25003

DEPARTMENT OF HIGHWAYS -- STATE OF MINNESOTA
LANDS AND RIGHT OF WAY SECTIONS. P. No. 1-A County RAMSEY

RECORD OF TRANSFERS

PAR.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	INDICATED AMOUNT
37	JOHN T. + CLARA FARLEY	PORT AUTHORITY of ST PAUL	8-16-61		LV 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.

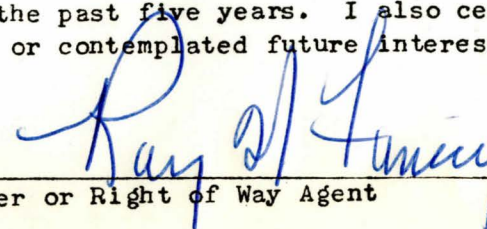
Information by:

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.



Appraiser or Right of Way Agent

Date