



Collection Information:

Folder: Parcel No. 43. 332 Kentucky Street.

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

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S. P. 1 - A COUNTY Ramsey PARCEL 43
FEE OWNER Sarah & James Ward PROPERTY ADDRESS 332 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: 11/16

Photo No.	Description of Subject
5.	_____
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By: James C. Kusek
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL No. 43

FEE OWNER Sarah & James Ward PROPERTY ADDRESS 332 Kentucky Street

LEGAL: Lots 1 and 2

• NOV • 61



566



NOV • 61



Photo No. Desc

- 1. Comp. No. 1
- 2. Comp. No. 2 - 659 No. Western
- 3. Comp. No. 3 - 807 Buffalo
- 4. _____

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

Date of Photo: 11/61

By: James C. [Signature]
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL No. 43

FEE OWNER Sarah & James Ward PROPERTY ADDRESS 332 Kentucky Street

LEGAL: Lots 1 and 2, Block 1, Lockwood's Addition.
1079 FOREST

LISTING BROKER J. J. Huzpek & Sons SALESMAN J. J. H.

PHONE: RES. MI 2-2965 BUS. CA 2-2566
TYPE OF BLDG Store & 2 Apts.

Basement		1st Floor		2nd Floor		3rd Floor	
Full <input checked="" type="checkbox"/> Beam: steel wood <input checked="" type="checkbox"/>	L.R.	Fireplace	x	L.R. 19.3	x 12	B.R.	2nd Floor
Heat:		D.R.	x	Fireplace		B.R.	x
gravity fur.	stoker	D. Space	x	D.R.	x	Bath	x
h. water	f. air	Kitch.	x	D. Space	x	Year Built: 1889	
oil	gas	nook	x	Kitch. 10	x 11.1	Exterior Ash Shingles	
annual fuel cost		pantry	x	nook	x	Cond. Fair	
Water heater:	fan disposal d. wthr.	pantry	x	fan disposal d. wthr.		Taxes 144.10 N.H.S. H.S. x	
gal. side arm	Trim	Trim		Trim		Bldg. 20.6 x 52	
gal. auto. elec.						Lot 125 x 80	
40 gal. auto. gas						alley	driveway x
Incinerator	<input checked="" type="checkbox"/> Bath full <input checked="" type="checkbox"/> Tile shr. 1/2			Bath full <input checked="" type="checkbox"/> Tile x shr. 1/2		Floors—1st bedrm. soft	
Laundry tubs	Den/S. Ren. 10.6 x 15.6			Den/S. Ren. 10.6 x 15.6		Floors—2nd bedrm. soft	
220 wiring	B.R. 6.6 x 7.2			B.R. 13 x 10.3		sewer	S Tank
Pump	B.R. 8.3 x 7.6			B.R. 8.4 x 10.3		wall	City Wtr x
Rec. room	B.R.			Alcove 7.4 x 5.6		Car. 20 x 20	
Insul. Walls	Cell. W. Strip	Scr. porch	x	B.R.		Att. Det. x ev. det.	
Roof: comp. <input checked="" type="checkbox"/> wood	slate	condition	Fair	condition	Good		
1st fl. occ. by <u>Vacant</u>	carp.	carp.	drapes	carp.	drapes		
2nd fl. occ. by <u>Dansl</u>	phone	phone		Lease Exp.	rear \$65.00		
Schools: Public grade	Across street	high		Lease Exp.	parochial St. Casimir - 2 blocks		
Churches	Close				rear \$49.96 P & I - 6x		
Transp.							
Reason for selling							
Remarks	Store - 19.3 x 26.6 - 11.8 x 10.3. Apartment upstairs and one garage rents for \$65.00 per month. Downstairs - store and apartment vacant.						

659 NO. WESTERN

LISTING BROKER J. J. Huzpek & Sons SALESMAN J. J. H.

PHONE: RES. MI 2-2965 BUS. CA 2-2566
TYPE OF BLDG Store & Apartment

Basement		1st Floor		2nd Floor		3rd Floor	
Full <input checked="" type="checkbox"/> Beam: steel wood <input checked="" type="checkbox"/>	L.R.	Fireplace	x	L.R. 25	x 12	B.R.	x
Heat:		D.R.	x	Fireplace		B.R.	x
gravity fur.	stoker	D. Space	x	D.R. 11.6	x 15.6	Bath	x
h. water	f. air	Kitch.	x	D. Space	x	Year Built: APPROX. 50 YEARS	
oil	gas	nook	x	Kitch. 11	x 17	Exterior Brick Comp.	
annual fuel cost		pantry	x	nook	x	Cond. Fair	
Water heater:	fan disposal d. wthr.	pantry	x	fan disposal d. wthr.		Taxes 152.65 N.H.S. H.S. x	
gal. side arm	Trim	Trim		Trim		Bldg. 22.6 x 65	
gal. auto. elec.				Trim		Lot 41.5 x 79	
20 gal. auto. gas	<input checked="" type="checkbox"/> Bath full <input checked="" type="checkbox"/> Tile shr. 1/2			Bath full <input checked="" type="checkbox"/> Tile x shr. 1/2		alley	driveway x
Incinerator	Den/S. Ren. 10.6 x 10.6			Den/S. Ren. 10.6 x 10.6		Floors—1st bedrm. soft	
Laundry tubs	Y toilet x B.R. 8.6 x 9.6			B.R. 8.6 x 9.6		Floors—2nd bedrm. soft	
220 wiring	B.R. 8.6 x 13			B.R. 8.6 x 13		sewer	S Tank
Pump	B.R.			B.R.		wall	City Wtr x
Rec. room	Scr. porch			B.R.		Car. 12 x 18	
Insul. Walls	Cell. W. Strip	condition		condition		Att. Det. x ev. det.	
Roof: comp. <input checked="" type="checkbox"/> wood	slate	carp.	drapes	carp.	drapes		
1st fl. occ. by <u>Vacant</u>	phone	phone		Lease Exp.	rear		
2nd fl. occ. by <u>Owner</u>	phone	8-297h		Lease Exp.	rear		
Schools: Public grade	3 blocks	high	St. Barnards - approx. 1 mi. parochial		Across street		
Churches							
Transp.	Thruway - 2 blocks						
Reason for selling							
Remarks	Commercial building down - upstairs apartment completely remodeled with a fabulous modern kitchen. This can be used for 3 or 4 bedrooms.						

807 Buffalo Street

Lot 4, Block 5, Edmund Rice's 2nd Addition

Store + 3 room apartment on 1st floor
5-room apartment upstairs.

Full basement - dirt floor.
Stove heat.

Store & 3-room apt. rental \$40
5-room apt. upstairs rental \$25

Fair to poor condition.

Lot size 83.33 x 90.

Photo No.

Description of Subject

Photo No.

Description of Subject

1. Comp. No. 1 - 1079 Forest
2. Comp. No. 2 - 659 No. Western
3. Comp. No. 3 - 807 Buffalo
4. _____

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

Date of Photo: 11/61

By:

James C. Huzpek
Right of Way Agent

Project Area 1-A

Parcel No. 43

James and Sarah Ward
332 Kentucky Street

SALIENT FACTS AND CONCLUSIONS

Market Value Estimate:		\$5,800.00
Assessors full and true value:		
Land		300.00
Building		1,000.00
Legal Description:	East one-half of Lot 7, Block 2, Dunwell & Spencers Addition to Brooklynd	
Lot Size:	25 x 144	Zoning: B Residential
Built:	1913, addition 1921.	

Subject property is a store building with living quarters in the back. The front section is presently used as a light grocery or confectionery store. The apartment in back has 4 rooms and bath plus 2 unused and unfinished rooms and porch. Store has celotex walls and ceiling, linoleum floor and sink. Store fixtures are not included in this appraisal.

Apartment has plastered walls, enameled woodwork, hard and soft floors, some linoleum covered. Kitchen has metal cabinet sink with garbage disposal but no cabinets. Bath has 3 fixtures. Basement is not quite full, various heights. Deepest part has concrete block walls and concrete floor. It has hot water oil furnace, round type, and a 30-gallon gas automatic water heaters.

Exterior has rolled composition roof, imitation brick asphalt siding. Store front was recently remodeled with new windows and brick facing. Property can be described as being in fair to poor condition.

Lot is level at street grade and drops off in the back. It has city sewer and water. Streets are hard surfaced but there is no curb or sidewalk. Lot is on corner of Minnetonka.

The area served by subject property is small and rather thinly populated. There are too many stores for the market in the area and the many commercial vacancies substantiate this opinion. The building across the street was converted to a duplex when the store failed. The small store is being squeezed out by the larger chain stores and super markets and this reflects on the market value.

Project Area 1-A

Parcel No. 43

I have personally inspected the subject property and after thorough investigation, it is the opinion of your appraiser that the market value of the subject property as of November 20, 1961 is:

"FIVE THOUSAND EIGHT HUNDRED DOLLARS"

James E. Huse

S. P. Project Area 1-A COUNTY Ramsey PARCEL 43

FEE OWNER Sarah & James Ward Property Address 332 Kentucky Street, St. Paul, Minn.

Legal Description (entire tract) East one-half of Lot 7, Block 2, Dunwell & Spencer's Addition
to Brooklynd

Present use Store & Dwelling Zoning B Residence Best use Present
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 Yes

Full and true valuation, 1960 Land 300. Bldgs. 1000. Total 1300. Taxes 1960 \$ 121.60
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 1913 _____
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 James C. [Signature]
Date 11/20/61 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 \$ 24. for 144 ft. depth \$ 600.00
_____ sq. ft. at \$ _____
_____ at \$ _____

Estimate of Replacement Cost of Principal Structure
incl. appropriate porch area or cube \$ _____
13460 ~~sq. ft.~~ cu. ft. x 70¢ = \$ 9422.00

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

Depreciation Total Replacement Cost \$ _____
All Sources Less Total Depreciation 4239.00
45% Total Present Value \$ 5183.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ _____

Plus Land Value from above \$ 600.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
Rounded to \$5800.00 BY COST APPROACH \$ 5783.00

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				

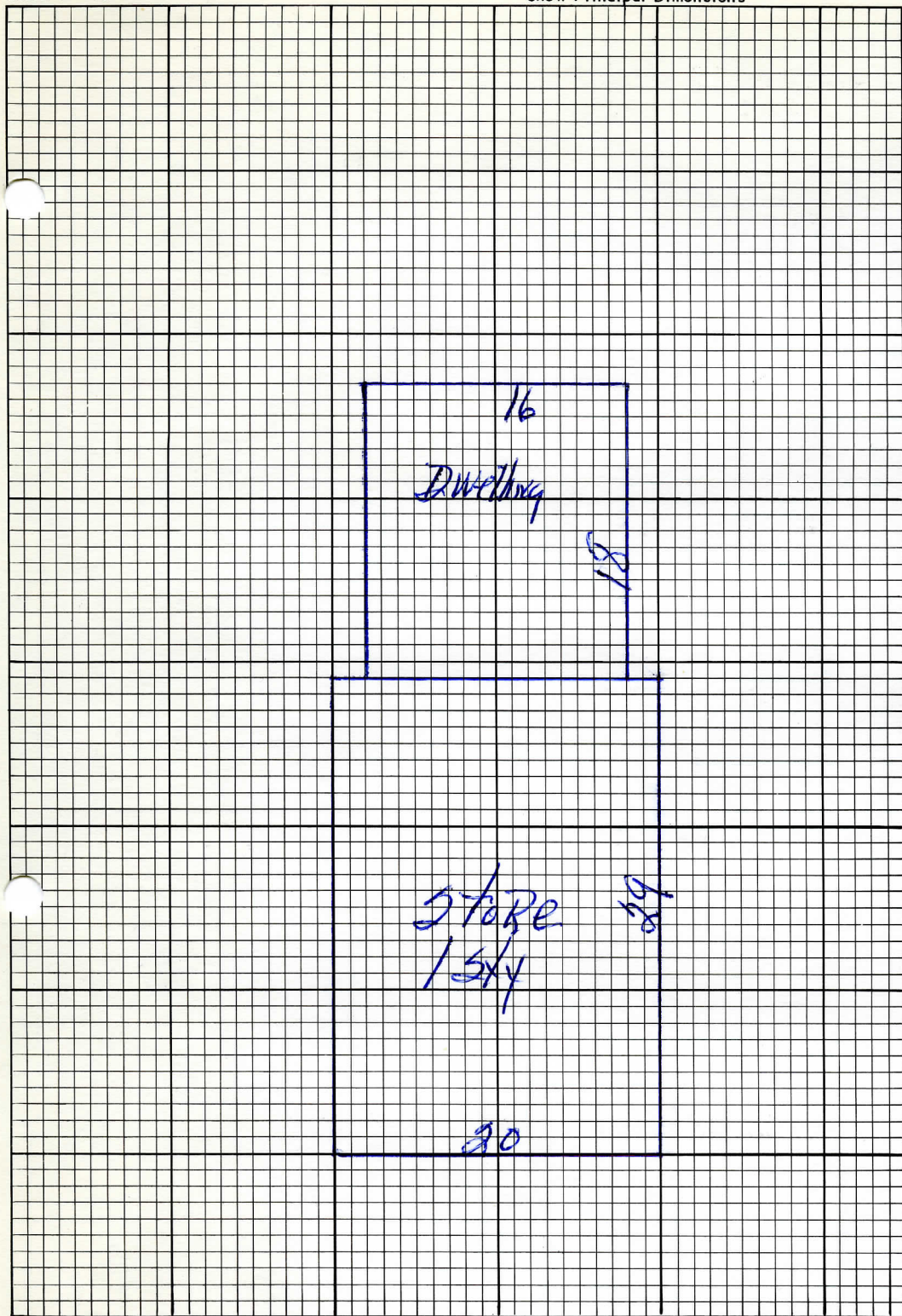
Total Cost of Short Lived Items \$ _____ Total Depr. curable \$ _____
_____ % of Total Replacement Cost
with _____ % in Bone structure. PARCEL NO. _____

S. P. Project Area 1-A COUNTY Ramsey PARCEL 43

FEE OWNER Gilbert Vadnais PROPERTY ADDRESS 332 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 _____

James E. Kuspel
RIGHT OF WAY AGENT

11/20/61
DATE

PARCEL NO. 43



KENTUCKY

LAFAYETTE
PUBLIC
SCHOOL

CONG. 2
SONS OF ZION

TEXAS

FENELON

ST. LAWRENCE

MINNIE

ISRAEL

ST. HELEN

ST. MARY

ROBERTSON

AVE.

ST. LAWRENCE

W

VACATED
CITY

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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. 43

Fee Owner Sarah & James Ward Property Address 332 Kentucky
c/p Gilbert Vadnais

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale		<u>4-18-57</u>		<u>7-17-57</u>		<u>1955</u>			
Address		<u>1079 Forest</u>		<u>659 N. Western</u>		<u>807 Buffalo</u>			
Terms of Sale		<u>\$950 down</u>		<u>\$1000 down</u>		<u>cash</u>			
Rental Income Actual						<u>\$65</u>			
Rental Income Estimated		<u>\$140</u>		<u>\$150</u>					
Gross Monthly Multiplier		<u>75</u>		<u>67</u>		<u>85</u>			
Sale Price		<u>\$10,500</u>		<u>\$10,000</u>		<u>\$5,500</u>			
Special Assmts., Time, Improvements									
Present Worth									
Less Estimated Lot Value,		<u>4,000</u>		<u>2,000</u>		<u>1,000</u>			
Garage, Porch, Fireplace, Etc.		<u>800</u>		<u>400</u>					
Net Sale Price Bldg. Only		<u>5,700</u>		<u>7,600</u>		<u>4,500</u>			
Lot Size		<u>80x125</u>		<u>41.5x79</u>		<u>83.33x90</u>			
Age		<u>1889</u>		<u>1887</u>		<u>1900</u>			
CF or SF Content	Unit Cost New	<u>13,460</u>	<u>.70</u>	<u>25,920</u>	<u>70¢</u>	<u>33,792</u>	<u>70¢</u>	<u>25,844</u>	<u>70¢</u>
Unit Cost Depr.	% Depr.	<u>.38</u>	<u>.45</u>	<u>.22</u>	<u>68%</u>	<u>.22</u>	<u>68%</u>	<u>.17</u>	<u>75%</u>
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size			<u>3,000</u>		<u>4,500</u>		<u>2,500</u>		
Age—Condition		<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	<u>1,500</u>	<u>1,000</u>			
Lot Value			<u>3,400</u>		<u>1,400</u>		<u>400</u>		
Landscaping									
Garage			<u>800</u>		<u>400</u>				
Porches									
Fireplace				<u>500</u>		<u>500</u>			
Basement Impr.									
Attic Impr.									
Carpeting									
Bldg. & Bath Extras			<u>600</u>		<u>200</u>				
Heating Extras		<u>1,000</u>				<u>800</u>			
		<u>2,000</u>	<u>8,800</u>	<u>1,500</u>	<u>8,000</u>	<u>2,300</u>	<u>2,900</u>		
Total Adjustment									
Net Adjustment			<u>- 6,800</u>		<u>- 6,500</u>		<u>- 600</u>		
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.		<u>12,500</u>		<u>12,000</u>		<u>6,500</u>			
Present Worth of Comparables Adjusted to Subject.		<u>5,700</u>		<u>5,500</u>		<u>5,900</u>			

Estimate of Value By Cost Approach:

Repr. Cost: 13,460 × .70 = \$ 9,422
 Less Depreciation: 45 % 4,239
 Deprec. Reprod. Cost = \$ 5,183
 Land Value 25 f.f. @ \$24 = 600
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. _____
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 5,783

Estimate of Value By Comparison: \$ 5,700

Estimate Based on Rental Income:

Monthly Rent × GMM
75 × 75 = \$ 5,625
 or By Capitalization of Net Income on Form 2554

Estimate By Cost Approach \$ 5,783

Final Estimate By Correlation \$ 5,800

Appraisal By:

Reviewed By:

James C. Husep

Date 11-20-61

Parcel No. 43

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. Parcel Area 1-A

COUNTY

Ramsey

PARCEL 43

PRE OWNER Sarah & James Ward, fee Property Address 352 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¢		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¢		20.00		
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¢		20.00		
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. 1956 - \$4,000.00	225	119	26775	17.75	.22¢		25.00		
5.	State of Minnesota to Rossini Constans, corner of Fenton Lots 15 thru 20, Block 1, Kettering and Constans Add. Jan. 1957 \$660	240	125	30,000	2.75	.022¢		25.00		

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

Reviewed by

front feet 25 ~~square feet~~ at 24.00 = \$ 600.00
acres

Data by:

James Ward
Right of Way Agent

11/20/51
Date

Parcel No. 43

