



## **Collection Information:**

**Folder:** Parcel No. 59. 339 Tennessee Street.

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

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

## **Copyright Notice:**

This material may be protected by copyright law (U.S. Code, Title 17). Researchers are liable for any infringement. For more information, visit

[www.mnhs.org/copyright](http://www.mnhs.org/copyright).

PROJECT AREA 1-A  
PARCEL 59  
339 Tennessee

Owner: Michael & Mary Giampaola  
Legal: Lot 1; Blk 13; Brooklynd  
Lot Size: 50 x 144 (7200 sq.ft.)  
Zoning: "B" residential  
Assessors Value: Land \$375.00, Buildings \$2650.00  
Built: 1921  
Utilities: Sewer, water and gas

PROPERTY DESCRIPTION

This is a conventional type 6 room bungalow. It has glazed front porch, small living room, full dining room with built-in buffet and bookcase between living room and dining room, 2 fair sized bedrooms with bath between, and the bath has round rim tub and low flush box. There is oak trim in the living room and dining room. The kitchen is fair sized, has round rim sink and pantry, and there is a 3rd bedroom off the rear hall. The basement is full, has hot water oil heat, 30 gallon automatic hot water heater, laundry tubs and floor drain, stone foundation and plaster ceiling. There is a stairway to a full storage attic.

COST APPROACH

1161 sq.ft. @ \$13.00	\$15,093.00
Less depreciation	<u>7,546.00</u>
Depreciated value of home	\$ 7,547.00
Depreciated value of garage	<u>200.00</u>
Dep. value of improvements	\$ 7,747.00
Land 50x144 ft. \$15.00 front ft.	<u>750.00</u>
Indicated value by Cost Approach	\$ 8,497.00

In considering both the Cost Approach and Market Approach and taking all facts that have an effect on the value it is my opinion that a fair Market Value of this property as of the date indicated in this report is,

Eight Thousand Five Hundred Dollars (\$8500.00)

S. P. Project 1-A COUNTY Ramsey PARCEL 59

FEE OWNER Michael & Mary Giampaola Property Address 339 Tennessee

Legal Description (entire tract) Lot 1; Blk 13; Brooklynd

Present use Res Zoning B res Best use \_\_\_\_\_  
Size: Frontage 50 Depth 144 Area 7200

Utilities and : Sewer x Septic tank \_\_\_\_\_ Cesspool \_\_\_\_\_  
Street : City water x Private well \_\_\_\_\_ Elec. pump \_\_\_\_\_  
Improvements : Surfacing Conc Curb and gutter x Sidewalk no

Full and true valuation, 19 60 Land 375 Bldgs. 2650 Total 3025 Taxes 19 \_\_\_\_\_ \$ \_\_\_\_\_  
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 1921 \_\_\_\_\_  
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 S. Stevens

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:  
50 f.f. at \$ 15.00 for 144 ft. depth \$ 750  
\_\_\_\_\_ sq. ft. at \$ \_\_\_\_\_  
\_\_\_\_\_ at \$ \_\_\_\_\_

Estimate of Replacement Cost of Principal Structure  
incl. appropriate porch area or cube \$ \_\_\_\_\_  
1161 sq. ft. or cu. ft. x 13.00 = \$ 15093

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

Total Replacement Cost \$ 15093

Less Total Depreciation 7546

Total Present Value \$ 7547

Plus Present Value of Special Equipment \$ \_\_\_\_\_

Plus Present Value of Miscellaneous Bldgs. \$ 200

Plus Land Value from above \$ 750

**TOTAL PRESENT VALUE OF ENTIRE PROPERTY**  
**BY COST APPROACH \$ 8497**

**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 1-A COUNTY Ramsey PARCEL 59  
FEE OWNER Michael & Mary Giampaola PROPERTY ADDRESS 339 Tennessee St.



FRONT VIEW



REAR VIEW

Photo No.	Description of Subject
1.	_____
2.	_____
3.	_____
4.	_____

Date of Photo: 11/1/61

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

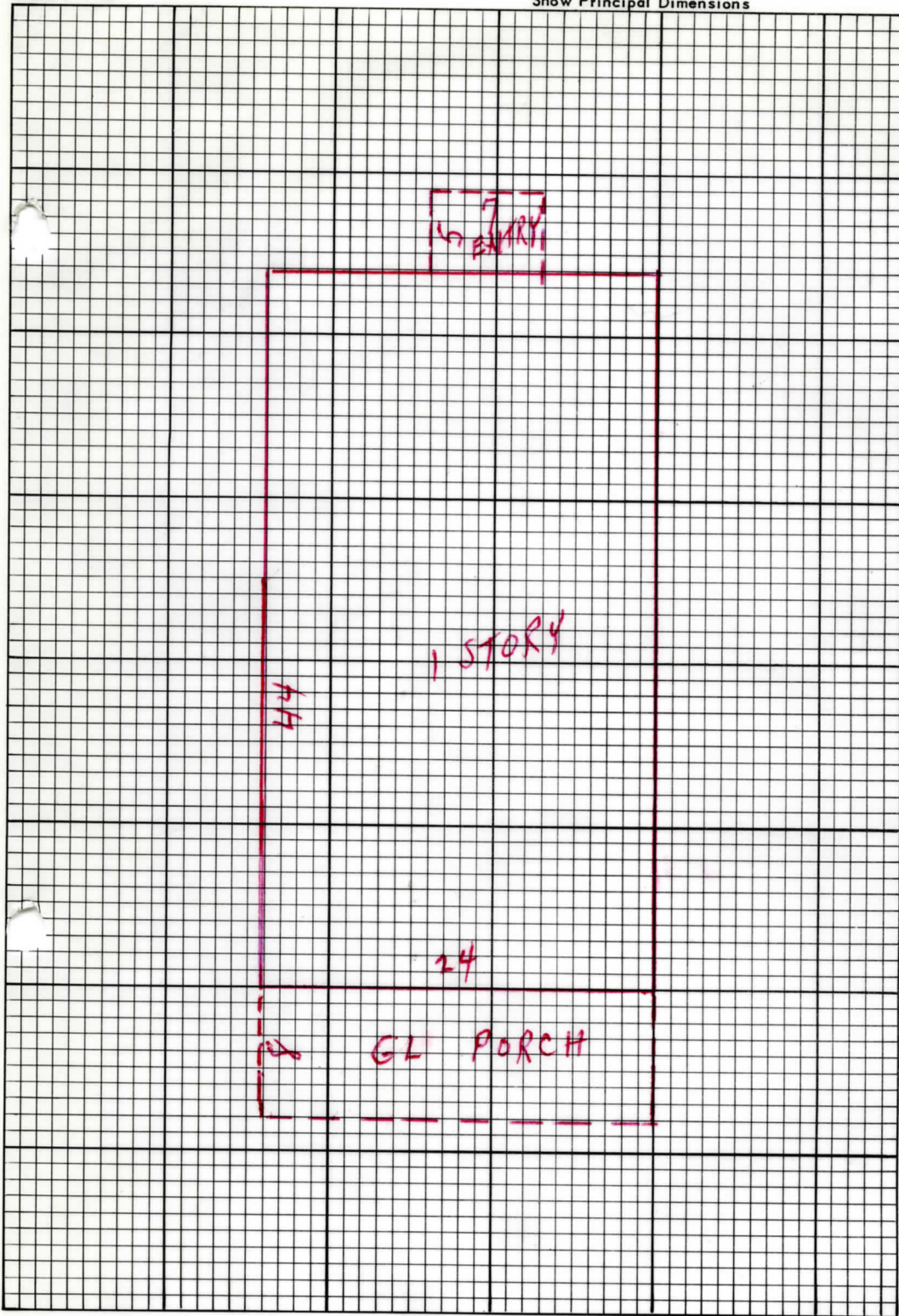
By: James J. Steves  
Right of Way Agent

S.P. Project 1-A COUNTY Ramsey PARCEL 59

FEE OWNER Michael & Mary Giampaola PROPERTY ADDRESS 339 Tennessee St.

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	

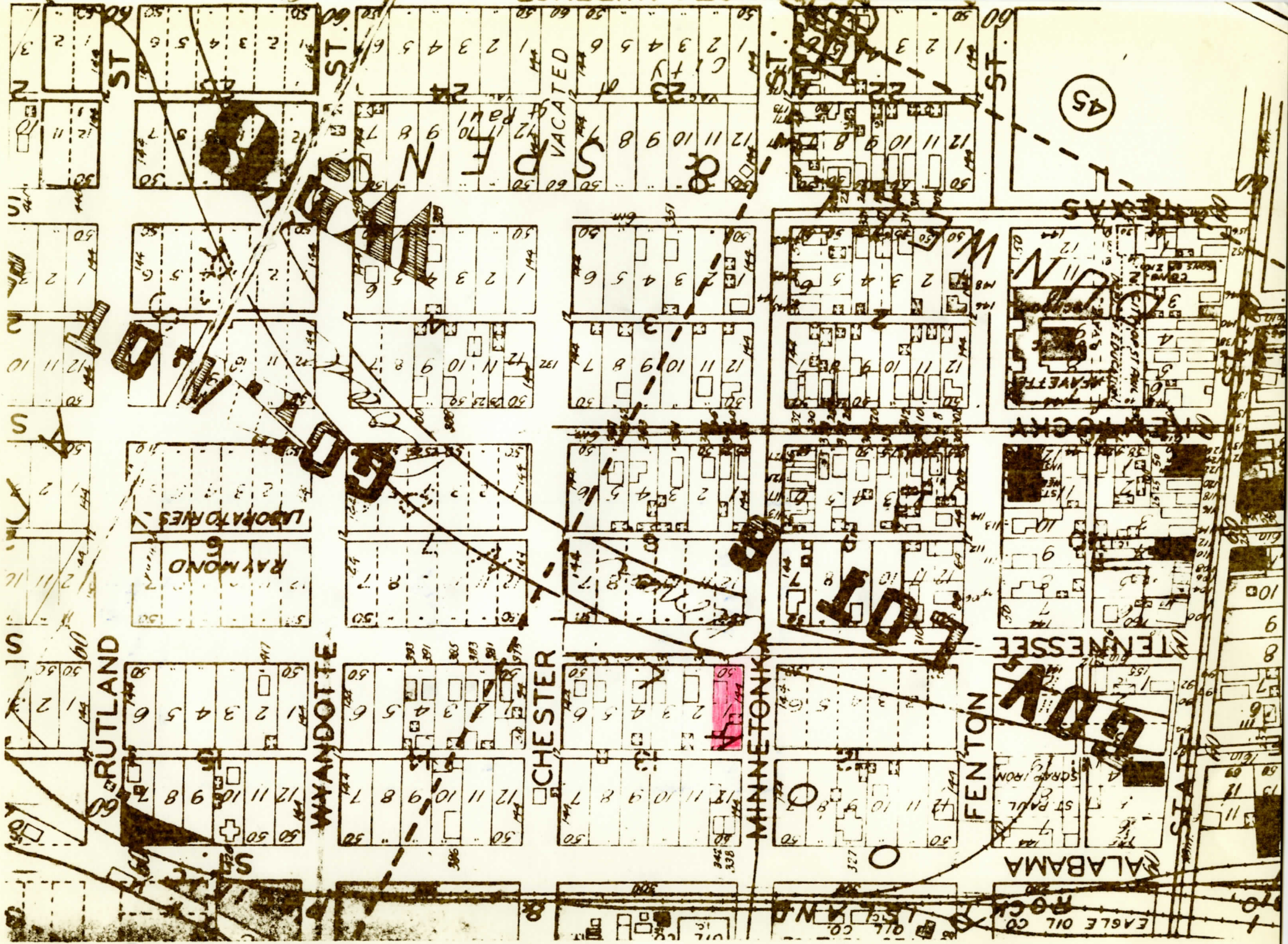
SKETCH AND EXAMINATION BY \_\_\_\_\_

*James D. Stevens*  
RIGHT OF WAY AGENT

*11/20/61*  
DATE

PARCEL NO. \_\_\_\_\_

Parcel #59



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

S. P. Project 1-A County Ramsey Parcel No. 59

Fee Owner Micheal Grampaola Property Address 339 Tennessee

Comparable Properties

Comparison No. Date of Sale		No. <u>1</u> <u>March, 1960</u>	No. <u>2</u> <u>Jan., 1961</u>	No. <u>3</u> <u>July, 1960</u>	No. _____				
Address		<u>647 Carroll</u>	<u>947 Juno</u>	<u>19 E. Magnolia</u>					
Terms of Sale		<u>Cash</u>	<u>Cash</u>	<u>Cash</u>					
Rental Income Actual		<u>\$65.00</u>	<u>\$70.00</u>						
Rental Income Estimated				<u>\$40.00</u>					
Gross Monthly Multiplier									
Price		<u>\$6,900</u>	<u>\$7,500</u>	<u>\$4,100</u>					
Special Assmts., Time, Improvements									
Present Worth		<u>\$6,900</u>	<u>\$7,500</u>	<u>\$4,100</u>					
Less Estimated Lot Value, Garage, Porch, Fireplace, Etc.		<u>\$1,200</u> <u>\$200</u>	<u>\$1,200</u> <u>\$100</u>	<u>\$1,200</u> <u>\$100</u>					
Net Sale Price Bldg. Only		<u>\$5,500</u>	<u>\$6,200</u>	<u>\$2,700</u>					
Lot Size		<u>40 X 148</u>	<u>40 X 120</u>	<u>40 X 123</u>					
Age		<u>38 yrs.</u>	<u>44 yrs.</u>	<u>Old</u>					
CF or SF Content	Unit Cost New								
Unit Cost Depr.	% Depr.								
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size	<u>1191 sq. ft.</u>	<u>850</u>		<u>750</u>		<u>1400</u>			
Age—Condition	<u>40 yrs. good</u>		<u>100</u>		<u>100</u>	<u>600</u>			
Lot Value	<u>\$750</u>		<u>450</u>		<u>450</u>		<u>250</u>		
Landscaping									
Garage	<u>\$200</u>			<u>100</u>		<u>100</u>			
Porches						<u>200</u>			
Fireplace									
Basement Impr.		<u>300</u>				<u>400</u>			
Attic Impr.		<u>100</u>		<u>100</u>		<u>300</u>			
Carpeting									
Plbg. & Bath Extras									
Heating Extras	<u>Oil H.W.</u>	<u>300</u>		<u>200</u>		<u>400</u>			
Total Adjustment									
Net Adjustment		<u>+ 1,000</u>		<u>+ 1,050</u>		<u>+ 3,400</u>			
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.		<u>\$6,900</u>		<u>\$7,500</u>		<u>\$4,100</u>			
Present Worth of Comparables Adjusted to Subject.		<u>\$7,900</u>		<u>\$8,550</u>		<u>\$7,500</u>			

Estimate of Value By Cost Approach:  
 Repr. Cost: 1191 sq. ft. \$13 = \$15,093  
 Less Depreciation: 50 % 7,546  
 Deprec. Reprod. Cost \$ 7,547  
 Land Value 50 F.F. = 750  
 Sq. Ft. or Ft.  
 Plus Landscaping \_\_\_\_\_  
 Plus Present Value Misc. Bldgs. 200  
 Plus Present Value Special Equipment \_\_\_\_\_  
 Estimated Value By Cost Approach \$ 8,497

Estimate of Value By Comparison: ..... \$ 8,500  
 Estimate Based on Rental Income:  
 Monthly Rent X GMM  
\$80 X 106 = ..... \$ 8,480.00  
 or By Capitalization of Net Income  
 on Form 2554  
 Estimate By Cost Approach ..... \$ 8,497.00  
 Final Estimate By Correlation ..... \$ 8,500.00

Appraisal By:

Reviewed By:

*James S. Stevens*

Date 11/20/61

Parcel No. \_\_\_\_\_

COMPARABLES

S. P. Project 1-A COUNTY Ramsey PARCEL 59  
FEE OWNER Michael & Mary Giampaola PROPERTY ADDRESS 339 Tennessee



LEGAL: Lot 7, Block 1, Swift's Subdivision of Lot 10 and 11, Smith & Lotts Outlots.  
**647 Carroll**

LISTING BROKER Clapp-Thomson Co. SALESMAN Winger PHONE RES CA 7-7095 BUS CA 2-7311  
OWNER'S NAME Margaret A. Johnson and Edythe M. Johnson TYPE OF BLDG Bungalow

Basement	1st Floor			2nd Floor			3rd Floor			
	Beam	wood	L.R.	LR	LR	B.R.	B.R.	B.R.	B.R.	
Full x Beam: steel	wood x		18	x	11.6	L.R.	x	B.R.	x	
Hear:			Fireplace			Fireplace		Bath		
gravity fur.	X	stoker	D.R.	x		D.R.	x	Year Built	1923	
h. water	oil		D. Space	x		D. Space	x	Exterior	Frame	
f. air	gas	X	Kitch.	9.6	x	11.6	Kitch.	x	Cond.	Good
annual fuel cost			nook	cabinets	pantry	nook	cabinets	pantry	Taxes	215.84 N.H.S. x H.S.
Water heater:			fan	disposal	d. wabr.	fan	disposal	d. wabr.	Assessments	
gal. side arm			Trim	Fir		Trim		Bids.	32 x 22	
gal. auto. elec.			Bath full	x	Tile shr. 1/2	Bath full	Tile shr. 1/2	Lot	x 18	
gal. auto. gas			Den/S. Rm.	x		Den/S. Rm.	x	Lot	40 x 148	
Incinerator			B.R.	10	x	11	B.R.	x	alley	driveway x
Laundry tubs	X	Toilet	B.R.	10	x	11	B.R.	x	floors—1st hdwd.	x soft
220 wiring		Shower	B.R.	10	x	11	B.R.	x	floors—2nd hdwd.	soft
Pump			B.R.		x		B.R.	x	Sewer	x City Wtr. x
Rec. room	x		Porch	9 x 11	Scr x Gl x		B.R.	x	S. Tank	Well
Insul. Walls	Cell.	W. Strip x	condition	Good		condition		Gar.	12 x 16.6	
Roof: comp. x	wood	late	carp.	drapes		carp.	drapes	Att.	Det. or. det.	
1st fl. occ. by	Mrs. Geo. Allen		phone	CA 5-0610		phone	CA 5-0610	Lease Exp.	\$65.00 due monthly	
2nd fl. occ. by			phone			phone		Lease Exp.	due	
Schools:	Public grade	McKinley	high			high		parochial		
Butcher								Present Mgr.		
transp.								Mgr. Commit.		
Reason for selling	illness							Will consider trade	NO	
Remarks	Would like as much cash as possible.							Possession	Sub. to tenants	



1/9/61 Sold for \$7,500 - Cash  
LEGAL: Lot 20, Block 1, Bryant's Randolph Street Addition.  
**947 Juno**

LISTING BROKER James Huszak & Sons SALESMAN Bick PHONE RES BU 9-2918 BUS CA 2-9566  
OWNER'S NAME Marie C. Biese, guardian for Louise Endling TYPE OF BLDG Bungalow

Basement	1st Floor			2nd Floor			3rd Floor				
	Beam	wood	L.R.	LR	LR	B.R.	B.R.	B.R.	B.R.		
Full x Beam: steel	wood x		10.3	x	12.6	L.R.	x	B.R.	x		
Hear:			Fireplace			Fireplace		Bath			
gravity fur.	X	stoker	D.R.	10.6	x	12.6	D.R.	x	Year Built	1917	
h. water	oil	X	D. Space	x		D. Space	x	Roofing	Shingles		
f. air	gas		Kitch.	10.6	x	13.6	Kitch.	x	Cond.	Very good	
annual fuel cost			nook	cabinets	x	pantry	nook	cabinets	pantry	Taxes	150.56 N.H.S. x H.S.
Water heater:			fan	disposal	d. wabr.	fan	disposal	d. wabr.	Assessments		
gal. side arm	X		Trim			Trim		Bids.	24 x 32		
gal. auto. elec.			Bath full	x	Tile shr. 1/2	Bath full	Tile shr. 1/2	Lot	60 x 120 +		
gal. auto. gas			Den/S. Rm.	x		Den/S. Rm.	x	alley	20' driveway		
Incinerator			B.R.	10	x	10	B.R.	x	floors—1st hdwd.	x soft	
Laundry tubs	X	Toilet	B.R.	9.6	x	7.6	B.R.	x	floors—2nd hdwd.	soft	
220 wiring		Shower	B.R.		x		B.R.	x	Sewer	x City Wtr. x	
Pump			B.R.		x		B.R.	x	S. Tank	Well	
Rec. room	x		Porch	22 x 8	Scr x Gl.		B.R.	x	Gar. Shed	12 x 16	
Insul. Walls	Cell.	W. Strip	condition	Very good		condition		Att.	Det. or. det.		
Roof: comp. x	wood	slat	carp.	drapes		carp.	drapes	Lease Exp.	due		
1st fl. occ. by	Louise Endling		phone	CA 6-7000		phone	CA 6-7000	Lease Exp.	due		
2nd fl. occ. by			phone			phone		Lease Exp.	due		
Schools:	Public grade	Adams - 2 blocks	high	Marion - 5 blocks		high	Marion - 5 blocks	parochial	St. James - 5 or 8 blocks		
Butcher	Clear							Present Mgr.	Clear		
transp.	Randolph - 1 block							Mgr. Commit.			
Reason for selling	illness							Will consider trade	NO		
Remarks								Possession	30 days		



LEGAL: Lots 23, 24, Block 3, Pottgiesens Subdivision of Lots 5 to 16 inclusive all of Weide and Darrison's Garden Lots. **19 East Magnolia**

LISTING BROKER Sun Realty Co. SALESMAN Brenon PHONE RES SP 7-6647 BUS MU 9-532  
OWNER'S NAME Wm. J. Godfrey TYPE OF BLDG Bungalow

Basement	1st Floor			2nd Floor			3rd Floor				
	Beam	wood	L.R.	LR	LR	B.R.	B.R.	B.R.	B.R.		
Full 3/4 Beam: steel	wood x		10	x	17.4	L.R.	x	B.R.	x		
Hear:			Fireplace			Fireplace		Bath			
gravity fur.	stoker		D.R.	10	x	11	D.R.	x	Year Built	Old	
h. water	oil		D. Space	x		D. Space	x	Exterior	Asbestos		
f. air	3 yrs old gas	X	Kitch.	10.4	x	13.6	Kitch.	x	Cond.	Fair	
annual fuel cost			nook	cabinets	x	pantry	nook	cabinets	pantry	Taxes	70.61 N.H.S. H.S. x
Water heater:			fan	disposal	d. wabr.	fan	disposal	d. wabr.	Assessments		
gal. side arm			Trim	Painted		Trim		Bids.	IRREGULAR		
gal. auto. elec.			Bath full	Tile shr. 1/2	x	Bath full	Tile shr. 1/2	Lot	123		
gal. auto. gas	X		Den/S. Rm.	x		Den/S. Rm.	x	alley	x driveway		
Incinerator			B.R.	7	x	9.2	B.R.	x	floors—1st hdwd.	x soft	
Laundry tubs	Toilet		B.R.		x		B.R.	x	floors—2nd hdwd.	soft	
220 wiring	Shower	X	B.R.		x		B.R.	x	Sewer	x City Wtr. x	
Pump			B.R.		x		B.R.	x	S. Tank	Well	
Rec. room	x		Porch	4 x 10	Scr x Gl. x		B.R.	x	Gar. Shed		
Insul. Walls	Cell.	W. Strip	condition	POOR		condition		Att.	Det. or. det.		
Roof: comp. x	wood	slat	carp.	drapes		carp.	drapes	Lease Exp.	due		
1st fl. occ. by	Owner		phone			phone		Lease Exp.	due		
2nd fl. occ. by			phone			phone		Lease Exp.	due		
Schools:	Public grade	Whittier	high	Washington		high	Washington	parochial	St. Bernards		
Butcher	St. Bernards							Present Mgr.	None		
transp.	1 block							Mgr. Commit.			
Reason for selling	Moving in with son							Will consider trade	NO		
Remarks								Possession	Immediate		

Date of Photo: 11/1/60

By: James J. Stevens  
Right of Way Agent



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

S. P. \_\_\_\_\_ Project 1-A COUNTY Ramsey PARCEL 59

FRE OWNER Michael Grampeola Property Address 339 Tennessee

Compari- son 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.	Tracy to Larson Lot 10, Blk 66, West St. Paul Proper. \$800 Oct., 1957	50	100	5000	\$16	16¢		\$13	12¢	
2.	Markoe to Remackle Lots 1 & 20 Blk 4 2nd Addition to Brooklynd \$1000 May, 1957	80	125	10,000	\$12.50	10¢		\$13	12¢	
3.	Markoe to Remackle Lots 18 & 19 Blk 4 2nd Addition to Brooklynd	80	125	10,000	\$12.50	10¢		\$15	10¢	
4.	Goldstein to Kaplan W. 25 ft. of Lot 3, and all of Lot 1 & 2, Blk 19, & Lot 1 & 2, Blk 14, Basil & Roberts Add. \$4000 December, 1956	225	119	26,775	\$17.77	15¢		\$15	10¢	

Reviewed by

ESTIMATEC VALUE OF LAND IN SUBJECT PROPERTY  
 ON BASIS OF COMPARABLE MARKET DATA:

50 front feet ~~at \$15.00~~ at \$15.00 = \$ 750.00

Data by: James S. Stevens Right of Way Agent Date 11/20/61 Parcel No. \_\_\_\_\_

25003

DEPARTMENT OF HIGHWAYS -- STATE OF MINNESOTA  
LANDS AND RIGHT OF WAY SECTION

S. P. No. Project 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
59	Morris & Bessie Leny to	Michael & Mary Giampaolo	9-21-43	1033242	Deed	1126/143		3.30	\$3,000

(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 S. Stevens*

Appraiser or Right of Way Agent

*11/20/61*

Date