



## **Collection Information:**

**Folder:** Parcel No. 69. 301 Kentucky Street.

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

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Records.

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PROJECT AREA 1-A

PARCEL 69

301 Kentucky St.

SITE AND PROPERTY DESCRIPTION

This lot is on the Northeast corner of Kentucky and Fenton and is 37 ft. frontage on Kentucky and 100 ft. deep. The lot is street grade. The building consists of asbestos exterior with a rolled roof. First floor has kitchen, fairly good sized, with some cabinets and a pantry. The dining room is fair sized with a small bedroom opening from it, living room is also fair sized. Off the kitchen there is a bathtub and lavatory but no toilet. The second floor has a toilet only. Also on the second floor there are two bedrooms with wood ceilings and walls. The basement is under approximately one-third of the house but there is no concrete floor. There is, however, a 30 gallon automatic hot water heater. This home is heated with a gas space heater.

CORRELATION AND FINAL OPINION

Considering both the Cost and the Market Approach it is the opinion of your appraiser that a fair market value of this property as of the date of this report is

Four Thousand Eight Hundred Dollars (\$4800.00)

S. P. Project 1-A COUNTY Ramsey PARCEL 69

FEE OWNER Ernest G. Stenstrom Property Address 301 Kentucky St.

Legal Description (entire tract) SWly 37.5 ft. of SEly 100 ft. of Lot 1; Blk 9; Brooklynd

Present use Res Zoning B res Best use \_\_\_\_\_  
Size: Frontage 37 1/2 Depth 100 Area 3750

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

Full and true valuation, 19 60 Land 275 Bldgs. 650 Total 925 Taxes 19 \_\_\_\_\_ \$ \_\_\_\_\_  
Outstanding special assessments: Water \_\_\_\_\_ Sewer \_\_\_\_\_ Street \_\_\_\_\_ Total \_\_\_\_\_

**DETERMINATION OF COST FACTOR:**

Page \_\_\_\_\_ Boeck'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. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Estimate by Ernest G. Stenstrom

Date 11/20/62 Right of Way Agent

\_\_\_\_\_

Revenue Stamps \_\_\_\_\_ Indicated Purchase Price \$ \_\_\_\_\_

Date Acquired \_\_\_\_\_ CONFIRMED PURCHASE PRICE \$ \_\_\_\_\_

**ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY**

Land Value:

37 1/2 f.f. at \$ 14.00 for 100 ft. depth \$ 525

\_\_\_\_\_ sq. ft. at \$ \_\_\_\_\_

\_\_\_\_\_ at \$ \_\_\_\_\_

Estimate of Replacement Cost of Principal Structure

incl. appropriate porch area or cube \$ \_\_\_\_\_

926 sq. ft. or cu. ft. x 12.25 = \$ 11343

Plus flat charge adjustments

x Local Index \$ \_\_\_\_\_ x \_\_\_\_\_ = \$ \_\_\_\_\_

Total Replacement Cost \$ 11343

Less Total Depreciation 7343

Total Present Value \$ 4000

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

Plus Present Value of Miscellaneous Bldgs. \$ \_\_\_\_\_

Plus Land Value from above \$ 525

**TOTAL PRESENT VALUE OF ENTIRE PROPERTY**

BY COST APPROACH \$ 4525

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 69  
FEE OWNER Ernest G. Stenstrom PROPERTY ADDRESS 301 Kentucky



FRONT VIEW



REAR VIEW

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

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

Date of Photo: 11/1/61

By: Ernest G. Stenstrom  
Right of Way Agent

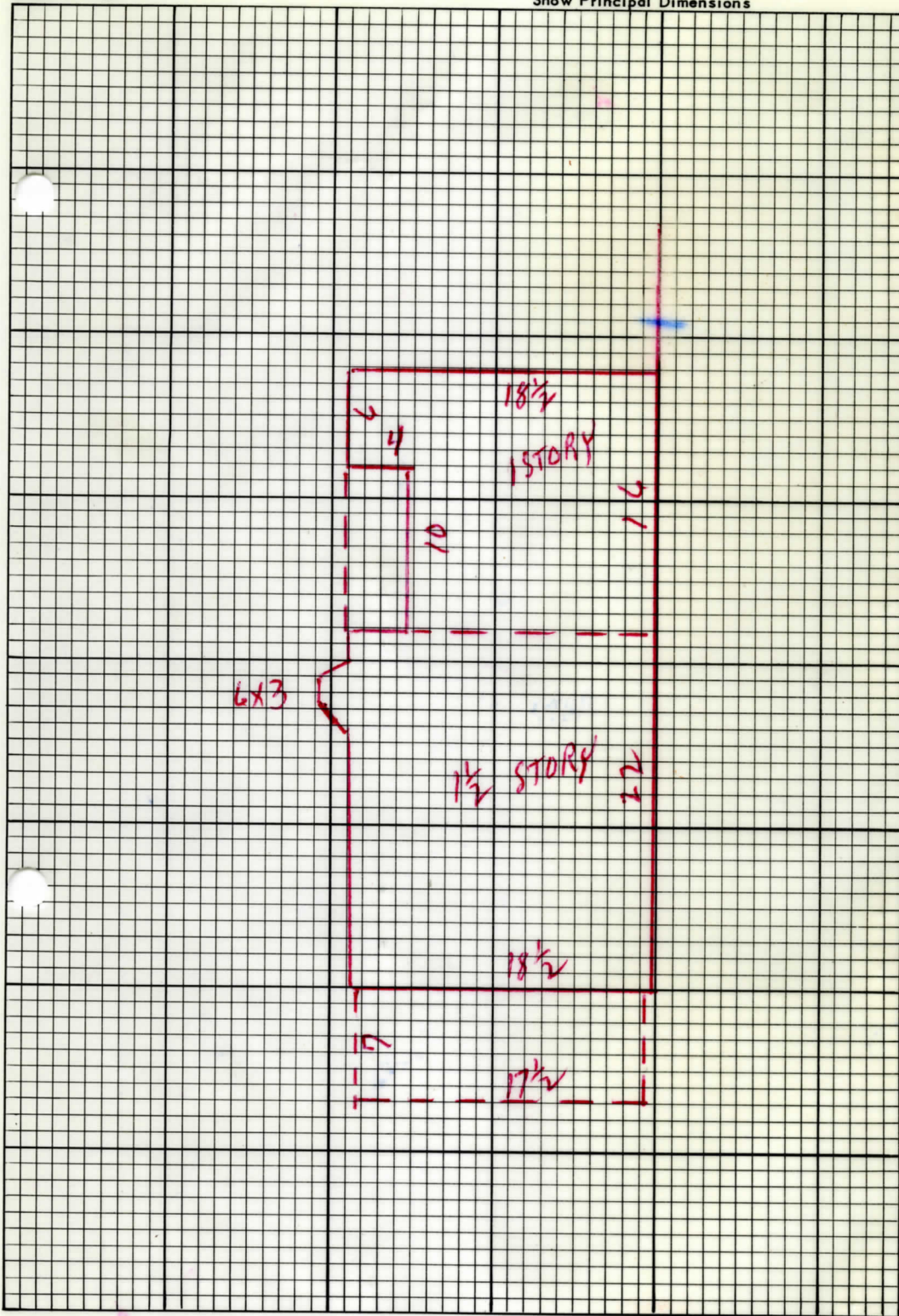
DIVISION OF LANDS  
AND RIGHT OF WAY BUILDING SKETCH

S. P. Project 1-A COUNTY Ramsey PARCEL 69

FEE OWNER Ernest G. Stenstrom PROPERTY ADDRESS 301 Kentucky

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

Ernest G. Stenstrom  
RIGHT OF WAY AGENT

11/20/61  
DATE

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





STATE OF MINNESOTA DIVISION OF LANDS AND RIGHT OF WAY DEPARTMENT OF HIGHWAYS  
 PHOTOGRAPHIC MOUNTINGS  
 COMPARABLES

S. P. Project 1-A COUNTY Ramsey PARCEL 69  
 FEE OWNER Ernest G. Stenstrom PROPERTY ADDRESS 301 Kentucky St.



LEGAL: East 1/2 of Lot 15, Block 2, Ed Rice's Second Addition.  
**173 Granite**  
 LISTING BROKER Elmquist Realty Co. SALESMAN FUHEMAN PHONE RES MI 6-0790 BUS MI 5-8108  
 OWNER'S NAME Mrs. Jeris Frier TYPE OF BLDG SFD

Roomment	1st Floor	2nd Floor	3rd Floor
Full Room: steel wood x	L.R. 12 x 14	L.R. x	B.R. x
Heat:	Fireplace	Fireplace	Bath
gravity fur. radiator	D.R. 12 x 14	D.R. x	Year Built <u>Old</u>
h. water oil	D. Space x	D. Space x	Exterior <u>Lap Siding</u>
f. air gas x	Kitch. 10 x 14	Kitch. x	Cond. <u>Good</u>
annual fuel cost	nook cabinets x pantry	nook cabinets pantry	Taxes <u>36.40 N.H.S. H.S. x</u>
Water heater:	fan disposal d. wsh.	fan disposal d. wsh.	Assessments
20 gal. side arm	Trim Painted	Trim Painted	Bids <u>14 x 36</u>
gal. auto. elec.	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	Lot <u>26 x 132</u>
gal. auto. gas	Den/S. Rm. x	Den/S. Rm. x	alley driveway x
Incinerator	B.R. x	B.R. 7 x 12 SF	Floors—1st level x soft
Laundry tubs Toilet	B.R. x	B.R. 12 x 14 HF	Floors—2nd level. soft
220 wiring x 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 6 x 14 Scr. x Gl.	B.R. x	Gar. 12 x 18
Insul. Walls Ceil. W. Strip	condition <u>Good</u>	condition	Art. Dec. or dr.
Roof: comp. x wood shes	corp. drapes x	corp. drapes	
1st fl. occ. by <u>Vacant</u>	phone	Lease Exp. rent	dup
2nd fl. occ. by	phone	Lease Exp. rent	dup
Schools: Public grade 1/2 block	high Washington	parochial St. Patrick & Lutheran	
Churches <u>Lutheran</u>		Present Mgr. <u>Clear</u>	
Temp. <u>Jackson - 1/2 blocks</u>		Mgr. Commit. <u>3600 10 6 2 9</u>	
Reason for selling <u>Estate</u>		Will consider trade	Possession <u>At once</u>
Remarks <u>Kitchen cabinet and stove included.</u>			



LEGAL: Lot 11, Block 11, Como Prospect Addition.  
**1030 Loeb**  
 LISTING BROKER Young Realty, Inc. SALESMAN John PHONE RES PR 6-8018 BUS PR 1-5538  
 OWNER'S NAME Mr. and Mrs. Pack TYPE OF BLDG 2 Story SFR

Roomment	1st Floor	2nd Floor	3rd Floor
Full 3/4 Room: steel wood x	L.R. 10 x 12	L.R. x	B.R. x
Heat: <u>None</u>	Fireplace	Fireplace	Bath
gravity fur. radiator	D.R. 11 x 13	D.R. x	Year Built <u>Old</u>
h. water oil	D. Space x	D. Space x	Exterior <u>Asbestos</u>
f. air gas	Kitch. 9 x 11	Kitch. x	Cond. <u>Fair</u>
annual fuel cost	nook cabinets pantry	nook cabinets pantry	Taxes <u>65.78 N.H.S. x H.S.</u>
Water heater:	fan disposal d. wsh.	fan disposal d. wsh.	Assessments
gal. side arm	Trim	Trim	Bids <u>To follow x</u>
gal. auto. elec.	Stool only	Bath full Tile shr. 1/2	Lot <u>30.9 x 126</u>
gal. auto. gas	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	alley driveway
Incinerator	Den/S. Rm. x	Den/S. Rm. x	Floors—1st level x soft
Laundry tubs Toilet	B.R. x	B.R. 10 x 10	Floors—2nd level. soft
220 wiring x Shower	B.R. x	B.R. 10 x 10	Sewer x City Wtr. x
Pump	B.R. x	B.R. x	S. Tank Well
Rec. room x	Porch Scr. x Gl.	B.R. x	Gar. x
Insul. Walls Ceil. W. Strip	condition <u>Poor</u>	condition <u>Fair</u>	Art. Dec. or dr.
Roof: comp. x wood shes	corp. drapes	corp. drapes	
1st fl. occ. by <u>Vacant</u>	phone	Lease Exp. rent	dup
2nd fl. occ. by	phone	Lease Exp. rent	dup
Schools: Public grade <u>Close</u>	high	parochial St. Agnes	
Churches <u>Close</u>		Present Mgr. <u>Clear</u>	
Temp. <u>Close</u>		Mgr. Commit.	
Reason for selling		Will consider trade	NO Possession <u>Immediate</u>
Remarks <u>Bath is stool only and off kitchen - house needs work because of vandalism.</u>			



LEGAL: Lot 1, Block 1, Riverside Addition.  
**728 Stewart**  
 LISTING BROKER James Huspek & Sons SALESMAN James J. PHONE RES MI 9-2965 BUS CA 2-8566  
 OWNER'S NAME Ann Nicol, Adm. TYPE OF BLDG SFR

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

Date of Photo: \_\_\_\_\_ By: \_\_\_\_\_  
 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 10A

COUNTY Ramsey

PARCEL 69

FREE OWNER Earnest G. Stenstrom

Property Address 301 Kentucky Street

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.	Tracy to Larson Lot 10, Blk 66, West St. Paul Proper. \$800 Oct., 1957	50	100	5000	\$16	16¢		\$15	8¢	
2.	Markoe to Remackle Lots 1 & 20, Blk 4 2nd Addition to Brooklynd \$1000 May, 1957	80	125	10,000	\$12.50	10¢		\$12	10¢	
3.	Markoe to Remackle Lots 18 & 19, Blk 4 2nd Addition to Brooklynd	80	125	10,000	\$12.50	10¢		\$12	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 Addition \$4000 December, 1956	225	119	26,775	\$17.77	15¢		\$14	11¢	

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

Reviewed by

~~26~~ 37<sup>1</sup>/<sub>2</sub> front feet at \$14 = \$ 525

Data by: Ernest A. Nelson  
 Right of Way Agent

Date 11/28/61

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

