

Collection Information:

Folder: Parcel No. 69. 301 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 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 ceilins 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)

DIVISION OF LANDS AND RIGHT OF WAY RIGHT OF WAY APPRAISAL TOTAL TAKING

DEPARTMENT OF HIGHWAYS COST APPROACH

S. P. Project 1-A	COUNTY Ramsey PARCEL 69
FEE OWNER Ernest G. Stenstrom	Property Address 301 Kentucky St.
	of SEly 100 ft. of Lot 1; Blk 9; Brooklynd
Present useRes	Zoning B res Best use 3750 Depth 100 Area 3750
Size: Frontage 372	Depth 100 Area 3750
77	
Ctiffics and . Sewel	Septic tank Cesspool
Improvements : Surfacing BS	Private well Elec. pump No Sidewalk No
Full and true valuation, 19 60 Land 275	Bldgs650
Outstanding special assessments: Water	Sewer Street Total Total
DETERMINATION OF COST FACTOR:	Revenue Stamps Indicated Purchase Price \$
Page Boeckh's Manual	
Base Unit Cost\$	Date Acquired CONFIRMED PURCHASE PRICE \$
Base Cost adjustments	ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY
Total Base Cost	Land Value:
Local Index	$\frac{37\frac{1}{2}}{5}$ f.f. at \$\frac{14.00}{100}\$ for 100 ft. depth \$\frac{525}{100}\$
Total Base Cost x Local Index = Cost factor	sq. ft. at \$ at \$
	Estimate of Replacement Cost of Principal Structure
x = \$	incl. appropriate porch area or cube
per sq. ft. or cu. ft.	926
Bone structure% of total	926 sq. ft. or cu. ft. x 12.25 = \$ 11343 Plus flat charge adjustments
Life expectancy yrs.	x Local Index \$ x = \$
Basic depreciation rate% per yr.	
Date builtold	Total Replacement Cost \$1343
Remodeledyrs.	Less Total Depreciation 7343
Physical Depreciation - incurable	Total Present Value \$ 4000
in Bone structure%	Plus Present Value of Special Equipment
ESTIMATE OF TOTAL DEPRECIATION:	Plus Present Value of Miscellaneous Bldgs.
Total replacement value of bone structure.	
% of \$ = \$	Plus Land Value from above \$ 525
Total Structure Bone Structure	TOTAL PRESENT VALUE OF ENTIRE PROPERTY BY COST APPROACH \$ 4525
Physical Depreciation - incurable	Estimate of Physical Depreciation - curable (in short lived items)
	Items Extent of cure or Total Cost of Chargeable Depreciation
= \$	replacement Curable Items % Amount
Bone Structure	Roof
Plus Physical Depreciation	Chimney
curable \$	Down spouts - gutters
	Painting
TOTAL DEPRECIATION\$	Storms - screens
% of Total Replacement Cost	Weatherstrip
Spec. Equip - Present Value \$	Plumbing - bath
	Kitchen
	Furnace
	Wiring
Mica Dida	Insulation
Misc. Bldgs	Decorating
	Floors
Estimate by English Tolker	Total Depr.
Right of Way Agent	Total Cost of Short Lived Items \$ curable \$
Date Color National Property	with% in Bone structure. PARCEL NO.

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

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



FRONT VIEW



REAR VIEW

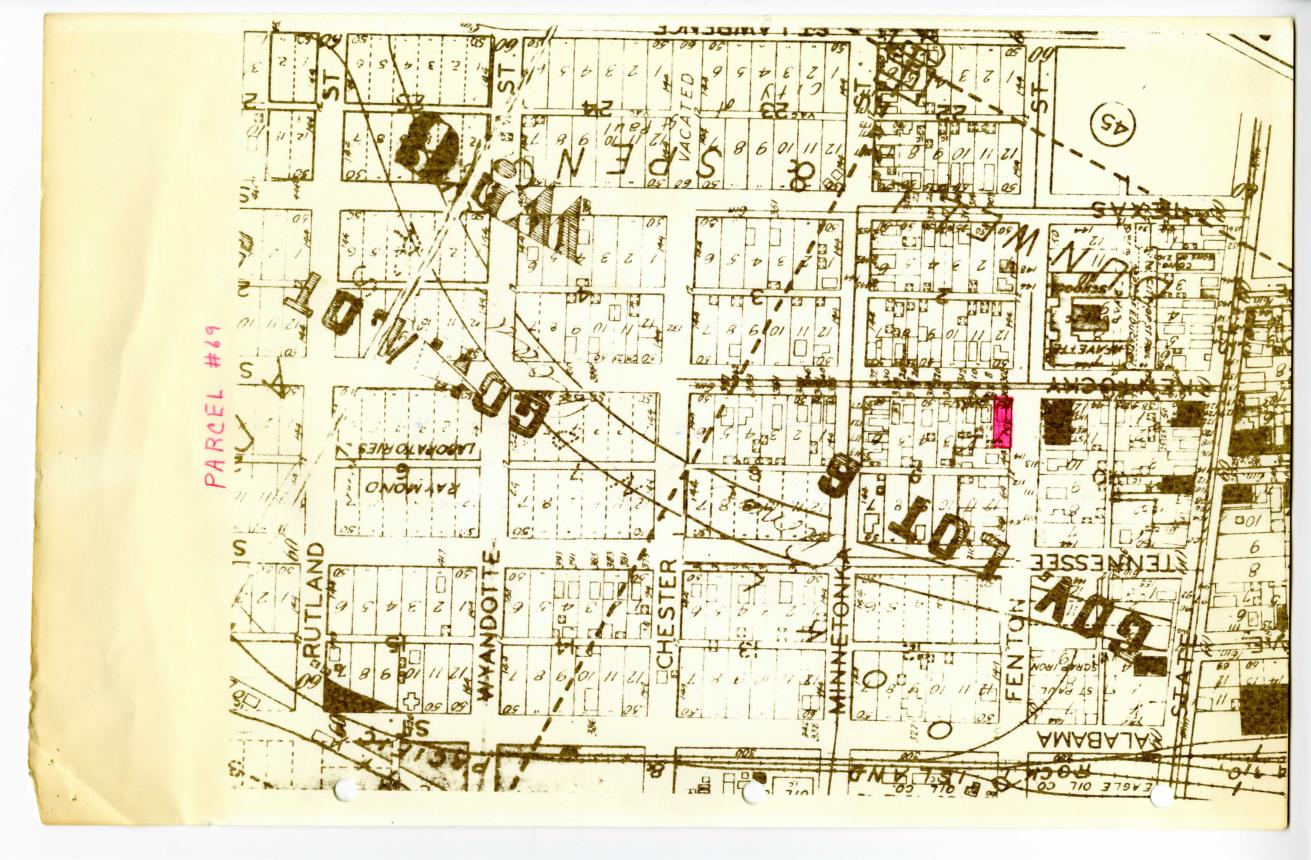
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DEPARTMENT OF HIGHWAYS

DIVISION OF LANDS AND RIGHT OF WAY BUILDING SKETCH

S. P	Proj	ect 1-A			COUNTY	Ramsey		Links.	PARCEL_	69
EE OWNER		G. Stenstro			PROPERTY AD			entucky		
etch of Building	No.		Sh	ow Room Numbe	er on Skatah			***		
cale 1" = 10'			Sh	ow Principal D	imensions				Room No.	Ceilir Ht.
							Living R	oom		
							Dining R	oom		
							Kitchen			
							Bed Room			
							Bed Roo	m		
4							Bath			-
_							Hall Porch			+
							Closet			+
							Store Roc	ım.		+
							Amuseme			
							Breezew			
							Attached			
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		X) L					×			
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SCELLANEOUS	BUILDINGS	Foundation	Walls	Floor	Roof	Caratin		c.		
arage – detache			uiis	1 1001	1007	Conditio	оп	Size		Area
arage — attache						1		×		
arn			74					хх		
log house								×		
Chicken house								×		
Granary								×		
Machine shed								×		
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		3	1 & De	0			1,1.	1.		
ETCH AND EXA	MINATION	BY CON	al a 1	topon			11/	10/05		
			RIGHT OF	WAY AGENT			1	DATE		

PARCEL NO.



FORM 2547C

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

					e Properties					
Comparison No. Date of Sale Address		No. 1 MAY, 1961		No. 2 Nov., 1	No. 2 Nov., 1960		XMX 1961	No		
		172 CDA	NITE	1030 Lo	250	728 STE	TWART			
erms of Sa	le		173 GRA	NIIE	CASH	76.0	CASH	-WAN I		
ental Inco			,							
ntal Income Estimated ross Monthly Multiplier		\$35		\$35		\$40				
		+11000		40000		45000				
ale Price	mts., Time, Ir	mprovements	\$4000		\$3900		\$5000			
resent Wo		in provements	\$4000		\$3900		\$5000			
ess Estima	ted Lot Value	9,	\$500		\$900		\$1200			
	e, Porch, Fire		\$200		-		\$200			
	ice Bldg. On	ly	\$3300		\$3000	2/	\$3600	1.5		
ot Size Age			36 X 13	32	30 X 12	26	40 X 1	+5		
F or SF	Unit Cost	T	OLD	1	OLD	İ	OLD			
Content	New									
nit Cost Depre.	% Depr.									
Adjus	tment	Descriptive Items	Adju	ıstment	Adju	stment	Adju	stment	Adjus	tment
İte		Subject Property	Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minu
Bldg. Size		926 sq. FT.	\$400		\$750		\$600			
Age—Cond	ition	OLD - FAIR	\$250	-	\$300	4050		\$200		
andscaping	1	\$525		-	1	\$350		\$500		
Sarage				\$150						
Porches			\$150	φ1)0	\$100					
ireplace			1 ,,,,		1					
Basement II				-			-			
Attic Impr. Carpeting			+	-	-		 	+		
bg. & Bath	Extras	STOVE HEAT	1	¢250	-	\$100	†			
reating Ex		STOVE HEAT		\$250	1	\$100				
										ļ .
				-	-		-			
			 		 			+		
Total Adjus Net Adjust		2	<i>t</i> 400)	<i>+</i> \$70	00	- \$10	00		
Prosent M/	ath of Co		1		7 41		Ψι			
Properties '	orth of Compa with Adjustme	ents for								
	·	Since Purchase.	\$4,00	00	\$3,900	0	\$5.0	00		
Present Wo Adjusted to	orth of Compa Subject.	arables	\$4,40	20	\$4,600	0	\$4.9	00		
			Ψ, τ(1 47,000	0	Ψ, σ, σ			
	alue By Cost		1 also 00		Estim	ate of Value	By Compariso	n: \$_	4,800	.00
pr. Cost:9	reciation:	× 12.25 = \$ 1	7,343.00 7,343.00		Estim	ato Raced on	Rental Incom			
	rec. Reprod.			4.000.0		ale based on	Kemaj mcom			
Land Va	lue	37.5 F. F. or Ft.	=	525.0	0	Monthly Rent	Х емм			
		Sq. Ft. or Ft.		J= J= J	-	\$40.00	× 125	= \$_	5,000	.00
Plus Land			_			or By Capital on Form 2554	ization of Net	income		
	ent Value Mis		_		r.u	-1- B. C1	A		4,525	.00
Plus Pres	ent Value Spe	ecial Equipment	_		Estim	are by Cost	Approach	\$_	(عروا	•00
Estima	ted Value By	Cost Approach	\$_	4,525.0	O Final	Estimate By	Correlation .	\$_	4,800	.00
praisal By:		Reviewed B	y:							
	SAV									

STATE OF MINNESOTA

DIVISION OF LANDS AND RIGHT OF WAY

DEPARTMENT OF HIGHWAYS

PHOTOGRAPHIC MOUNTINGS

COMPARABLES

Project 1-A S. P._

____COUNTY_

Ramsey

69 _PARCEL.

FEE OWNER Ernest G. Stenstrom

PROPERTY ADDRESS.

301 Kentucky St.



STING BROKER Elmquist	Realty Co. SALESA	AM Fuhrman PHONE: RES.E	11 6-0/90 aus 81 5-0198
THE NAME MES, JOE	s Frier	TYPE OF I	SLDG SFD
AT Resembled	lat Floor		B.R. X
uli Beam: suel wood X		L.R. x	Berla
lest:	Piraplace	Piespince	Year Built Old
geories for sucker	D.B. 12 x 14	D.R. x	
b. wester oil	D. Space z	D. Spect x	
f. nie gas X	Kinch. 10 x 14	Kitch. x	Conel. GOOd Taxon 36,40 N.H.S. M.S. ^N
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scionestor	Den/S. Rm. x	Den/S. Res. #	alley deireway
amorday nobs Toiler	B.R. x	B.R. 7 x 12 SF	Boons—Let Indové. X coft
20 wiring Shower	B.R. z	B.B. 12 x 14 HF	fleors—2ad lebed. edt
NAME OF THE PARTY	D.R. x	B.B. x	Server X Clay Wir. X
lor, secon x	Porch 6 X 14 Scr. X GL	B.R. x	S. Tank Well
need, Wells Coll. W. Strip	condition GOOd	ceedition	Commercial Commercial
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a A ec. by Vacant	phone	Loose Imp. rent	dese
ged fl. one. by	phone	Lease Rep. sent	desa
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ustchee Lutheren		Promoc Mage. Closer	1/10
nore. Jeckson - 14 b	ocks	Mage. Commit. 36 0 0	10620
noon for celling Estate		Will consider unde	Fesiomina At once



LNGAL: Lot 11, Block 11, Como Prospect Addition.

1030	Loeb		
LISTING BROKER YOMNER R	ealty, Inc. SALESM	AN John PHONE: RES.	PR 6-8018 aus PR 1-5538
	Mrs. Peck	TYPE OF	BUDG Y STOLY SEN
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Tossa. Close		Mtge. Commit.	
the state of the s		Will consider trade MO	Foscorios Immediate
marks Eath Is stool o	mly and off kitchen - h	ouse needs work because	of vandalism,



EGAL: Lot 1, Block 1, Riverside Addition.

728 Stewart LESTING RECKER James Hatspeck & Sons SALESMAN James J. PHONE: RES MI 9=2965 BUS. CA 2=25550.

TYPE OF BUSG. SER.

B.R. x

B.R. x

Bush

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Frequency

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See Bush

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Toilet only gal ento gas lacinerator neadry cubs Tolle | Sewer x | Sewer x | Sewer x | Sewer x | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | Sewer x | X | S 220 wiring X Shower Penny Reof: comp. x wood share curp.

In fl. ecc. by Yacant Mige. Comsuit. Will consider trade Remontor sciling

Remonts Vacant - key at office.

Data	of	Photo:	
Date	OIL	FIIOLO.	

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STATE OF MINNESOTA

S. P.

Project 10A

URBAN RROPERTY

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

COUNTY

Ramsey

PARCEL

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mpari-	Grantor - Grantee Legal Description Consideration.				Area Sq. Ft.		UNIT PRICE		in comparison to subject prope		
son No.	Consideration. Date of Sale	Frontage	Depth	Acres	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¢		

at \$14

s <u>525</u>

25003

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

PAR.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	IND
69	Lester J. & Mildred Shade	Ernest G/ Stenstrom	8-8-58	1461712	Deed	1585/355		3.85	
						3			

(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.

welly be learned

Appraiser or Right of Way Agent

Date