

Collection Information:

Folder: Parcel No. 72. 112 Fenton 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 72 112 Fenton Street

Owner:

Ben & Helen Karas

Legal:

Ex NWly 80 ft Lots 11 & 12

Blk 9; Brooklynd

Lot Size:

64 x 100

(6400 sq.ft.)

Zoning:

"B" Residential

Assessors Value: Land \$400.00, Bldg. \$900.00

Built:

Prior to or around 1900

Utilities: Sewer, water, gas

PROPERTY DESCRIPTION

This one story bungalow has a small living room with small bedroom adjoining, full dining room which is being used as a bedroom, and a good sized kitchen with flat rim sink, small cabinet space and inlaid linoleum. The bath which opens from the kitchen has inset tub, shower and plastic wainscot. There is another small bedroom. It has fir floors, plaster walls in fairly good condition and there is a glazed front porch. The basement which is under approximately \$\frac{1}{4}\$ of the house has a small foundation and dirt floor. It has a gravity hot air gas furnace and 30 gallon automatic hot water heater. The garage is in poor condition.

COST APPROACH

679 sq.ft. @ \$12.00 Less depreciation	\$ 8,148.00 5,706.00
Depreciated value of home	\$ 2,446.00
Garage and Shed Depreciated value of improvements	\$ 2,546.00
Land	950.00
Indicated value by Cost Approach	\$ 3,496.00

In considering both the Cost Approach and the Market Approach and taking all factors that I consider effect the value, in my opinion a fair market value of this property as of the date indicated in this report is,

Three Thousand Six Hundred Dollars (\$3600.00)

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	P	ARCEL 7	2
FEE OWNER Ben Karas	Property Address	112 Fento	n		
Legal Description (entire tract) Ex. N.W.80 ft.	Lots 11 & 12, B	lk 9, Brookl	ynd		
Present use Res. Size: Frontage 64		es.			
Utilities and : SewerX Street : City waterX	Private well		_ Elec. pump		
Full and true valuation, 19 60 Land 400 Outstanding special assessments: Water	Bldgs. 900	Total 1300	Taxes 19	\$	
DETERMINATION OF COST FACTOR: Page Boeckh's Manual	Revenue Stamps				\$
Base Unit Cost\$	Date Acquired				\$
Base Cost adjustments	Land Value: 64 f.f. at \$	15.00 for	LOO ft.		950.00
Total Base Cost x Local Index = Cost factor x = \$	Estimate of Replacement	at \$	al Structure	<u> </u>	
per sq. ft. or cu. ft. Bone structure% of total	450	ft. or euft. x		= \$_	8148
Bone structure	x Local Index	\$	Replacement		
Date built Old	STATE OF		Total Deprecia		5706
Physical Depreciation - incurable in Bone structure	Plus Present Value of		Present Value	s	2446
ESTIMATE OF TOTAL DEPRECIATION: Total replacement value of bone structure.	Plus Present Value of	Miscellaneous Blo	dgs.	\$_	100
of \$ = \$ Total Structure Bone Structure	Plus Land Value from TOTAL PRESENT	VALUE OF EN	TIRE PROP	ERTY	950 3496
Physical Depreciation - incurable ———————————————————————————————————	rep	t of cure or lacement Cu	tal Cost of rable Items		Depreciation Amount
Bone Structure Plus Physical Depreciation curable \$	Roof Chimney Down spouts - gutters. Exterior				
TOTAL DEPRECIATION\$% of Total Replacement Cost	Painting Storms - screens Weatherstrip				
Spec. Equip - Present Value \$	Plumbing - bath Kitchen Furnace				
Misc. Bldgs.	Wiring Insulation Decorating				
100	Floors		,	T 1 T	
Estimate by Right of Way Agent	Total Cost of Short I	al Replacement Co			\$

STATE OF MINNESOTA

DIVISION OF LANDS AND RIGHT OF WAY PHOTOGRAPHIC MOUNTINGS

DEPARTMENT OF HIGHWAYS

S. P. Project 1-A	COUNTY	PARCEL72.
FEE OWNER Ben & Helen Karas	PROPERTY ADDRESS	112 Fenton St.



FRONT VIEW



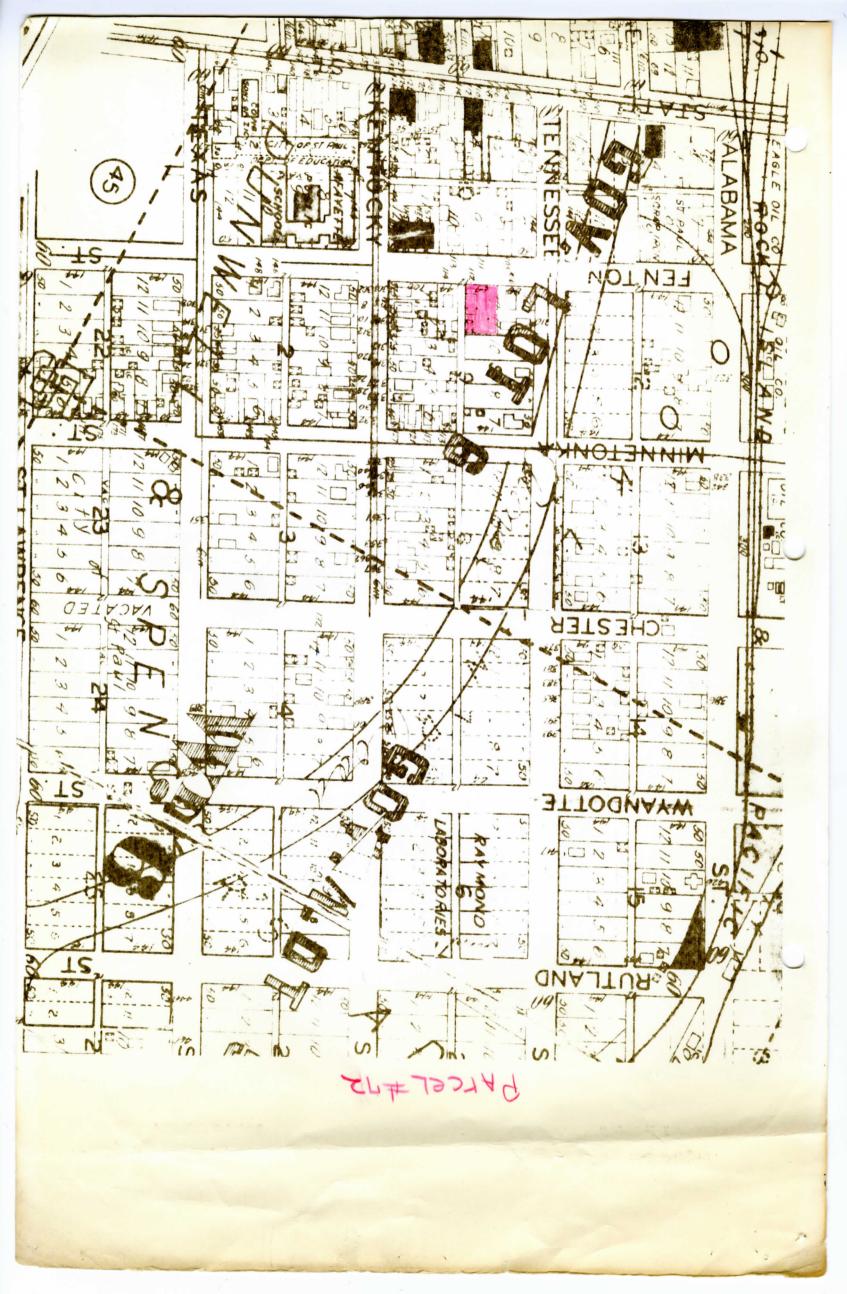
REAR VIEW

Photo No.	Description of Subject	Photo No.	Description of Subject
1		5	
2		6	
3		7.	
4	11/1/1	8	Children o
Date of I	Photo:	Ву:	Right of Way Agent

DEPARTMENT OF HIGHWAYS

AND RIGHT OF WAY BUILDING SKETCH

P. Project 1						on St		
EE OWNER Ben & Heler	haras		PROPERTY ADI	RESS	112 Fent	on st.		
etch of Building								
cale 1" = 10"		Show Principe	umber on Sketch Il Dimensions			F	Room No.	Ceili Ht
				$\Pi\Pi\Pi$	Living Room	n		
					Dining Room			
					Kitchen	100		
					Bed Room		No.	
					Bed Room			
					Bath			
					Hall			
					Porch			
					Closet			•
		17			Store Room			
3	PORCH				Amusement	Room		
					Breezeway			
			13		Attached G	arage		-
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					for	undation		
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					x			
					×			
					SUPERSTRI	CTURE		
					SUPERSTRU			
		70			Height: Top of foundation to eaves Eaves to ridge			
					E	ives to ridge		
	P	ORCH			Size	Sq. Ft.	Ht.	Cube
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					×	-		
					×			
					×			
		3				-		-
					Total cubic	content		
					Chimney size:			
	 				,			
					x	by	ft. hia	h.
IISCELLANEOUS BUILDINGS	Foundation	Walls Floo	or Roof	Condit	ion	Size		Area
Garage - detached						×		
Garage — attached						×		
Barn						×		
Hog house						×		
Chicken house						x		
Granary						x		
Machine shed				4		×		
	0	001				1		
		10			111	11		
KETCH AND EXAMINATION E		Hendros			///	1/61		



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

PP:	roject 1-	A	County_	Ramse	ЭУ			_Parcel No	72	
Owner	Ben Ka	aras	Mille		Property Ad	dress11	2 Fenton	n		
				Comparab	e Properties					
omparison	No.		No	1.	No.	2	No	3	No	
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erms of Sa	le		Cash	nestern	Cash	agnoria	Cash			
ental Incom										
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	hly Multiplier		1							
le Price	. T		4,000		4,1	.00	4,20	00		
resent Wo	mts., Time, In	provements	4,000		4,3	00	4,2	00		
	ed Lot Value		1,200		1,2			00		
Garage	, Porch, Fire	place, Etc.	200			200		00		
	ice Bldg. Onl	у	2,600			700	3,3			
ot Size			41.2 X	108	40 X 12	23	18.5 X	100		
ge		1	Old	1	Old	1	63 y	rs.		
F or SF Content	Unit Cost New									
nit Cost Depre.	% Depr.									
Adjust		Descriptive Items	Adju	ıstment	Adju	Adjustment		stment	Adjus	tment
Iter	ns	Subject Property	Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
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djusted to	Subject.	radies	3,75	0		3,850	3,350			
mate of Va	lue By Cost	Approach:			Estima	ite of Value B	y Compariso	n: \$	3,600	
r. Cost:	679 ×	12 = \$ 8	152							
	eciation: 7		706	21114	Estima	ite Based on	Rental Incom	e:		
Depre	ec. Reprod. C	64* Sq. Ft. or Ft.	\$	2446 950		fonthly Rent	x GMM			
Land Van	ie	Sq. Ft. or Ft.	= _	//				-	3,600	
Plus Land					0	r By Capitaliz	ation of Net	= \$ Income		
Plus Prese	nt Value Misc		_	100						
Plus Prese	nt Value Spe	cial Equipment	_		Estima	ite By Cost A	Approach	\$	3,500	
Estimate	ed Value By (Cost Approach	\$_ Say	3,496	Final	Estimate By C	Correlation	\$	3,600	
			say	3,500						
praisal By:		Reviewed By	/ :							
10#	1						,			
AM	every				Date	11/1/1	1	_Parcel No		

STATE OF MINNESOTA

DIVISION OF LANDS AND RIGHT OF WAY

DEPARTMENT OF HIGHWAYS

PHOTOGRAPHIC MOUNTINGS

COMPARABLES

S P Project	t 1-A	COUNTYRamsey	PARCEL
FFF OWNER B	en & Helen Karas	PROPERTY ADDRESS	112 Fenton St.



ASTEND BROKER All-State Properties SALESMAN LOSS PHONE RES HI 8-1823 BUS CA 4-7587 OWNERS NAME Brown and LR. 15 x 11 LR r Both Place Both Place Brown Aspect Brown Aspect Brown Both Place Brown Both Brown Br	LEGAL: Lot 58, John Section 36.	ston's Subdivision of B	lock 1, Stinson's Divisi	ion of the NW 1/4,
Description NAME Are Theresa H. Perfect Int Floor Bod Figure Bod Figure Full / 2 Beams read wood LR. 15 x 11 LR. x Both Hear: Space Frequence Frequence Bod Figure Frequence Bod Frequence Both Figure Both D.R. x D.R. x Hook Frequence Both D.R. x D.R. x Year Built 01d Exercise Asp. Shingles Last gas x Kinch 14 x 12 Kinch x Good Good annual fuel cost noch cobines x pensy such obiasus pensy from Description Cost of the Painted Good Train Size Size No. 14 x 12 Kinch x Good Good Assessment Size Size No. 14 x 12 Kinch x Good Good Tass Size No. 14 x 18 Assessment Size Size Size Size Size Size Size Size		PI PI	m. western	
OWNERS NAME HES. Theress M. Perfect Int Plear Bull 1/3 Beams read wood LR. 15 z 11 LR. z Hee: Space Frequence Frequence Prophece Frequence Frequence Frequence Frequence DR. z DR. x Year Built 01d Exercise Asp. Shingles Lair get x Kinch. 14 x 12 Kinch. z Gend. Good annual fivel core annual fivel core fina disposal d. water. fina disposal d. water. get dels eres Triem Paint ade. 1/2 Beat built 'Vis der. 1/2 Assessment Built 1.6.6 x 38 Legislanesse Legislanesse Dec. R. B. 4 x 9.6 Des. 7.8 B. x Built 1.2 z 108 Elley x delevers Legislanesse Legislanesse R. Let 1/1 y 2 z 9.8 B. x Built 1/1 y 2 z 9.8 B. x Built 1/1 y 3 z 9.8 B. x Built 1/1 y 4 z 10.8 B. x Built 1/2 x 100 B. x Built 1/2 x 100 B. x Built 1/2 x 100 B. x Built 1/3 B. x Boon			IAN LONE PHONE: RES.	MI 8-1823 mrs CA 4-7587
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Bird: mean a vend door oney. desper our desper d	the name of the last of the la		R.R. I	
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Recogn for maltern Widoms - growing to government will consider page No Passania 30 after CTORT				
	The state of the s			-
				Potention 30 after closts



LEGAL: Lots 23, 24, Block 3, Pottglesens Subdivision of Lots 5 to 16 Inclusive all of Weide and Darrison's Garden Lots.

19 East Magnolia

LISTING BROKER SUR Realty Co.

SALESMAN BERDON PHONE RES SP 7-6647 BUN HU 9-5332

OWNERS NAME Mm. J. Godfrey Type of BLDG Bungelow

Type of BLDG Bungelow

Beach Surgelow

Fell 3/4 Deam seel woody L.R. 10 x 17,4 LR. x BR. x

Hest Furplace Beach

gravity for stoker D.R. 10 x 11 D.R. x Year Built Old

h. water oil D. Senec x D. Senec x Beach

finit 3 yrs oldgas X Kitch 10,4 x 13,6 Kitch x Cond Fair

annual fuel coar nook cabinets X partry nook cabinet pantry Taxes 70,61 N.H.S. H.S. X

Water heater fan disposal d. wahr. Into disposal d. wahr.

gal. satto circ.

30 gal. satto gas X Bush full Tile abr 15 X Bash rull Tile shr. 12

Lor Back L. Tile Sale L. X

Incorestor Laundry rubs Totlet B.R. 7 x 9,2 B.R. x floors—Lax hand X soft Laundry rubs Totlet B.R. x B.R. x floors—2nd bided will consider the Shower X B.R. x B.R. x floors—2nd bided will fine all the Shr. 20 wiring Shower X B.R. x B.R. x floors—2nd bided will fine for the Shower X B.R. x B.R. x floors—2nd bided will fine for the Shower X B.R. x B.R. x floors—2nd bided will fine for the Shr. Shower X G.X. B.R. x Sewer X C.Y. W.Y. x B.R. x Sewer X C.Y. X B.R.



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fl. occ. by Rhanger	places CA 5-5712		dao
	phone	Lease Bay. sunt	des S
ola: Public rrade Day 15 -		- 2 bi-extrs percelaid St	

RIGHT OF Way rigent

STATE OF MINNESOTA

DEPARTMENT OF HIGHWAYS

S. P.

Project 1-A

FEE OWNER

Ben Karas

URBAN RROPERTY

viewed by

\$800 Oct., 1957					a.c. 19-						ANA	
Markoe to Remackle Lots 1 & 20 Blk 4 2nd Addition to Brooklynd \$1000 May, 1957	80	125	10,000	\$12.50	10¢		\$14				APPRAISAL BY ANALYSIS OF COMP	
Markoe to Remackle Lots 18 & 19, Blk. 4 2nd Addition to Brooklynd	80	125	10,000	\$12.50	1 0¢		\$14		tγ	COUNTY	LANDS AND COMPARISON ARABLE UNI	
Goldstein to Kaplan W. 25 ft. of Lot 3, and all of Lot 1 & 2, Blk. 19, & Lot 1 & 2, Blk. 14, Basi & Roberts Addition	1	119	26,775	\$17 . 77	15¢		\$16			Ramsey	RIGHT OF WAY OF MARKET DATA MPROVED PROPERTIES	
\$4,000 December, 1956									112 Fenton			
ESTIMATEC VALUE OF LAND IN SUBJECT FON BASIS OF COMPARABLE MARKET DATA: 64	from	at feet CHEXANDEN CON	at		= \$ _	950.				PARCEL 72		DEPARTMENT OF HIGHWAYS

	Grantor - Grantee			Area Sq. Ft.		UNIT PRICE		by time	ADJUSTED VALUE, depth and rison to subj	location
Compari- son No.	Legal Description Consideration. Date of Sale	Frontage	Depth	or 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	\$1 6	16¢		\$1 5		
2.	Markoe to Remackle Lots 1 & 20 Blk 4 2nd Addition to Brooklynd \$1000 May, 1957	80	125	10,000	\$12.50	10¢		\$14		
3.	Markoe to Remackle Lots 18 & 19, Blk. 4 2nd Addition to Brooklynd	80	125	10,000	\$12.50	10¢		\$14		
4.	Goldstein to Kaplan W. 25 ft. of Lot 3, and all of Lot 1 & 2, Blk. 19, & Lot 1 & 2, Blk. 14, Basi & Roberts Addition		119	26,775	\$17.77	15¢		\$16		
	\$4,000 December, 1956									

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

AR.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	INDICATED AMOUNT
72	Henrietta E. & Albert E. Robinette to	Bernard & Hælen Karas	1-24-41	1054831	Deed	1153/593		1.65	\$1500
									A
	Sapara de la companya della companya della companya de la companya de la companya della companya								
			-						

(For Use as Project All transfers of each individual	ct Information) dual parcel which have been made	T her
	ust be listed above. Actual date	am av
	ner only (from attorneys opinion	durin
of title) need be shown if mo	ore than five years previous.	prese
Information by:		
Right of Way Agent	Date	Appr

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