



Collection Information:

Folder: Parcel No. 143. 336 Tennessee Street.

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

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Records.

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PROJECT AREA 1-A
PARCEL 143
336 Tennessee

Owner: Juan B. & Pauline E. Flores
Legal: Lot 7, Blk 9, Brooklynd
Lot Size: 50x 144 ft. (7200 sq.ft.)
Zoning: "B" Residential
Assessors Value: Land \$400.00, Building \$1750.00
Built: 1910
Utilities: Sewer, water and gas

PROPERTY DESCRIPTION

This home of brick exterior has aluminum storms and screens and asphalt roof. There is a large kitchen with double stainless steel sink and good cabinet space and there is some plastic wainscot. The bath which opens off the rear hall has round rim tub. Opening from the kitchen is a good sized bedroom which has no closet. There is a large living room at the front of the house and there are hardwood floors thruout. Second floor has one fairly large bedroom and a second good sized bedroom which is a roof room. The basement is under the entire house but one portion of it is accessible only from an outside entrance and the other has an inside stairway. There is a gravity hot air gas furnace.

COST APPROACH

1996 sq.ft. @ \$10.50	\$20,958.00
Less depreciation	<u>14,670.00</u>
Depreciated value of home	\$ 6,288.00
Depreciated value of garage	<u>100.00</u>
Dep; value of improvements	\$ 6,388.00
Land 50x144 ft.	<u>750.00</u>
Indicated value by Cost Approach	\$ 7,138.00

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,

Seven Thousand Five Hundred Dollars (\$7500.00)

STATE OF MINNESOTA
URBAN PROPERTYDIVISION OF LANDS AND RIGHT OF WAY
RIGHT OF WAY APPRAISAL
TOTAL TAKINGDEPARTMENT OF HIGHWAYS
COST APPROACHS. P. Project 1-A COUNTY Ramsey PARCEL 143FEE OWNER Juan B. & Pauline E. Flores Property Address 336 TennesseeLegal Description (entire tract) Lot 7, Blk 9, BrooklyndPresent use Res Zoning B res Best use _____
Size: Frontage 50 Depth 144 Area 7200Utilities and : Sewer x Septic tank _____ Cesspool _____
Street : City water x Private well _____ Elec. pump _____
Improvements : Surfacing BT Curb and gutter no Sidewalk noFull and true valuation, 19 60 Land 400 Bldgs. 1750 Total 2150 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 1910 _____
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 StructurePlus Physical Depreciation
curable \$ _____TOTAL DEPRECIATION \$ _____
_____ % of Total Replacement Cost

Spec. Equip - Present Value \$ _____

Misc. Bldgs. _____

Estimate by James S. StevensDate 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 \$ _____

1996 sq. ft. or cu. ft. x 10.50 = \$ 20958

Plus flat charge adjustments

x Local Index \$ _____ x _____ = \$ _____

Total Replacement Cost \$ 20958Less Total Depreciation 14670Total Present Value \$ 6288

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ 100Plus Land Value from above \$ 750

TOTAL PRESENT VALUE OF ENTIRE PROPERTY

BY COST APPROACH \$ 7138

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. _____

STATE OF MINNESOTA

DIVISION OF LANDS AND RIGHT OF WAY
PHOTOGRAPHIC MOUNTINGS

DEPARTMENT OF HIGHWAYS

S. P. Project 1-A COUNTY Hamsey PARCEL 143
 FEE OWNER Juan B. & Pauline E. Flores PROPERTY ADDRESS 336 Tennessee



FRONT VIEW



REAR VIEW

Photo
No.

Description of Subject

1. _____
2. _____
3. _____
4. _____

Date of Photo: 11/1/61Photo
No.

Description of Subject

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

By: James S. Stevens

Right of Way Agent

STATE OF MINNESOTA

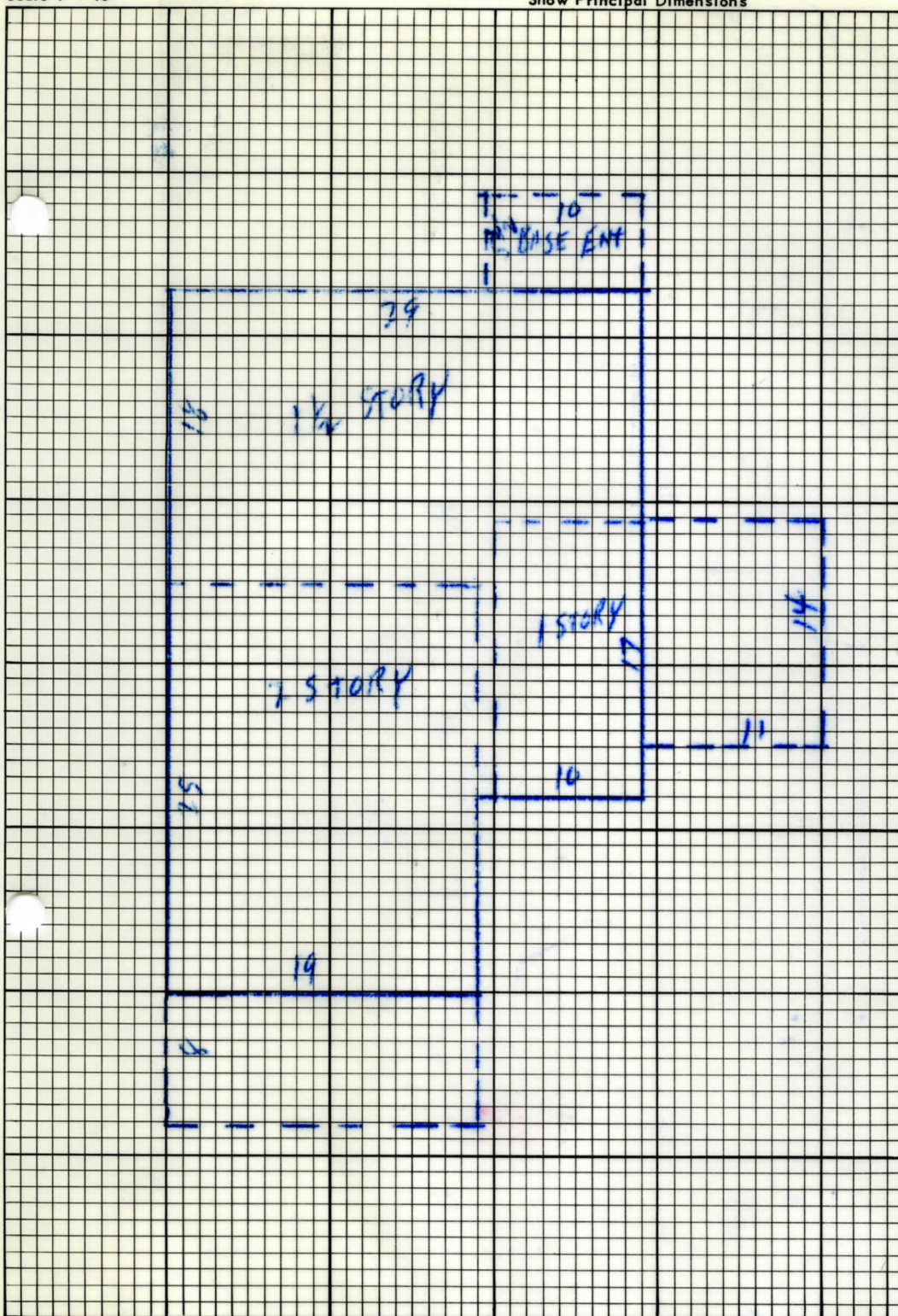
DIVISION OF LANDS
AND RIGHT OF WAY BUILDING SKETCH

DEPARTMENT OF HIGHWAYS

S. P. Project 1-A COUNTY Ramsey PARCEL 143
 FEE OWNER Juan B. & Pauline E. Flores PROPERTY ADDRESS 333 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.

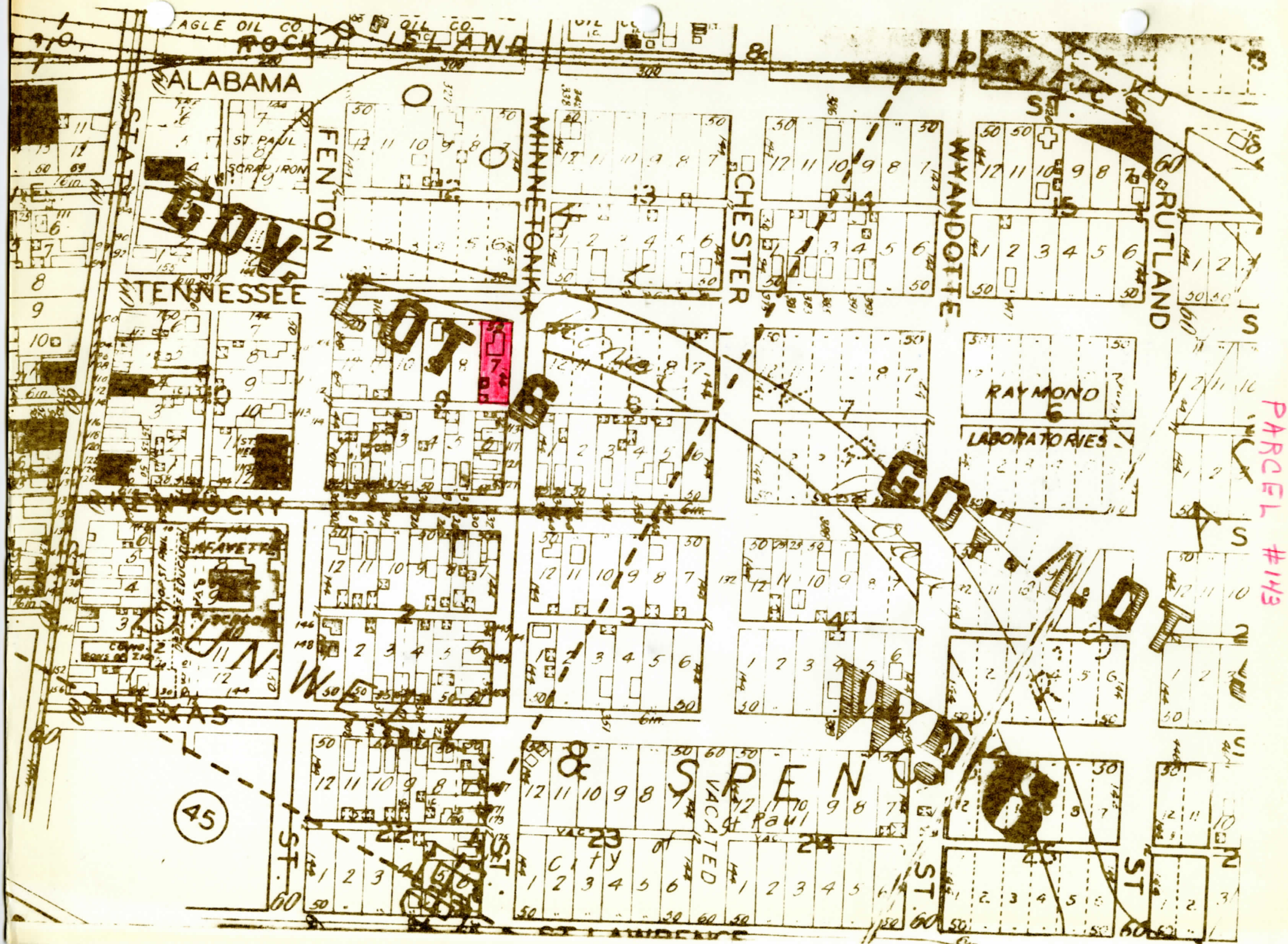
MISCELLANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition	Size	Area
Garage - detached						x	
Garage - attached						x	
Barn						x	
Hog house						x	
Chicken house						x	
Granary						x	
Machine shed						x	

SKETCH AND EXAMINATION BY

RIGHT OF WAY AGENT

DATE

PARCEL NO.



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 PROPERTYS. P. Project 1-A County Ramsey Parcel No. 143Fee Owner Joan B. Flores Property Address 336 Tennessee

Comparable Properties

Comparable Properties										
Comparison No.			No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale			<u>May, 1961</u>		<u>May, 1961</u>		<u>May, 1961</u>			
Address			<u>717 Mercer</u>		<u>185 Goodrich</u>		<u>123 W. Sycamore</u>			
Terms of Sale			<u>\$500 down</u>		<u>Cash</u>		<u>\$300</u>			
Rental Income Actual			<u>\$85.00</u>		<u>\$80.00</u>		<u>\$50.00</u>			
Rental Income Estimated										
Gross Monthly Multiplier										
Sale Price			<u>\$8900</u>		<u>\$6500</u>		<u>\$7500</u>			
Special Assmts., Time, Improvements										
Present Worth			<u>\$8900</u>		<u>\$6500</u>		<u>\$7500</u>			
Less Estimated Lot Value,			<u>\$1200</u>		<u>\$750</u>		<u>\$725</u>			
Garage, Porch, Fireplace, Etc.			<u>\$100</u>		<u>\$100</u>		<u>\$250</u>			
Net Sale Price Bldg. Only			<u>\$7600</u>		<u>\$5650</u>		<u>\$6525</u>			
Lot Size			<u>40 X 120</u>		<u>51 X 56</u>		<u>38 X 118</u>			
Age			<u>Old</u>		<u>Old</u>		<u>Old</u>			
CF or SF	Unit Cost									
Content	New									
Unit Cost	% Depr.									
Depre.										
Adjustment Items		Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
			Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size		<u>1996 sq. ft.</u>	<u>\$200</u>		<u>\$500</u>		<u>\$200</u>			
Age—Condition		<u>51 yrs. fair</u>		<u>\$750</u>	<u>250</u>		<u>250</u>			
Lot Value		<u>\$750</u>		<u>450</u>			<u>\$25</u>			
Landscaping										
Garage		<u>\$100</u>								
Porches										
Fireplace										
Basement Impr.								<u>\$200</u>		
Attic Impr.										
Carpeting										
Bldg. & Bath Extras				<u>\$300</u>		<u>\$200</u>	<u>\$200</u>			
Heating Extras		<u>G. H. A.</u>	<u>\$250</u>		<u>\$200</u>			<u>\$100</u>		
Total Adjustment			<u>- \$1050</u>		<u>+ \$750</u>		<u>+ \$375</u>			
Net Adjustment										
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.			<u>\$8900</u>		<u>\$6500</u>		<u>\$7500</u>			
Present Worth of Comparables Adjusted to Subject.			<u>\$7850</u>		<u>\$7250</u>		<u>\$7875</u>			

Estimate of Value By Cost Approach:

Repr. Cost 1996 sq. ft. \$10.50 = \$20,958
 Less Depreciation: 70 % 14,670
 Deprec. Reprod. Cost \$6,288
 Land Value 50 P.F. = 750
 Sq. Ft. or Ft.
 Plus Landscaping 100
 Plus Present Value Misc. Bldgs.
 Plus Present Value Special Equipment
 Estimated Value By Cost Approach \$7,138

Estimate of Value By Comparison: \$7500.00

Estimate Based on Rental Income:

Monthly Rent X GMM
\$50 X 150 = \$7500.00
 or By Capitalization of Net Income
 on Form 2554

Estimate By Cost Approach \$7138.00Final Estimate By Correlation \$7500.00

Appraisal By:

Reviewed By:

Date 11/20/61

Parcel No. _____

STATE OF MINNESOTA

DIVISION OF LANDS AND RIGHT OF WAY
PHOTOGRAPHIC MOUNTINGS

DEPARTMENT OF HIGHWAYS

COMPARABLES

S. P. Project 1-A COUNTY Ramsey PARCEL 143FEE OWNER Juan B. & Pauline E. Flores PROPERTY ADDRESS 336 Tennessee St.

LEGAL: Lot 17, Bl. 6 Rugg Addn. to St. Paul.

717 Mercer Ave

LISTING BROKER S. M. Burton Co.

SALESMAN

Room

PHONE RES. M. 6-8511 BUS. M. 6-1211

OWNER'S NAME Dick & Helen Johnson

TYPE OF BLDG Duplex

Basement	1st Floor	2nd Floor	3rd Floor
Full 1/3 Beam: steel wood	L.R. 13.20 x 13.10	L.R. 13 x 14.9	B.R. x
Heat: space gas	Fireplace	Fireplace	Bath
gravity fur.	D.R. x	D.R. x	Year Built Older
h. water	D. Space x	D. Space x	Exterior Brick
f. air	Kitch. 13 x 12	Kitch. 13.3 x 15.6	Cond. Good
annual fuel cost	cook cabinets x pantry	cook cabinets x pantry	Taxes follow N.H.S. x H.S.
Water heater:	fan disposal d. water.	fan disposal d. water.	Assessments
gal. side arm	Trim Painted	Trim Painted	Bldg. 24 x 46
gal. auto. elec.			Lots follow 44 x 120
40 gal. auto. gas	Bath full x Tile shr. 1/2	Bath full x Tile shr. 1/2	alley driveway x
Incinerator	Den/S. Rm. x	Den/S. Rm. x	Floors—1st bldg. x soft
Laundry tubs	B.R. 13.4 x 12.10	B.R. 7 x 13.2	Floors—2nd bldg. x soft
220 wiring	B.R. 8 x 13	B.R. 13.4 x 13	Sewer x City Wtr. x
Pump	B.R. x	B.R. x	S. Tank Well
Rec. room	Porch 5.6x10.6scr. Gl.	B.R. x	Gar. shed x
Insul. Walls Cell. W. Strip	condition Fair	condition Good	Ant. Det. ov. ds.
Roof comp. X wood sh.	carp. drapes	carp. drapes	
1st fl. occ. by Janice Wiener	phone CA 5-0908	Lease Exp. rent 50.00	due 1st of month
2nd fl. occ. by Eleanor Hafta	phone	Lease Exp. rent 35.00	due 1st of month
Schools: Public grade Adams	high Monroe	parochial St. James	
Churches all		Present Mrg.	
Transp. 1 Block		Mrg. Comm.	
Reason for selling New home		Will consider trade No	Possession to arrange
Remarks New roof			



LEGAL: Upon request, 185 Goodrich

LISTING BROKER The Spring Company

SALESMAN Saunders

PHONE RES. M. 8-6805 BUS. CA 7-7226

OWNER'S NAME William D. and Carol J. Ross

TYPE OF BLDG 2 Story Frame

Basement	1st Floor	2nd Floor	3rd Floor
Full 1/4 Beam: steel wood	L.R. 12 x 13	L.R. x	B.R. x
Heat: Space	Fireplace	Fireplace	Bath
gravity fur.	D.R. 12 x 15	D.R. x	Year Built Older
h. water	D. Space or Den x 9 x 10	D. Space x	Exterior Lap Siding
f. air	Kitch. 13 x 12	Kitch. x	Cond. Fair
annual fuel cost \$130.00	cook cabinets x pantry	cook cabinets x pantry	Taxes 78.68 N.H.S. H.S.x
Water heater:	fan disposal d. water.	fan disposal d. water.	Assessments
gal. side arm	Trim	Trim	Bldg. 40 x 22
gal. auto. elec.		Den 5 x 7	Lots 51.84 x 56-2/3
40 gal. auto. gas	Bath full x Tile shr. 1/2	Bath full x Tile shr. 1/2	alley driveway
Incinerator	Den/S. Rm. x	Den/S. Rm. x	Floors—1st bldg. x soft
Laundry tubs	B.R. x	B.R. 7 x 11	Floors—2nd bldg. x soft
220 wiring	B.R. x	B.R. 9 x 10	Sewer x City Wtr. x
Pump	B.R. x	B.R. 9 x 12	S. Tank Well
Rec. room	Porch Scr. Gl.	B.R. 14 x 13	Gar. shed x 10 x 21
Insul. Walls Cell. W. Strip	condition	condition	Ant. Det. ov. ds.
Roof comp. X wood sh.	carp. drapes	carp. drapes	
1st fl. occ. by Owner	phone CA 4-8936	Lease Exp. rent	due
2nd fl. occ. by	phone	Lease Exp. rent	due
Schools: Public grade Jefferson - 5	high	parochial St. Stanislaus - 7 blocks	
Churches St. Stanislaus		Present Mrg. \$3,353.88 - 6% - \$55.00 - P & I	
Transp. 2 blocks		Mrg. Comm.	
Reason for selling Move closer to work		Will consider trade Yes	Possession Arrange
Remarks Can be converted to duplex with kitchen remodeled and heating - could be used as nice one - combination storm and screen - one upstairs bedroom has sink and HW heater is in a/broom - this contract shall have no effect if property is sold to Mr. Glen D. Crain.			



LEGAL: Lot 18 and 19 Block 3 - Lytons Addn.

123 W. Sycamore

LISTING BROKER Mutual Realty

SALESMAN Bix

PHONE RES. CA 6-0465 BUS. CA 4-3373

OWNER'S NAME Anna Feldhahn

TYPE OF BLDG 2 Story

Basement	1st Floor	2nd Floor	3rd Floor
Full x Beam: steel wood x	L.R. 12.4 x 16	L.R. x	B.R. x
Heat:	Fireplace	Fireplace	Bath
gravity fur.	D.R. 11.6 x 17	D.R. x	Year Built ?
h. water	D. Space x	D. Space x	Exterior White Asbestos
f. air	Kitch. 15 x 17	Kitch. x	Cond. Fair
annual fuel cost	cook cabinets x pantry	cook cabinets x pantry	Taxes 57.87 N.H.S. H.S.x
Water heater:	fan disposal d. water.	fan disposal d. water.	Assessments
gal. side arm	Trim Painted	Trim	Bldg. 18 x 42
gal. auto. elec.			Lots 38.3 x 110
20 gal. auto. gas	Bath full x Tile shr. 1/2	Bath full x Tile shr. 1/2	alley driveway
Incinerator	Den/S. Rm. x	Den/S. Rm. x	Floors—1st bldg. x soft
Laundry tubs	B.R. x	B.R. 12 x 16	Floors—2nd bldg. x soft
220 wiring	B.R. x	B.R. 12 x 8	Sewer x City Wtr. x
Pump	B.R. x	B.R. 15 x 17	S. Tank Well
Rec. room	Porch Scr. Gl.	B.R. x	Gar. 12 x 20
Insul. Walls Cell. W. Strip	condition	condition	Ant. Det. ov. ds.
Roof comp. X wood sh.	carp. draper	carp. drapes	
1st fl. occ. by Owner	phone	Lease Exp. rent	due
2nd fl. occ. by	phone	Lease Exp. rent	due
Schools: Public grade Whittier	high Como and Washington	parochial St. Bernards	
Churches All		Present Mrg. approx. \$2,000.	
Transp.		Mrg. Comm. will follow	
Reason for selling to rent		Will consider trade	Possession
Remarks			

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 1-A

COUNTY

RamseyPARCEL 143FREE OWNER Juan B. FloresProperty Address 336 Tennessee

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¢		\$12	10¢	
2.	Markoe to Remackle Lots 1 & 20, Blk. 4 2nd Addition to Brooklynd \$1000 May, 1957	80	125	10,000	\$12.50	10¢		\$15	12¢	
3.	Markoe to Remackle Lots 18 & 19, Blk. 4 2nd Addition to Brooklynd	80	125	10,000	\$12.50	10¢		\$15	12¢	
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¢		\$16	14¢	

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

50

front feet

\$15

at

750.00

=

\$

Reviewed by

Data by:

Right of Way Agent

Date

Parcel No.

25003

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

S. P. No. Project 1-4 County Ramsey

RECORD OF TRANSFERS

PAR.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	INDICATED AMOUNT
143	Lucille A. Pittalkow to	Juan B. & Pauline E. Flores	11-23-57	1444069		1568/326		No Rev.	-

(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

11/29/61
Date