



Collection Information:

Folder: Parcel No. 144. 320 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 144
320 Tennessee

Owner: Kenneth Garcia, 320 Tennessee St.,/Fee Arthur Mendel
Legal: Lot 9, Blk 9, Brooklynd
Lot Size: 50 x 144 ft. (7200 sq.ft.)
Zoning: "B" Residential
Assessors Value: Land \$400.00, Building \$1900.00
Built: Prior to or around 1900
Utilities: Sewer, water and gas

PROPERTY DESCRIPTION

This two story two family home has same plan on each floor. There is a large kitchen with round rim sink and small cabinet space, 1 small bedroom off the kitchen. The bath which also opens from the kitchen has a manual hot water heater and round rim tub. There is a large dining room with a good sized bedroom adjoining and front room which is used as a bedroom. Each apartment is heated with a gas space heater. Walls are plaster with nuwood ceilings on a good portion of the house. The basement is full and has wood beam with several wood posts supporting. The basement is accessible only from an outside entrance. The two car garage has concrete floor and is in fair condition.

COST APPROACH

2136 sq.ft. @ \$10.50	\$22,428.00
Less depreciation	<u>14,578.00</u>
Depreciated value of home	\$ 7,850.00
Depreciated value of garage	<u>150.00</u>
Depreciated value of improvements	\$ 8,000.00
Land 50x144 ft.	<u>750.00</u>
Indicated value by Cost Approach	\$ 8,750.00

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 Seven Hundred Fifty Dollars (\$8750.00)

S. P. Project 1-A COUNTY Ramsey PARCEL 144

FEE OWNER Kenneth Garcia, 320 Tennessee St./
Fee Arthur Mendel Property Address 320 Tennessee

Legal Description (entire tract) Lot 9, Blk 9, 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 Grav. Curb and gutter no Sidewalk no

Full and true valuation, 19 60 Land 400 Bldgs. 1900 Total 2300 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 1913
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 \$ _____

2136 sq. ft. or cu. ft. x 10.50 = \$ 22428

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

Total Replacement Cost \$ _____

Less Total Depreciation 14578

Total Present Value \$ 7850

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ 150

Plus Land Value from above \$ 750

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
BY COST APPROACH \$ 8750

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 144
FEE OWNER Kenneth Garcia, 320 Tennessee St./Fee PROPERTY ADDRESS 320 Tennessee
Arthur Mendel



FRONT VIEW



REAR VIEW

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

Date of Photo: 1/1/61

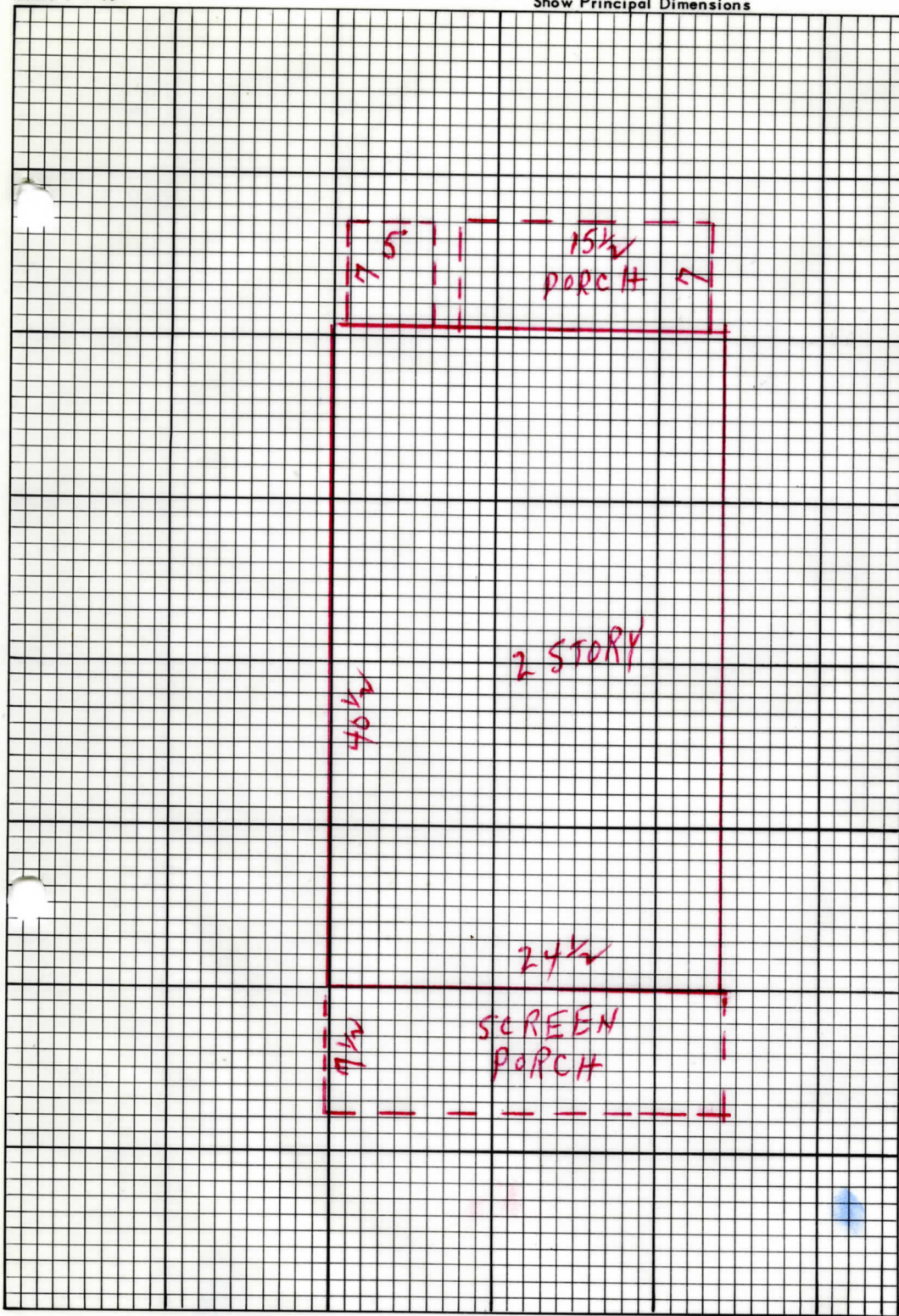
Photo No.	Description of Subject
5.	_____
6.	_____
7.	_____
8.	_____

By: James S. Stevens
Right of Way Agent

S.P. Project 1-A COUNTY Ramsey PARCEL 144
 FEE OWNER Kenneth Garcia, 320 Tennessee St./ PROPERTY ADDRESS 320 Tennessee
Fee Arthur Mendel

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			

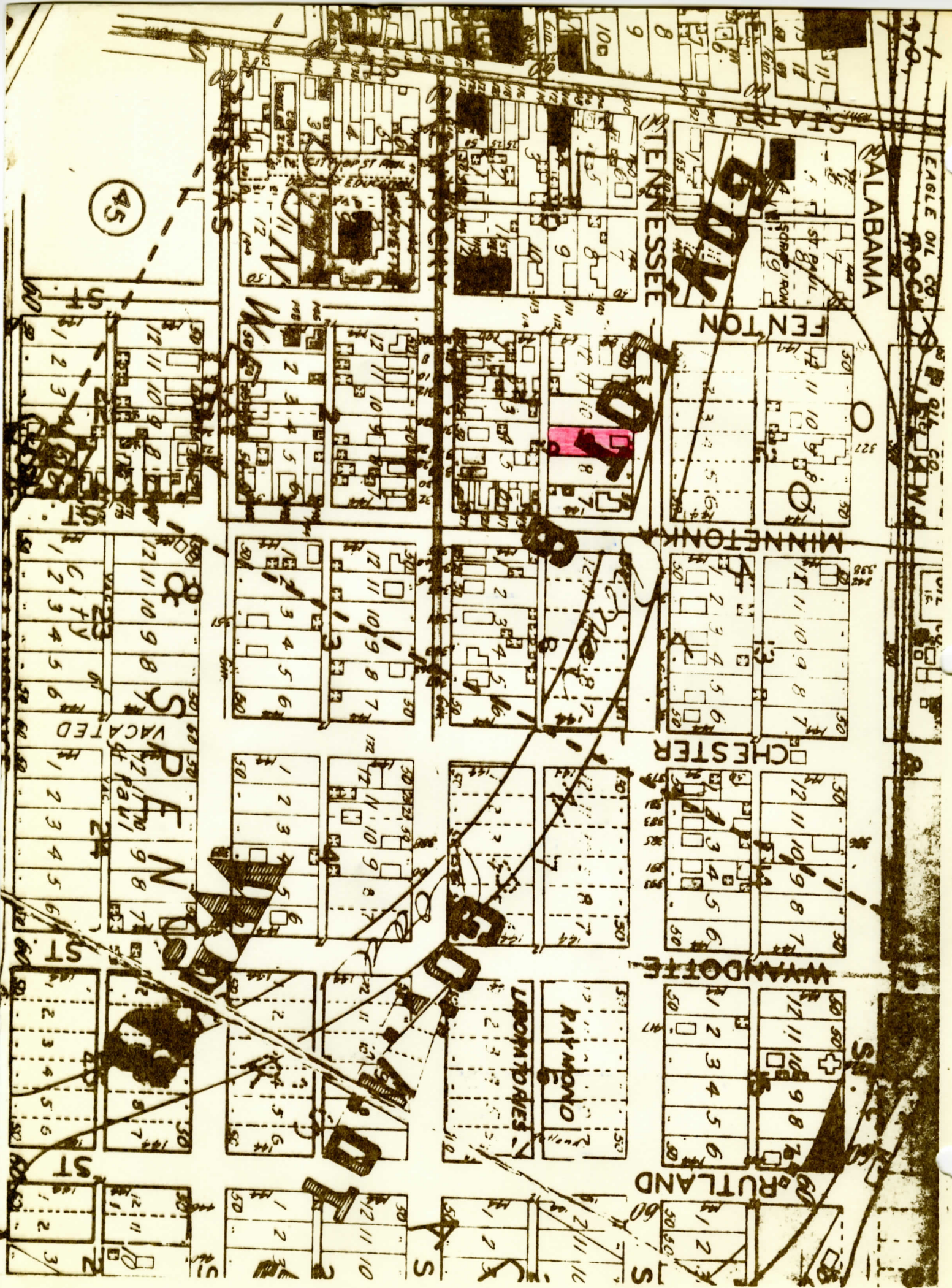
Total cubic content _____

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 S. Stevens RIGHT OF WAY AGENT DATE 11/20/61

PARCEL NO. _____



Parcel # 1111

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. 144

Fee Owner Kenneth Garcia Property Address 320 Tennessee

Comparable Properties

Comparison No.		No. <u>1</u>	No. <u>2</u>	No. <u>3</u>	No. _____				
Date of Sale		<u>April, 1961</u>	<u>May, 1961</u>	<u>May, 1961</u>					
Address		<u>1187 Dayton</u>	<u>267 Goodhue</u>	<u>469 N. Smith</u>					
Terms of Sale		<u>Cash</u>	<u>Cash</u>	<u>\$1200 dn.</u>					
Rental Income Actual		<u>\$84.00</u>	<u>\$80.00</u>	<u>\$110.00</u>					
Rental Income Estimated									
Gross Monthly Multiplier									
Sale Price		<u>\$8450</u>	<u>\$6500</u>	<u>\$9000</u>					
Special Assmts., Time, Improvements									
Present Worth		<u>\$8450</u>	<u>\$6500</u>	<u>\$9000</u>					
Less Estimated Lot Value,		<u>\$2000</u>	<u>\$2400</u>	<u>\$1600</u>					
Garage, Porch, Fireplace, Etc.			<u>\$300</u>	<u>\$600</u>					
Net Sale Price Bldg. Only		<u>\$7250</u>	<u>\$3800</u>	<u>\$5800</u>					
Lot Size		<u>40 X 157</u>	<u>80 X 107</u>	<u>52 X 80</u>					
Age		<u>71 yrs</u>	<u>Old</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>2136 sq. ft.</u>		<u>\$750</u>		<u>\$250</u>				
Age—Condition	<u>48 yrs. Fair</u>		<u>\$300</u>		<u>\$250</u>		<u>\$250</u>		
Lot Value	<u>\$750</u>	<u>\$1250</u>		<u>\$1650</u>		<u>\$850</u>			
Landscaping									
Garage	<u>\$150</u>		<u>\$150</u>	<u>\$150</u>		<u>\$450</u>			
Porches									
Fireplace									
Basement Impr.									
Attic Impr.									
Carpeting									
Bldg. & Bath Extras									
Painting Extras	<u>Stove heat</u>	<u>\$1000</u>				<u>\$250</u>			
Total Adjustment		<u>+</u> <u>1050</u>		<u>+</u> <u>1300</u>		<u>+</u> <u>400</u>			
Net Adjustment									
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.		<u>\$8450</u>	<u>\$6500</u>	<u>\$9000</u>					
Present Worth of Comparables Adjusted to Subject.		<u>\$9500</u>	<u>\$7800</u>	<u>\$9400</u>					

Estimate of Value By Cost Approach:

Repr. Cost: 2136 sq. ft. \$10.50 = \$ 22,428
 Less Depreciation: 65 % 14,578
 Deprec. Reprod. Cost = \$ 7850
 Land Value 50 F.F. = 750
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 150
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 8,750

Estimate of Value By Comparison: \$ 8,750

Estimate Based on Rental Income:

Monthly Rent X GMM
\$80 X 110 = \$ 8,800
 or By Capitalization of Net Income
 on Form 2554

Estimate By Cost Approach \$ 8,750

Final Estimate By Correlation \$ 8,750

Appraisal By:

Reviewed By:

James S. Stevens

Date

11/20/61

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 144
 FEE OWNER Kenneth Garcia, 320 Tennessee St./ PROPERTY ADDRESS 320 Tennessee
Fee Arthur Mendel



LEGAL: Lot 22, Block 2, Anna E. Ramsey's Addition.

1187-89 Dayton

LISTING BROKER Rehnberg Realty Co. SALESMAN Office PHONE RES BUS PR 1-8823
 OWNER'S NAME Dr. E. H. Hartung TYPE OF BLDG. Duplex

Basement	1st Floor	2nd Floor	3rd Floor
Full x Beam: steel wood x	L.R. 12 x 14	L.R. 12 x 14	B.R. x
Hear: gravity fur. boiler	Fireplace	Fireplace	Bath
h. water oil	D.R. 11 x 13	D.R. 11 x 13	Year Built 1890
f. air gas x	D. Space x	D. Space x	Exterior Asphalt Siding
annual fuel cost	Kitch. 10 x 12	Kitch. 10 x 12	Cond. Very poor
Water heater: gal. side arm x	nook cabinets x pantry	nook cabinets x pantry	Taxes 37.24 N.H.S. x H.S.
gal. auto. elec.	fan disposal d. wabr.	fan disposal d. wabr.	Assessments
20 gal. auto. gas x	Trim Painted	Trim Painted	Bids. 24 x 35
Incinerator	Bath full x Tile shr. 1/2	Bath full x Tile shr. 1/2	Lot 40 x 157
Laundry tubs x Toilet	Den/S. Rm. x	Den/S. Rm. x	alley driveway
220 wiring Shower	B.R. 10 x 11	B.R. 10 x 11	floors—1st hwd. x soft
Pump	B.R. 9 x 11	B.R. 9 x 11	floors—2nd hwd. x soft
Rec. room x	B.R. 10 x 12	B.R. 10 x 12	Sewer x City Wtr. x
Insul. Walls Ceil. W. Strip	Porch Yes Scr. x Gl.	B.R. x	S. Tank Well
Roof: comp. x wood slate	condition Very poor	condition Very poor	Gar. x
1st fl. occ. by <u>Jungbauer</u>	carp. drapes	carp. drapes	Att. Det. cv. det.
2nd fl. occ. by <u>Krasky</u>	phone MI 4-6698	Lease Exp. rear \$43.00 due	
Schools: Public grade	phone MI 5-7813	Lease Exp. rear \$41.00 due	
Churches	high Central	parochial	
Tramp. 1 block	Pressur. Mfg. None		
Reason for selling Estate	Mfg. Commit.		
Remarks	Will consider trade NO	Permission To be arranged	



LEGAL: Winslow's Addition, East 1/2 of Lot 10, Block 2, Bernheimers Addition, Lot 10, Block 3. **267 Goodhue**

LISTING BROKER Cashin & Driscoll, Inc SALESMAN Haggerty PHONE RES BUS CA 2-2703
 OWNER'S NAME Mrs. and Mrs. Adolph Skob TYPE OF BLDG. Duplex

Basement	1st Floor	2nd Floor	3rd Floor
Full Beam: steel wood x	L.R. 12.4 x 19.3	L.R. 12 x 19.3	B.R. x
Stove	Fireplace	Fireplace	Bath
gravity fur. boiler	D.R. 11 x 11	D.R. 11 x 11	Year Built 1890
h. water oil	D. Space x	D. Space x	Exterior Asphalt
f. air gas	Kitch. 10.4 x 15.4	Kitch. 10.4 x 15.4	Cond. Asphalt
annual fuel cost	nook cabinets pantry	nook cabinets pantry	Taxes 156.68 N.H.S. x H.S.
Water heater: gal. side arm	fan disposal d. wabr.	fan disposal d. wabr.	Assessments
gal. auto. elec.	Trim Painted	Trim	Bids. 50.5 x 20.6
30 gal. auto. gas x	Bath full x Tile shr. 1/2	Bath full x Tile shr. 1/2	Lot 20 x 107
Incinerator	Den/S. Rm. x	Den/S. Rm. x	alley driveway
Laundry tubs x Toilet	B.R. 12.5 x 13.2	B.R. 13 x 11.10	floors—1st hwd. soft x
220 wiring Shower	B.R. x	B.R. x	floors—2nd hwd. soft x
Pump	B.R. x	B.R. x	Sewer x City Wtr. x
Rec. room x	Porch 12x4 Scr. x Gl.	B.R. x	S. Tank Well
Insul. Walls Ceil. W. Strip	condition	condition	Gar. 1 Car x
Roof: comp. x wood slate	carp. drapes	carp. drapes	Att. Det. cv. det.
1st fl. occ. by <u>Mrs. Nease</u>	phone CA 2-3341	Lease Exp. rear \$45.00 due	
2nd fl. occ. by <u>Mrs. Ribben</u>	phone Nease	Lease Exp. rear \$35.00 due	
Schools: Public grade	high	parochial	
Churches All near	Pressur. Mfg.		
Tramp. 1 block	Mfg. Commit.		
Reason for selling	Will consider trade	Permission Arrange	
Remarks	Shed on rear 10 x 12.		



LEGAL: South 1/2 of Lots 1 and 2 in Block 2 of Bernheimers Addition.

469 N. Smith

LISTING BROKER Hamline TC Realty SALESMAN Dyer PHONE RES HU 9-5785 BUS MI 6-2638
 OWNER'S NAME B. M. Howard & W. L. and Christie Nelhart TYPE OF BLDG. Duplex

Basement	1st Floor	2nd Floor	3rd Floor
Full x Beam: steel wood x	L.R. 13 x 13.4	L.R. 15.6 x 13.9	B.R. x
Hear: gravity fur. boiler	Fireplace	Fireplace	Bath
h. water oil	D.R. 12.10 x 11.10	D.R. x	Year Built Old
f. air gas x	D. Space x	D. Space x	Exterior Shakes
annual fuel cost	Kitch. 12 x 12 x 4, 6x3, 7	Kitch. 11 x 11.3	Cond. Good
Water heater: gal. side arm	nook cabinets pantry	nook cabinets x pantry	Taxes 109.82 N.H.S. H.S. x
gal. auto. elec.	fan disposal d. wabr.	fan disposal d. wabr.	Assessments
30 gal. auto. gas x	Trim Painted	Trim Painted	Bids. 21 x 44
Incinerator Calcinator	Bath full Tile shr. 1/2	Bath full x Tile shr. 1/2	Lot 52 x 80
Laundry tubs x Toilet x	Den/S. Rm. x	Den/S. Rm. x	alley x driveway
220 wiring Shower	B.R. 11.6 x 10.8	B.R. 12 x 8	floors—1st hwd. soft x
Pump	B.R. x	B.R. 12 x 7.5	floors—2nd hwd. soft x
Rec. room x	B.R. x	B.R. x	Sewer x City Wtr. x
Insul. Walls Ceil. W. Strip	Porch 21 x 7 Scr. x Gl.	B.R. Porch x	S. Tank Well
Roof: comp. x wood slate	condition Good	condition Good	Gar. 1 x 18
1st fl. occ. by <u>Reynolds</u>	carp. drapes	carp. drapes	Att. Det. cv. det.
2nd fl. occ. by <u>Wolfrum</u>	phone CA 4-4083	Lease Exp. rear \$60.00 due 1st	
Schools: Public grade	high Monroe	parochial St. Stanislaus	
Churches All denominations nearby	Pressur. Mfg.		
Tramp. 1 block	Mfg. Commit.		
Reason for selling	Will consider trade	Permission	
Remarks	New gas furnace - aluminum doors and aluminum storms and screens - new fence.		

STATE OF MINNESOTA

URBAN PROPERTY

S. P. Project 1-A

FREE OWNER Kenneth Garcia

Property Address 320 Tennessee

COUNTY Ramsey PARCEL 144

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

DEPARTMENT OF HIGHWAYS

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 October, 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	129	26,775	\$17.77	15¢		\$16	14¢	

Reviewed by

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

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

Data by: JAMES J. STEIN
 Date: 11/20/61
 Parcel No. _____

Right of Way Agent

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

RECORD OF TRANSFERS

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

PAR.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID-ERATION	REV. STAMPS	INDICATED AMOUNT
144	Joseph & Juanita Garcia	to Kenneth Garcia	4-10-50	1229100	Deed	1333/543		2.20	\$2000

(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 11/29/61
Appraiser or Right of Way Agent Date