



## **Collection Information:**

**Folder:** Parcel No. 145. 124 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 145

124 Fenton Street

SITE AND PROPERTY DESCRIPTION

This lot is on the Easterly side of Fenton St. between Tennessee and Kentucky and there is an alley adjacent to the North. It has a 44 ft. frontage on Fenton with a depth of  $122\frac{1}{2}$  ft. The lot is level and slightly above street grade. The house is a small bungalow with a fairly good sized living room with a bedroom adjoining, good sized kitchen with flat rim sink. The floors are softwood, walls are partially plaster and partially drywall. There are no plumbing facilities although there is a hand pump alongside the kitchen sink. Basement is under a small portion of the house. It has stone foundation and wood floor. It is heated by circulating 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

Two Thousand Five Hundred Dollars (\$2500.00)

STATE OF MINNESOTA  
URBAN PROPERTY

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 145  
Charles & Pauline Mudek/ Fee Raymond Zanda  
FEE OWNER \_\_\_\_\_ Property Address 124 Fenton St.

Legal Description (entire tract) Except SE 1/4 100 ft; Lots 1 & 2 and the SW 1/4 12.5 ft. of Lot 3,  
Blk 9, Brooklynd

Present use Res Zoning B res. Best use \_\_\_\_\_  
Size: Frontage 44 Depth 112.5 Area 4950

Utilities and : Sewer x not connected Septic tank \_\_\_\_\_ Cesspool \_\_\_\_\_  
Street : City water x Private well x Elec. pump no  
Improvements : Surfacing BS Curb and gutter no Sidewalk no

Full and true valuation, 19 60 Land 300 Bldgs. 300 Total 60 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 \_\_\_\_\_  
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 [Signature]  
Date 4/15/61  
Right of Way Agent

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

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

**ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY**

Land Value:  
44 f.f. at \$ 12.50 for \_\_\_\_\_ ft. depth \$ 550  
\_\_\_\_\_ sq. ft. at \$ \_\_\_\_\_  
\_\_\_\_\_ at \$ \_\_\_\_\_

Estimate of Replacement Cost of Principal Structure  
incl. appropriate porch area or cube \$ \_\_\_\_\_

661 sq. ft. or cu. ft. x 10.50 = \$ 6949

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

Total Replacement Cost \$ 6949

Less Total Depreciation 5249

Total Present Value \$ 1700

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

Plus Present Value of Miscellaneous Bldgs. \$ 100

Plus Land Value from above \$ 550

**TOTAL PRESENT VALUE OF ENTIRE PROPERTY**  
**BY COST APPROACH \$ 2350**

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 Ramsey PARCEL 145  
FEE OWNER Charles & Pauline Mudek/ Fee Raymond Zanda PROPERTY ADDRESS 124 Fenton St.



FRONT VIEW



REAR VIEW

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

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

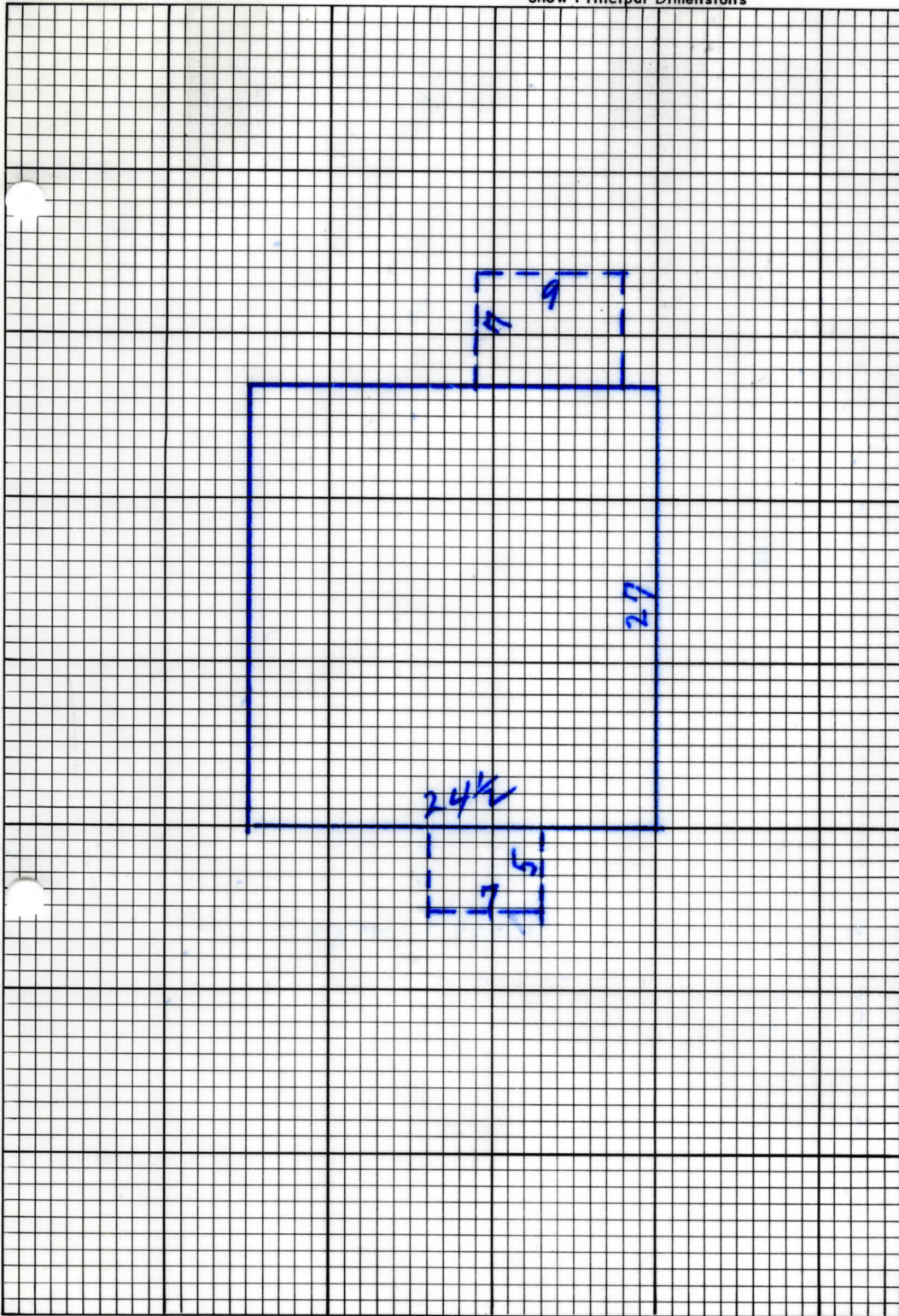
Date of Photo: 11/1/61

By: Paul H. Nelson  
Right of Way Agent

S.P. Project 1-A COUNTY Ramsey PARCEL 145  
 FEE OWNER Charles & Pauline Mudek/ Fee Raymond Zanda PROPERTY ADDRESS 124 Fenton 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.

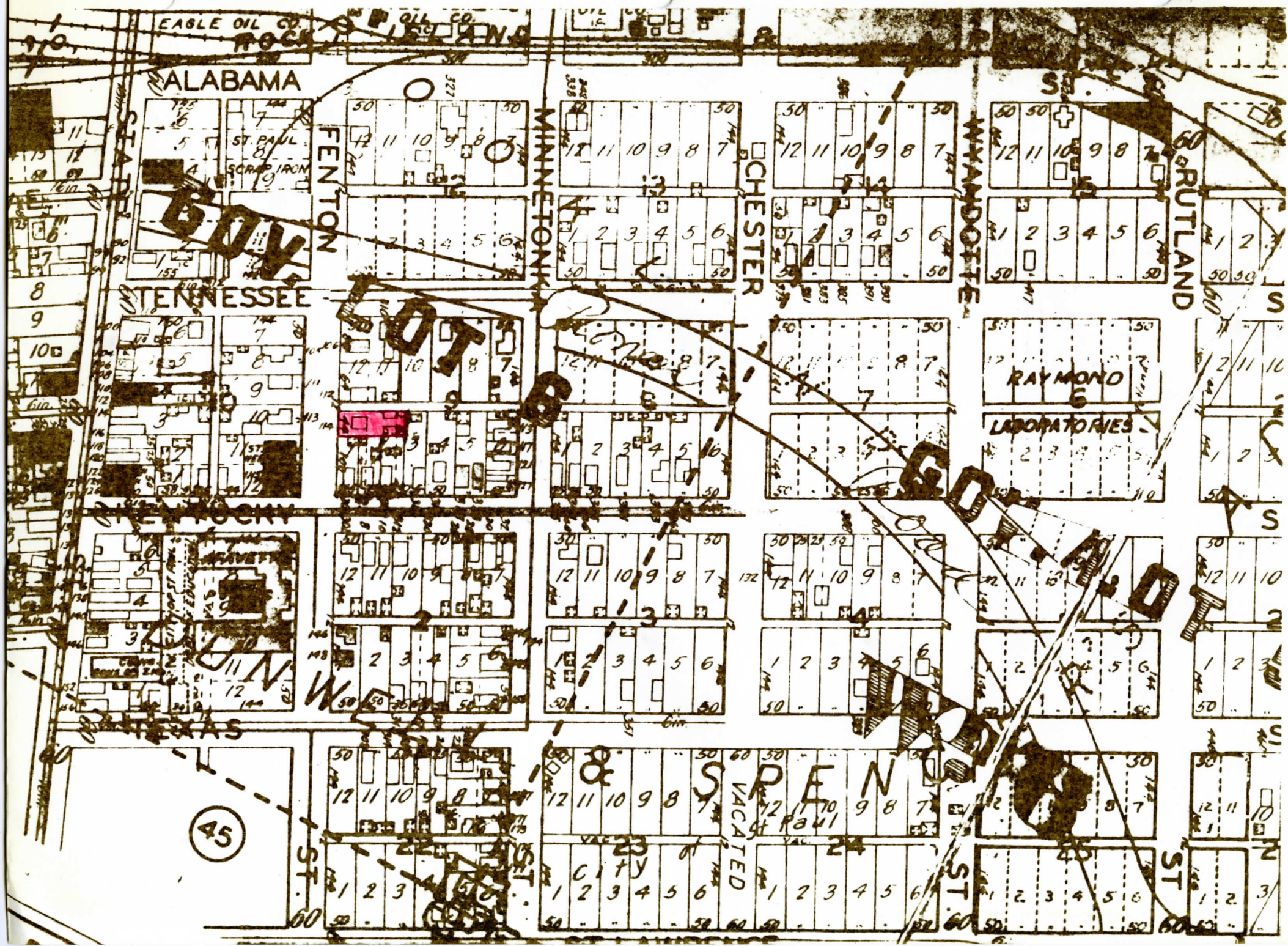
MISCELLANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition	Size	Area
Garage - detached						x	
Garage - attached						x	
Barn						x	
Hog house						x	
Chicken house						x	
Granary						x	
Machine shed						x	

SKETCH AND EXAMINATION BY

*Frank H. Nelson*  
RIGHT OF WAY AGENT

*11/10/61*  
DATE

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



PARCEL #45

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

S. P. PROJECT 1-A County RAMSEY Parcel No. 145

Fee Owner CHARLES MUDEK Property Address 124 FENTON AVENUE

Comparable Properties

Comparison No.		No. <u>1</u>	No. <u>2</u>	No. <u>3</u>	No. _____				
Date of Sale		<u>NOV., 1960</u>	<u>JUNE, 1961</u>	<u>MARCH, 1961</u>					
Address		<u>322 DALY</u>	<u>9 DOUGLAS</u>	<u>MAYRE 1340</u>					
Terms of Sale		<u>CASH</u>	<u>CASH</u>	<u>\$300 DOWN</u>					
Rental Income Actual									
Rental Income Estimated		<u>\$35.00</u>	<u>\$40.00</u>	<u>\$35.00</u>					
Gross Monthly Multiplier									
Sale Price		<u>\$4,000</u>	<u>\$3,000</u>	<u>\$6,500</u>					
Special Assmts., Time, Improvements									
Present Worth		<u>\$4,000</u>	<u>\$3,000</u>	<u>\$6,500</u>					
Less Estimated Lot Value,		<u>\$800</u>	<u>\$700</u>	<u>\$500</u>					
Garage, Porch, Fireplace, Etc.		<u>\$150</u>	<u>\$300</u>	<u>\$400</u>					
Net Sale Price Bldg. Only		<u>\$3,050</u>	<u>\$2,000</u>	<u>\$5,600</u>					
Lot Size		<u>20 X 116.61</u>	<u>47½ X 48½</u>	<u>52.1 X 147</u>					
Age		<u>81 YRS.</u>	<u>71 YRS.</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>661 SQ. FT.</u>		<u>100</u>		<u>300</u>		<u>350</u>		
Age—Condition	<u>OLD - POOR</u>								
Lot Value	<u>\$550</u>		<u>300</u>		<u>300</u>		<u>250</u>		
Landscaping									
Garage	<u>100</u>		<u>100</u>		<u>100</u>		<u>250</u>		
Porches	<u>150</u>		<u>100</u>		<u>100</u>		<u>100</u>		
Fireplace									
Basement Impr.							<u>250</u>		
Attic Impr.									
Carpeting									
Bldg. & Bath Extras	<u>NO PLUMBING</u>		<u>500</u>	<u>400</u>		<u>750</u>	<u>600</u>		
Heating Extras	<u>STOVE HEAT</u>								
Total Adjustment									
Net Adjustment		<u>- \$1,100.00</u>		<u>- \$400.00</u>		<u>- \$1,800.00</u>			
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.		<u>\$4,000.00</u>		<u>\$3,000.00</u>		<u>\$6,500.00</u>			
Present Worth of Comparables Adjusted to Subject.		<u>\$2,900.00</u>		<u>\$2,600.00</u>		<u>\$4,700.00</u>			

Estimate of Value By Cost Approach:  
 Repr. Cost: 661 sq. ft. x 10.50 = \$ 6,949.00  
 Less Depreciation: 75 % = 5,249.00  
 Deprec. Reprod. Cost \$ 1,700.00  
 Land Value 44½ F. F. = 550.00  
 Sq. Ft. or Ft.  
 Plus Landscaping \_\_\_\_\_  
 Plus Present Value Misc. Bldgs. 100.00  
 Plus Present Value Special Equipment \_\_\_\_\_  
 Estimated Value By Cost Approach \$ 2,350.00

Estimate of Value By Comparison: \$ 2,500.00  
 Estimate Based on Rental Income:  
 Monthly Rent X GMM  
\$20.00 x 120 = \$ 2,400.00  
 or By Capitalization of Net Income on Form 2554  
 Estimate By Cost Approach \$ 2,350.00  
 Final Estimate By Correlation \$ 2,500.00

Appraisal By: Emel Mudek Reviewed By: \_\_\_\_\_  
 Date: 4/15/61 Parcel No. \_\_\_\_\_

COMPARABLES

S. P. Project 1-A

COUNTY Ramsey

PARCEL 145

FEE OWNER Charles & Pauline Mudek/ Fee Raymond Zanda

PROPERTY ADDRESS 124 Fenton St.



LEGAL: Upon request. **9 Douglas**

LISTING BROKER E. S. Fiesel & Co. SALESMAN E. S. F. PHONE: RES MI 6-5002 BUS CA 4-2389  
OWNER'S NAME Mark L. Pike, Exec. TYPE OF BLDG. Bungalow

ART	Basement	1st Floor	2nd Floor	3rd Floor
Full	Beam: steel wood	L.R. 13 x 11,10	L.R. x	B.R. x
Heat:		Fireplace	Fireplace	Bath
gravity fan.	asphc	D.R. 14 x 11,10	D.R. x	Year Built 1890
h. water	oil	D. Space x	D. Space x	Exterior <u>J. M. Siding</u>
f. air	Space gas x	Kitch. 13,2 x 10,6	Kitch. x	Cond. <u>Fair</u>
annual fuel cost		nook cabinets pantry x	nook cabinets pantry	Taxes <u>140,28 N.H.S. x H.S.</u>
Water heater:		fan disposal d. whtr.	fan disposal d. whtr.	Assessments
gal. side arm		Trim Painted	Trim	Bids <u>40 x 22,4</u>
gal. main elec.				
0 gal. main gas	x	Bath full x Tile str. 1/2	Bath full Tile str. 1/2	Lot <u>47 1/2 x 48 1/2</u>
Incinerator		Den/S. Rm. x	Den/S. Rm. x	alley x side driveway
Laundry tubs	Toilet	B.R. 9,4 x 8,9	B.R. x	floors—1st h/dwd. x soft
220 wiring 110	Shower	B.R. 9,4 x 7,10	B.R. x	floors—2nd h/dwd. soft
Pump		B.R. x	B.R. x	Sewer x City Wtr. x
Rec. room	x	Porch 5 X 14 Scr. Gl. x	B.R. x	S. Tank Well x
Insul. Walls	Cell. W. Strip	condition Fair	condition	Gar. x
Roof: comp. x wood	shar	corp. drapes	corp. drapes	An. Det. or dis.
1st fl. occ. by <u>Richard Weidel</u>		phone	Lease Exp. rear	die
2nd fl. occ. by		phone	Lease Exp. rear	die
Schools: Public grade <u>Hammond</u>		high <u>Monroe</u>	parochial <u>St. Stanislaus</u>	
Chatcher <u>All</u>			Present Mgt. <u>None</u>	
Transp.			Mgt. Commit. <u>Will order</u>	
Reason for selling <u>Estate</u>			Will consider trade	Permission <u>15 after closing</u>
Remarks <u>Taxes are \$109,86 - sidewalk assessment \$30,42 N.H.S. - show Saturday, Sunday, Tuesday or Wednesday after 5:00 P. M.</u>				



LEGAL: Upon request. **9 Douglas**

LISTING BROKER E. S. Fiesel & Co. SALESMAN E. S. F. PHONE: RES MI 6-5002 BUS CA 4-2389  
OWNER'S NAME Mark L. Pike, Exec. TYPE OF BLDG. Bungalow

ART	Basement	1st Floor	2nd Floor	3rd Floor
Full	Beam: steel wood	L.R. 13 x 11,10	L.R. x	B.R. x
Heat:		Fireplace	Fireplace	Bath
gravity fan.	asphc	D.R. 14 x 11,10	D.R. x	Year Built 1890
h. water	oil	D. Space x	D. Space x	Exterior <u>J. M. Siding</u>
f. air	Space gas x	Kitch. 13,2 x 10,6	Kitch. x	Cond. <u>Fair</u>
annual fuel cost		nook cabinets pantry x	nook cabinets pantry	Taxes <u>140,28 N.H.S. x H.S.</u>
Water heater:		fan disposal d. whtr.	fan disposal d. whtr.	Assessments
gal. side arm		Trim Painted	Trim	Bids <u>40 x 22,4</u>
gal. main elec.				
0 gal. main gas	x	Bath full x Tile str. 1/2	Bath full Tile str. 1/2	Lot <u>47 1/2 x 48 1/2</u>
Incinerator		Den/S. Rm. x	Den/S. Rm. x	alley x side driveway
Laundry tubs	Toilet	B.R. 9,4 x 8,9	B.R. x	floors—1st h/dwd. x soft
220 wiring 110	Shower	B.R. 9,4 x 7,10	B.R. x	floors—2nd h/dwd. soft
Pump		B.R. x	B.R. x	Sewer x City Wtr. x
Rec. room	x	Porch 5 X 14 Scr. Gl. x	B.R. x	S. Tank Well x
Insul. Walls	Cell. W. Strip	condition Fair	condition	Gar. x
Roof: comp. x wood	shar	corp. drapes	corp. drapes	An. Det. or dis.
1st fl. occ. by <u>Richard Weidel</u>		phone	Lease Exp. rear	die
2nd fl. occ. by		phone	Lease Exp. rear	die
Schools: Public grade <u>Hammond</u>		high <u>MONROE</u>	parochial <u>St. Stanislaus</u>	
Chatcher <u>All</u>			Present Mgt. <u>None</u>	
Transp.			Mgt. Commit. <u>Will order</u>	
Reason for selling <u>Estate</u>			Will consider trade	Permission <u>15 after closing</u>
Remarks <u>Taxes are \$109,86 - sidewalk assessment \$30,42 N.H.S. - show Saturday, Sunday, Tuesday or Wednesday after 5:00 P. M.</u>				



LEGAL: Lot 7 Block 9 Hagers Subdivision of Lot 1,2,3,4,5,6,7,14,15,16,17, 18, of Wolcotts Addn. to Cottage Homes **1340 Mayre**

LISTING BROKER Elmqvist Realty Co. SALESMAN Howard PHONE: RES MI 5-2108  
OWNER'S NAME Elmqvist Realty Co. TYPE OF BLDG. SFR

ART	Basement	1st Floor	2nd Floor	3rd Floor
Full x	Beam: steel wood x	L.R. 9,2 x 13	L.R. x	B.R. x
Heat:		Fireplace	Fireplace	Bath
gravity fan. x	asphc	D.R. 12 x 13	D.R. x	Year Built
h. water	oil x	D. Space x	D. Space x	Exterior <u>Asb. Siding</u>
f. air	gas	Kitch. 12 x 13	Kitch. x	Cond. <u>Fair</u>
annual fuel cost		nook cabinets pantry x	nook cabinets pantry	Taxes <u>48,76 N.H.S. H.S. x</u>
Water heater:		fan disposal d. whtr.	fan disposal d. whtr.	Assessments
gal. side arm		Trim Paint	Trim Paint	Bids <u>24 x 27</u>
50 gal. main elec. x				
gal. main gas		Bath full x Tile str. 1/2	Bath full Tile str. 1/2	Lot <u>52.1 x 147</u>
Incinerator		Den/S. Rm. x	Den/S. Rm. x	alley driveway
Laundry tubs x	Toilet	B.R. 10 x 11	B.R. 9 x 12	floors—1st h/dwd. x soft
220 wiring x	Shower	B.R. x	B.R. 9 x 11	floors—2nd h/dwd. soft x
Pump		B.R. x	B.R. 8 x 10	Sewer City Wtr. x
Rec. room	x	Porch Scr. Gl.	B.R. x	S. Tank Well x
Insul. Walls	Cell. W. Strip	condition Fair	condition Fair	Gar. <u>20 x 26</u>
Roof: comp. x wood	shar	corp. drapes	corp. drapes	An. Det. or dis.
1st fl. occ. by <u>Vacant</u>		phone	Lease Exp. rear	die
2nd fl. occ. by		phone	Lease Exp. rear	die
Schools: Public grade <u>Smith</u>		high <u>Washington</u>	parochial	
Chatcher			Present Mgt. <u>\$5,900. - 6 1/2 - 70. per mo. C/D</u>	
Transp.			Mgt. Commit.	
Reason for selling			Will consider trade <u>YES</u>	Permission <u>at once</u>
Remarks <u>K-y in Elmqvist Office.</u>				



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 Ramsey

PARCEL 145

FEE OWNER Charles Mudek

Property Address 124 Fenton 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 October, 1957	50	100	5000	\$16	16¢		\$14		
2.	Markoe to Remackle Lots 1 & 20, Blk. 4 2nd Addition to Brooklynd \$1000 May, 1957	80	125	10,000	\$12.50	10¢		\$10		
3/	Markoe to Remackle Lots 18 & 19, Blk. 4 2nd Addition to Brooklynd	80	125	10,000	\$12.50	10¢		\$10		
4.	Goldstein to Kaplan W. 25 ft. of Lot 3, & 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¢		\$15		

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

Reviewed by

44 front feet  
~~square feet~~ at \$12.50 = \$ 550  
~~acres~~

Data by:

Ernest A. Johnson  
 Right of Way Agent

11/12/61  
 Date

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

