

# **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 122½ 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)

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

DEPARTMENT OF HIGHWAYS COST APPROACH

S. P. Project 1-A	_ COUNTY Rams	PARCEL 145
Charles & Pauline Mudek/ Fee Raym	ond Zanda	
FEE OWNER	Property Address 124 Fe	enton St.
Legal Description (entire tract) Except SE'ly	100 ft; Lots 1 & 2 and t	he SW'ly 12.5 ft. of Lot 3
Blk 9, Brooklynd		
September 1997		
Present useRes	Zoning B res.	Post was
Size: Frontage 44	Depth112.5	Area 4950
Utilities and : Sewer x net connected	Septic tank	Cesspool
Street : City water **	Private well	Elea muma
Improvements : Surfacing BS	Curb and gutter no	Sidewalkne
Full and true valuation, 19 60 Land 300  Outstanding special assessments: Water	Sower Street	Taxes 19\$
o province and the second seco	Sewer Street	Total
DETERMINATION OF COST FACTOR:	Revenue Stamps Indi	leasted Durantage D.
Page Boeckh's Manual	Revenue Stamps Indi	cated Purchase Price \$
	Date AcquiredCON	FIRMED PURCHASE PRICE \$
Base Unit Cost\$	001	
Base Cost adjustments	ESTIMATE OF MARKET VAL	UE OF ENTIRE PROPERTY
Total Base Cost	Land Value:	
Local Index	f.f. at \$: 12.50	for ft. depth \$550
Total Base Cost x Local Index = Cost factor	sq. ft. at \$	
and cost is good index — Cost factor		
x = \$	Estimate of Replacement Cost of Prince incl.	
per sq. ft. or cu. ft.	incl. appropriate porch area	a or cube \$
	661sq. ft. or cu	ft. x10.50 = \$6949
Bone structure% of total	Plus flat charge adjustments	_ p
Life expectancy yrs.	x Local Index \$	x = \$
Basic depreciation rate% per yr.		
Date built		Total Replacement Cost \$ 694
Date built		<b>₩</b> .
Effective ageyrs.		Less Total Depreciation5249
		Total Present Value \$1700
Physical Depreciation - incurable		Total Present Value \$ 1700
in Bone structure%	Plus Present Value of Special Equip	pment \$
TOWNS A MY ON MORAL STATE		
ESTIMATE OF TOTAL DEPRECIATION:	Plus Present Value of Miscellaneo	us Bldgs. \$
Total replacement value of bone structure.	Die Teel VIII	
% of \$ = \$_	Plus Land Value from above	\$550
Total Structure Bone Structure	TOTAL PRESENT VALUE OF	DV COCT ADDDO ACIT A
		200
Physical Depreciation - incurable	Estimate of Physical Depreciation	
	Items Extent of cure or	Total Cost of Chargeable Deprecia
% of \$ = \$	replacement Roof	Curable Items % Amou
Bone Structure	Chimney	
Plus Physical Depreciation curable \$	Down spouts - gutters	
\$	Exterior	
TOTAL DEPRECIATION\$	Painting	
% of Total Replacement Cost	Storms - screens	
	Weatherstrip	
Spec. Equip - Present Value \$	Plumbing - bath	
	Kitchen	
	Furnace	<del>    </del>
	Wiring	
Misc. Bldgs	Insulation Decorating	
	Floors	
Agreed to the second se		
as Man		Total Depr.
Estimate by	Total Cost of Short Lived Items	\$ curable \$
Right of Way Agent	% of Total Replacemen	t Cost
Date	with% in Bone structure	re. PARCEL NO

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

S. P	Project 1-A				COUNTYRamse	У	PARCEL
FEE (	OWNER Charles &	Pauline	Midek/	Fee	Reymond Zands PROPERTY ADDRESS	124	



FRONT VIEW



REAR VIEW Photo Photo No. Description of Subject No. Description of Subject 7. Date of Photo: By:

# DEPARTMENT OF HIGHWAYS

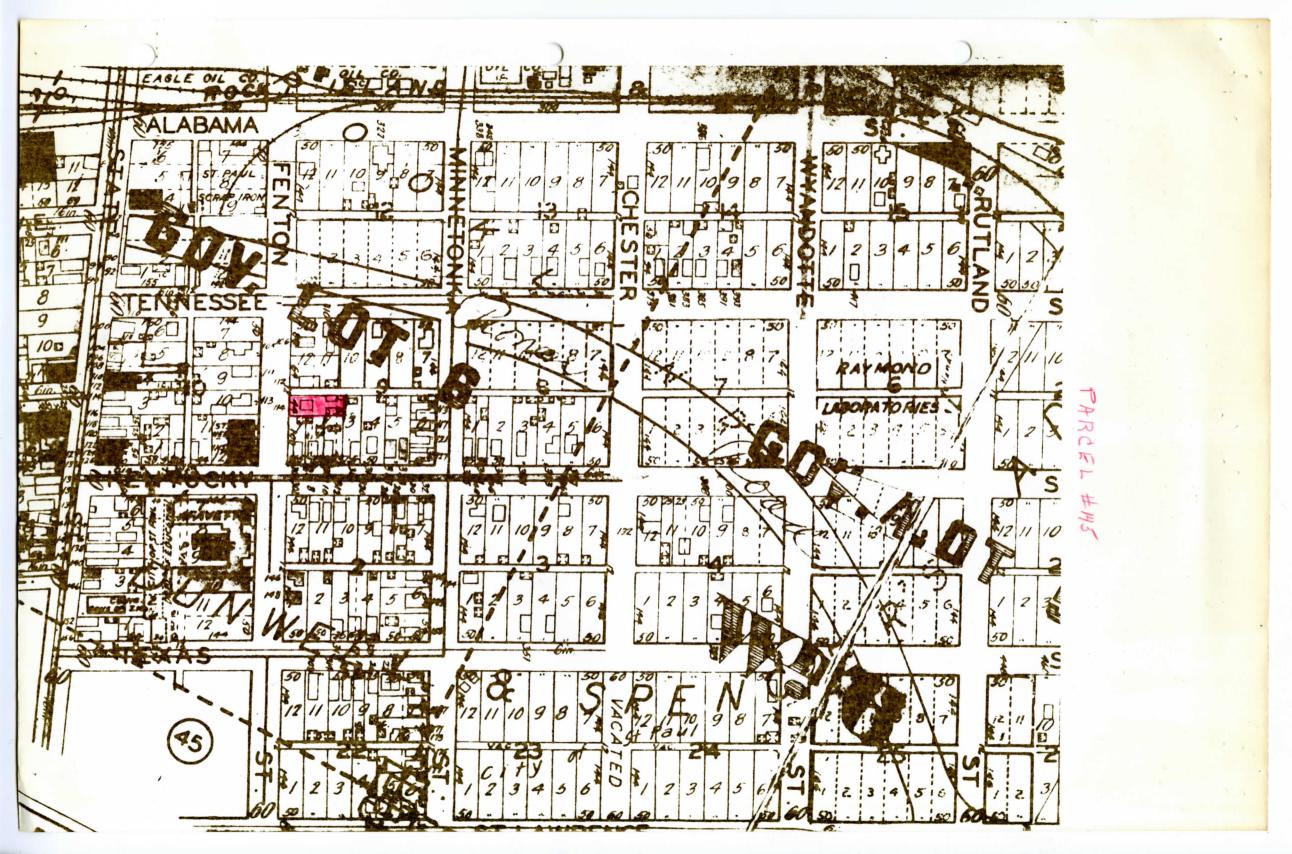
# DIVISION OF LANDS AND RIGHT OF WAY BUILDING SKETCH

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PARCEL NO. \_\_\_\_

6

SKETCH AND EXAMINATION BY\_



# DIVISION OF LANDS AND RIGHT OF WAY APPRAISAL BY COMPARISON OF MARKET DATOPERTIES ANALYSIS OF COMPARABLE SALESOF IMPROVED DATOPERTIES

7	00	WAY!
		WAYS

PPR	03561 1-	-A	County_	RAMSEY		×		_Parcel No	147	
e Owner	Сна	RLES MUDEK			_Property Ad	dress124_	FENTON	AVENUE		
		0		Comparabl	e Properties					
Comparison			No	1	No	2	No	3	No.	
Date of Sal	е		Nov.,	1960	JUNE,	1961	MARC	н, 1961		
Address			322 D4	LY	9 Doug	LAS	MAYRE	1340		
Terms of Sale			CASH		CASH		\$300			
Rental Income Actual Rental Income Estimated			\$35.00	`	\$40.00		¢25 A	^		
oss Monthly Multiplier Sale Price Special Assmts., Time, Improvements Present Worth			\$37.00		\$40.00		\$35.0	U		
			\$4,000	)	\$3,000	)	\$6,50	0		
			\$4,000		¢2 000		è6 =0			
	ed Lot Value	:	\$800	,	\$3,000	,	\$6,50 \$500	0		
	, Porch, Firep		\$150		\$300	1 49	\$400			
	ice Bldg. Only	У	\$3,050	)	\$2,000		\$5,60	0		
ot Size			20 X 1		47½ X	482	52.1	X 147		
CF or SF	Unit Cost		81 YRS		71 YRS		OLD			1
Content	New									
nit Cost Depre.	% Depr.	e eter e A.C.		ear 7 fe						
Adjust	ment	Descriptive Items	Adju	stment	Adju	stment	Adj	ustment	Adju	tment
İter	ns	Subject Property	Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size Age—Condi		OLD - POOR		100	ļ	300		350		
ot Value	tion	\$550		300	<u> </u>	300		250		
andscaping		4770		500		500				
Sarage		100		100		100		250		
orches		150		100		100		100		
Fireplace Basement Im	nr.			-				250		
Attic Impr.	ipr.	, , , , , , , , , , , , , , , , , , , ,						250		
Carpeting										
bg. & Bath		NO PLUMBING	1	500	400		750	600		
eating Ext	ras	STOVE HEAT		-						
					<b> </b>			+	-	
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otal Adjust	ment		<b></b>		<del>                                     </del>					
Net Adjustm			- \$1.	100.00	- \$4	00.00	- \$1.8	800.00		
Present Wor	th of Compar	rable	1.7		1		¥.,			
Properties w	ith Adjustmen	nts for Since Purchase.	\$4.	000.00	\$3	,000.00	\$6.50	00.00		
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Adjusted to	Subject.	ables	\$2.	900.00	\$2.	600.00	\$4.70	00.00		
imate of Va	lue By Cost A	A noroach:								_
-	-		.949.00		Estima	te of Value By	Compariso	n: \$.	2,500.0	0
	eciation:		249.00		Estima	te Based on R	ental Incom	e:		
Depre	c. Reprod. C	ost	\$_	1,700.00						
Land Valu	e 44½	F. F. Sq. Ft. or Ft.	= _	550.00		fonthly Rent >		0 400 0	•	
Plus Lands		5q. Fl. of Ft.			-	\$20.00 >	tion of Net	= \$.	2,400.0	0
	scaping nt Value Misc	Bldas	_	100.00	0	n Form 2554				
		cial Equipment		100.00	Estima	te By Cost A	\$.	2,350.0	0	
Estimate	d Value By C	Cost Approach	\$	2,350.00	Final	Estimate By C	\$.	2,500.0	0	
praisal By:		Reviewed By:								
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#### STATE OF MINNESOTA

# DIVISION OF LANDS AND RIGHT OF WAY PHOTOGRAPHIC MOUNTINGS

## DEPARTMENT OF HIGHWAYS

COMPARABLES

S. P. Project 1-A

\_COUNTY\_ Ramsey

PARCEL\_145

FEE OWNER & Pauline Midek/ Fee Raymond Zanda PROPERTY ADDRESS 124 Fenton St.



LEGAL: Upon request	. 9 Douglas		1							
LISTING BROKER E. S. Flesel & Co. SALESMAN E. S. F. PHONE: RES MI 6-5002 BUS CA 4-2319										
OWNER'S NAME HARK L. PIKE, Exec. TYPE OF BLDG. Bunge low										
ART Business	let Place	Ind Place	and Flore							
Pull Beam: seed wood	LR. 13 x 11,10	LR z	B.R. x							
Heat:	Pireplace	Piceplace	Besth							
gravity fue. makes	D.R. 14 z 11,10	D.R. z	Year Busit 1890							
b. water oil	D. Space x	D. Space g	Exterior J. M. Siding							
fair Space gas x	Kitch. 13.2 x 10.6	Kitch. x	Cond Fair							
annual fuel cost	nook cubinets pantry X	nook cabinets panary	Taure 140, 28 N.H.S. x H.S.							
Water beater:	fee disposal d. wshr.	tan disposal d. wshr.	Astessments							
gal. side nom	Trim Painted	Trim	Bidg. 40 x 22.4							
gal. auto. elec.										
O gail muso, gas X	Bath full X Tile ahr. 1/2	Buch full Tile str. 12	Lor 47- x 48-							
Incienteror	Den/S. Rm. x	Den/S Rm x	alley x side driveway							
Launeiry tube Toilet	BR 9.4 z 8.9	B.B. x	floors Let helped 2, soft							
220 wiring 110 Shower	BR 9.4 x 7.10	B.R. x	floors—3nd hdwd. soft							
Pose	B.R. x	B.L. z	Sewer X City Wit X							
Rec. room x	Porch 5 X 14 Scr. Gl. X	B.R. x	S. Tunk Weit							
Insul. Wells Ceil. W. Strip	condition Fair	cnadition	Ger. x							
Boof: comp. X wood state	cerp. drapes	csep. despet	An Det ov. des.							
Ist fl. occ. by Richard Welde	phone	Losse Exp. rest	due							
2nd fl. occ. by	phone	Leane Exp. rest	doe							
Schools: Public grade Hammond	high Monroe		t, Stanislaus							
Chutcher All		Present Mage. None								
Тгвагр.		Mige Commit. Will order								
Ramon for rolling Estate		Will consider trade	Pessession 15 after closing							
Roments Taxes are \$109	,86 - sidewalk assessme	nt \$30.42 NRS - show \$a	turday, Sunday, Tuesday							
r Wednesday after 5:00	P. H.									



LEGAL: Upon request. 9 Douglas ENTING BROKER E. S. Flesel & Co. SALESMAN E. S. F. PHONE: RES. MI 6-5002 BUS GA 4-23
OWNER'S NAME Mark L. Pike Exec. TYPE OF BLDG. Bungelow
ART Beamman lot Place
Full Busse: soor wood LR. 13 x 11,10 LE. x RR. B.R. Back Year Beilt 1890 Pireplace DR 14 x h. water oil f. air Space gas Katerior J. M. Siding Cond. Fair Tunes 140, 28 N.H.S. x. H.S. nel fuel cost gal runo, eiec. gal suon, gas 220 wicing 110 Roc. room x Porch 5 X T4 Sc Instal. Walls Call. W. Strip condition Fair Road: comp. X wood steet corp. d. Int ft. ooc. by Richard Velide I phose

2nd ft. ooc. by S. Tunk 2nd fi. occ. by Schools: Public evode Hammond Chatcher All WIII order Traces

Remon for solling Estate

Will consider trade

Will consider trade

Possession 15 after Closes

Will desire trade

Will consider trade

Possession 15 after Closes

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Possession 15 after Closes

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STING BROKER Elmquist	Reelty Co. SALESA	AN HOME DHONE MES	BUS MI 5-0108
	Realty Co.	TYPE OF	MLDG SFR
Bouseant	let Phoor	2nd Floor	Bud Pirror
uli x Beam; seed wood x	LB. 9.2 x 13	LR. x	B.R. x
Servet :	Picapiace	Fireplace	Both
genviey frag. X sections	D.B. 12 z 13	D.R. s	Your Built
b. werey oil X	D. Space s	D. Space x	Exterior Asb. Siding
f. air gns	Kiech. 12 x 13	Kitch. x	Cond. Falr
agement freel cour	nook cabinets panery	nosk cobiness pentry	Taxes 48,76 N.H.S. H.S.
Voner henner:	fon disposal d. wahr.	fen désposal d. wehr.	Arecessoenes
gel. side erm	Trim Paint	Trim Paint	Blds. 24 x 27
50 gal nesto elec. X			
gal. auto. gas	Buth full & Tile shr. 1/2	Back full Tile shr. 1/2	Lot 52.1 x 147
nckserssor	Den/S. Rm. x	Den/S. Rza. #	alley driveway
mundry tube x Toilet	B.R. 10 = 11	B.R. 9 x 12	floors—Ist Indeed. X soft
20 wiring x Shower	B.R. x	BR. 9 x 11	floors—2nd hard, rafe
leckp	B.R. x	B.R. 8 x 10	Sewer City Wtr.
inc. reions x	Porch Scr GI	B.R. z	S. Tank K Wall R
seul. Wette Coil. W. Strip	condition Fg Fr	condition Fall	Gar. 20 x 26
est: own, x wood stee	corp. despes	corp. desgee	Ass. Dec. 16 ew. dec.
aft. esc. by Vacant	phone	Lease Bup. 1996	dna
hd fL ecc. hy	phoee	Lense Exp. 1004	doe 5
choels: Public reads Smith	high Washing		
histoclaser		Present Mtgs. \$5,900, - 69	- 70, per mo. C/D
		Muge. Commit.	

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

COUNTY

FEE OWNER

Charles

Mad ok

ADJUSTED VALUE by time, depth and location in comparison to subject prope

per sq. ft. per acre

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

at \$12.50

Area Sq. Ft.

Acres

5000

10,000

10,000

26,775

per f. f.

\$16

\$12.50

\$12.50

\$17.77

Depth

100

125

125

119

UNIT PRICE

per sq. ft.

16¢

10¢

10¢

15¢

per acre

per f. f.

\$14

\$10

\$10

\$15

44.	front feet
44	A STATE OF S

Grantor - Grantee Legal Description Consideration. Date of Sale

Lot 10, Blk 66, West St.

\$800 October, 1957

2nd Addition to Brooklynd \$1000 May, 1957

2nd Addition to Brooklynd

W. 25 ft; of Lot 3, & all

Tracy to Larson

Markoe to Remackle Lots 1 & 20, Blk. 4

Markoe to Remackle Lots 18 & 19, Blk. 4

Goldstein to Kaplan

Paul Proper.

Comparison No.

> of Lot 1 & 2, Blk. 19, & Lot 1 & 2, Blk. 14, Basil & Roberts Addition December, 1956

Parcel

XXXXX

Frontage

50

80

80

225

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

S. P. No.	Project 1-A CountyR	LANDS AND R RECORD	OF TRANSF						
PAR.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	INDICATED AMOUNT
145	Louis J. Jr. & Anne Dahedl	Charles & Pauline Mudek	9-20-47	116083	Deed	1261/363		1.65	\$1,500
		į.							
			*						
						·			
during	(For Use as Project Inforansfers of each individual pa	rcel which have been made		am awa	by certify the re of the tra	se with Individuant in making my	appraisal	ave been m	ade

(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	(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
of title) need be shown if more than five years previous.	present or contemplated future interest in this property.
ight of Way Agent Date	Appraiser or Right of Way Agent Date