



Collection Information:

Folder: Parcel No. 146. 309 Kentucky Street.

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

Collection: Port Authority of the City of Saint Paul.
Records.

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EDM
29

March 28, 1962.

Port Authority of Saint Paul
60 East 4th St.
St. Paul, 1, Minn.

Re: Project Area 1-A
Parcel No. 146
309 Kentucky

Gentlemen:

After analyzing all the factors involved concerning the above captioned property we feel that an increase of Two Hundred Fifty (\$250.00) Dollars is justified, making an estimate of value, including land and buildings of

Four Thousand Five Hundred Dollars (\$4500.00).

Sincerely yours,

James S. Stevens

James S. Stevens

Emil H. Nelson

Emil H. Nelson

JSS:LKS



FDM
7



*Reviewed
2/8/62*

February 1, 1962

Port Authority of Saint Paul
60 East Fourth Street
Saint Paul 1, Minnesota

Re: Project Area 1-A
Parcel No. 146
309 Kentucky

Gentlemen:

In response to your request, we have reviewed our appraisal and reinspected the above captioned property.

After careful consideration of our appraisal dated November 1, 1961, and based on our reinspection, we find that it is still our opinion that the Market Value of the subject property is \$4,250.00.

Sincerely yours,

Emil H. Nelson
Emil H. Nelson

James S. Stevens
James S. Stevens

EHN/jl

PROJECT AREA 1-A
PARCEL 146
309 Kentucky St.

Owner: Frank & Mary Segovia
Legal: NE'ly 25 ft. of SE'ly 100 ft. of Lot 2 and SW'ly 12.5 ft.
of SE'ly 100 ft. of Lot 3, Blk 9, Brooklynd
Lot Size: 37.5 x 100 (3750 sq.ft.)
Zoning: "B" Residential
Assessors Value: Land \$250.00, Buildings \$950.00
Built: Prior to or around 1900
Utilities: Gas, sewer and water

PROPERTY DESCRIPTION

This small bungalow is in fairly good condition. It has glazed front porch and small front room with guest closet, small dining room with small bedroom adjoining and small kitchen with round rim sink, and the bath which opens off the kitchen has round rim tub and no lavatory. There is a fair sized bedroom beyond the bath room. The basement is under all but the rear portion. It has gravity hot air gas furnace and 30 gallon automatic hot water heater. It has stone foundation and the exterior is asphalt siding and appeared to be in fairly good condition.

COST APPROACH

746 sq.ft. @ \$13.50	\$ 10,071.00
Less depreciation	6,546.00
Depreciated value of home	\$ 3,525.00
Misc. Bldgs.	200.00
Depreciated value of improvements	\$ 3,725.00
Land	506.00
Indicated value by Cost Approach	\$ 4,231.00

In analyzing all factors and taking into consideration the Cost Approach and the Market Data Approach it is the opinion of your appraiser that a fair Market Value of this property as of the date indicated on this report is,

Four Thousand Two Hundred Fifty Dollars (\$4250.00)

S. P. Project 1-A COUNTY Ramsey PARCEL 146

FEE OWNER Frank & Mary Segovia Property Address 309 Kentucky St.

Legal Description (entire tract) NE'ly 25 ft. of SE'ly 100 ft. of Lot 2 and the SW'ly 12.5 ft. of SE'ly 100 ft. of Lot 3, Blk 9, Brooklynd

Present use Res Zoning B Res Best use _____
Size: Frontage 37 1/2 Depth 100 Area 3750

Utilities and : Sewer X Septic tank _____ Cesspool _____
Street : City water X Private well _____ Elec. pump _____
Improvements : Surfacing X Curb and gutter _____ Sidewalk X

Full and true valuation, 19 60 Land 250 Bldgs. 950 Total 1200 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 Old _____
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 11/15/61 Right of Way Agent

Revenue Stamps _____ Indicated Purchase Price \$ _____

Date Acquired _____ **CONFIRMED PURCHASE PRICE** \$ _____

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:
37.5 f.f. at \$ 13.50 for _____ ft. depth \$ 506
_____ sq. ft. at \$ _____
_____ at \$ _____

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

746 sq. ft. or cu. ft. x 13.50 = \$ 10071

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

Total Replacement Cost \$ 10071

Less Total Depreciation 6546

Total Present Value \$ 3525

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ 200

Plus Land Value from above \$ 506

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
BY COST APPROACH \$ 4231

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 146
FEE OWNER Frank & Mary Segovia PROPERTY ADDRESS 309 Kentucky St.



FRONT VIEW



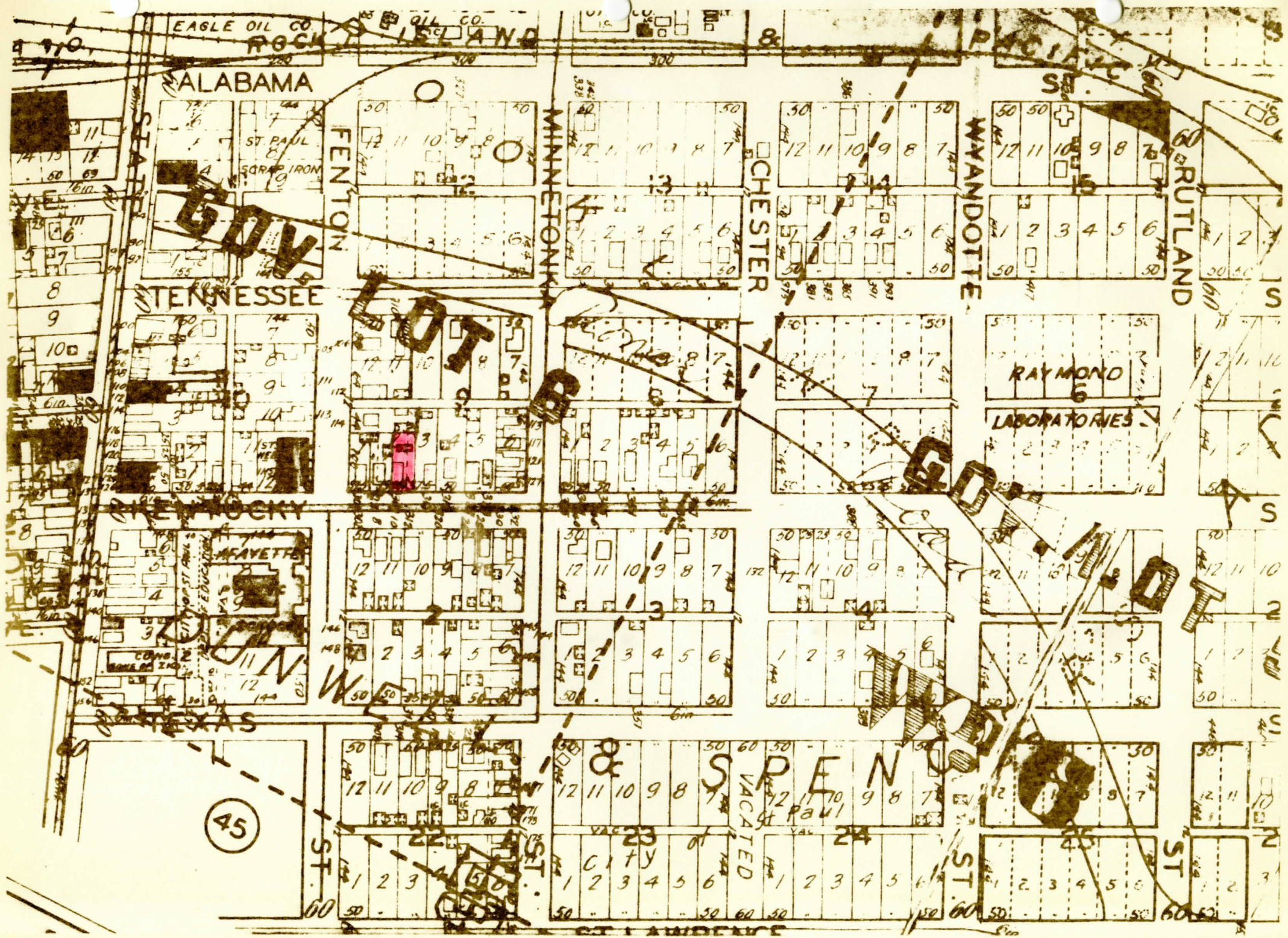
REAR VIEW

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: J. Stevens
Right of Way Agent



PATCEL #16

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. 146

Fee Owner Frank Segovia Property Address 309 Kentucky Street

Comparable Properties

Comparison No.		No. <u>1</u>	No. <u>2</u>	No. <u>3</u>	No. _____				
Date of Sale		<u>July, 1960</u>							
Address		<u>19 E. Magnolia</u>	<u>671 Western</u>	<u>9 Douglas</u>					
Terms of Sale		<u>Cash</u>	<u>Cash</u>	<u>Cash</u>					
Rental Income Actual									
Rental Income Estimated		<u>\$40.00</u>	<u>\$40.00</u>	<u>\$40.00</u>					
Gross Monthly Multiplier									
Sale Price		<u>\$4,100.00</u>	<u>\$4,000.00</u>	<u>\$3,000.00</u>					
Special Assmts., Time, Improvements									
Present Worth		<u>\$4,100.00</u>	<u>\$4,000.00</u>	<u>\$3,000.00</u>					
Less Estimated Lot Value,		<u>1,200.00</u>	<u>1,200.00</u>	<u>700.00</u>					
Garage, Porch, Fireplace, Etc.		<u>200.00</u>	<u>200.00</u>	<u>300.00</u>					
Net Sale Price Bldg. Only		<u>2,700.00</u>	<u>2,600.00</u>	<u>2,000.00</u>					
Lot Size		<u>40 X 123</u>	<u>41.2 X 108</u>	<u>47 1/2 X 48 1/2</u>					
Age		<u>Old</u>	<u>Old</u>	<u>71 yrs.</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>746 Sq. Ft.</u>	<u>200</u>			<u>100</u>	<u>200</u>			
Age—Condition	<u>Old Good</u>								
Lot Value	<u>506</u>				<u>700</u>			<u>200</u>	
Landscaping									
Garage	<u>200</u>								
Porches									
Fireplace									
Basement Impr.									
Attic Impr.									
Carpeting									
Bldg. & Bath Extras	<u>GHA Gas</u>		<u>100</u>		<u>150</u>	<u>100</u>			
Painting Extras									
Total Adjustment		<u>+ \$100.00</u>		<u>- \$950.00</u>		<u>+ \$100.00</u>			
Net Adjustment									
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.		<u>\$4,100.00</u>		<u>\$4,000.00</u>		<u>\$3,000.00</u>			
Present Worth of Comparables Adjusted to Subject.		<u>\$4,200.00</u>		<u>\$3,050.00</u>		<u>\$3,100.00</u>			

Estimate of Value By Cost Approach:

Repr. Cost: 746 sq. ft. x 13.50 = \$ 10,071.
 Less Depreciation: 65 % = 6,546
 Deprec. Reprod. Cost = \$ 3,525.
 Land Value 37.5 F.F. = 506.
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 200.
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 4,231.

Estimate of Value By Comparison: \$ 4,250.00

Estimate Based on Rental Income:

Monthly Rent X GMM
\$50 X 85 = \$ 4,250.00
 or By Capitalization of Net Income on Form 2554

Estimate By Cost Approach \$ 4,231.00

Final Estimate By Correlation \$ 4,250.00

Appraisal By:

Reviewed By:

J. Stevens

Date

11/19/61

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 146
 FEE OWNER Frank & Mary Segovia PROPERTY ADDRESS 309 Kentucky St.



LEGAL: Lots 23, 24, Block 3, Pottgiesens Subdivision of Lots 5 to 16 inclusive all of Weide and Darrison's Garden Lots. **19 East Magnolia**

LISTING BROKER Sun Realty Co. SALESMAN Breton PHONE RES SP 7-6647 BUS. MU 9-5332
 OWNER'S NAME Mrs. J. Godfrey TYPE OF BLDG. Bungalow

Basement	1st Floor	2nd Floor	3rd Floor
Full 3/4 Bena: steel wood x	L.R. 10 x 17,4	L.R. x	B.R. x
Hear: gravity fur. molar	Fireplace	Fireplace	Bath
h. wear oil	D.R. 10 x 11	D.R. x	Year Built Old
f. air 3 yrs old gas x	D. Space x	D. Space x	Exterior Asbestos
annual fuel cost	Kitch. 10,4 x 13,6	Kitch. x	Cond. Fair
Water heater: sink cabinets x pantry	sink cabinets x pantry	sink cabinets x pantry	Taxes 70,61 N.H.S. H.S. x
gal. side arm	fan disposal d. wdr.	fan disposal d. wdr.	Assessments
gal. main elec.	Trim Painted	Trim	Bids IRREGULAR
30 gal. main gas x	Bath full Tile str. 1/2 x	Bath full Tile str. 1/2	Lot 30,40 x 123
Inclination	Den/S. Rm. x	Den/S. Rm. x	alley x driveway
Laundry tubs Toilet	B.R. 7 x 9,2	B.R. x	floors—1st bed. x soft
220 wiring Shower X	B.R. x	B.R. x	floors—2nd bed. soft
Pump	B.R. x	B.R. x	Sewer x City Wtr. x
Rec. room x	Porch 4 x 10 Scr. x Gl. x	B.R. x	S. Tank Well
Insul. Walls Cell. W. Strip	condition POOR	condition	Gar. Shed x
Roof: comp. x wood slate	corp. drapes	corp. drapes	Air. Det. or det.
1st fl. occ. by Owner	phone	Lease Exp. rent	den
2nd fl. occ. by	phone	Lease Exp. rent	den
Schools: Public grade Whittier	high Washington	parochial St. Bernards	
Churches St. Bernards	Present Mgr. None		
Taxes 1 block	Mgr. Comm.		
Reason for selling Moving in with son	Will consider trade No	Possession Immediate	
Remarks			



LEGAL: Lot 58, Johnston's Subdivision of Block 1, Stinson's Division of the NW 1/4, Section 36, Township 29. **671 N. Western**

LISTING BROKER All-State Properties SALESMAN Lowk PHONE RES MI 8-1823 BUS. CA 4-567
 OWNER'S NAME Mrs. Theresa H. Perfect TYPE OF BLDG. Bungalow

Basement	1st Floor	2nd Floor	3rd Floor
Full 1/3 Bena: steel wood	L.R. 15 x 11	L.R. x	B.R. x
Hear: SPRING	Fireplace	Fireplace	Bath
gravity fur. molar	D.R. x	D.R. x	Year Built Old
h. wear oil	D. Space x	D. Space x	Exterior Asp. Shingles
f. air gas x	Kitch. 14 x 12	Kitch. x	Cond. Good
annual fuel cost	sink cabinets x pantry	sink cabinets x pantry	Taxes 51,42 N.H.S. H.S. x
Water heater: fan disposal d. wdr.	fan disposal d. wdr.	fan disposal d. wdr.	Assessments
gal. side arm	Trim Painted	Trim	Bids 16,6 x 38
gal. main elec.			429
30 gal. main gas x	Bath full Tile str. 1/2	Bath full Tile str. 1/2	Lot 41,2 x 108
Inclination	Den/S. Rm. 4 x 9,6	Den/S. Rm. x	alley x driveway
Laundry tubs Toilet	B.R. 7,6 x 10,4	B.R. x	floors—1st bed. living soft x
220 wiring Shower	B.R. Utility 9 x 9	B.R. x	floors—2nd bed. soft
Pump	B.R. x	B.R. x	Sewer x City Wtr. x
Rec. room x	Porch 13,6 x 5,9 Scr. x Gl. x	B.R. x	S. Tank Well
Insul. Walls Cell. W. Strip	condition Very good	condition	Gar. Shed x 1 Car
Roof: comp. x wood slate	corp. drapes	corp. drapes	Air. Det. x or det.
1st fl. occ. by Owner	phone	Lease Exp. rent	den
2nd fl. occ. by	phone	Lease Exp. rent	den
Schools: Public grade Jackson - 3	high Mechanic Arts	parochial St. Agnes - St. Vincents	
Churches Close	Present Mgr. None		
Taxes 2 blocks	Mgr. Comm. Ordered		
Reason for selling Widow - moving to apartment	Will consider trade No	Possession 30 after closing	
Remarks 3 large closets - bunk beds built in den off living room.			



LEGAL: Upon request. **9 Douglas**

LISTING BROKER E. S. Fiesel & Co. SALESMAN E. S. F. PHONE RES MI 6-5002 BUS. CA 4-232
 OWNER'S NAME Mark L. Pike, Exec. TYPE OF BLDG. Bungalow

Basement	1st Floor	2nd Floor	3rd Floor
Full Bena: steel wood	L.R. 13 x 11,10	L.R. x	B.R. x
Hear: gravity fur. molar	Fireplace	Fireplace	Bath
h. wear oil	D.R. 14 x 11,10	D.R. x	Year Built 1890
f. air Space gas x	D. Space x	D. Space x	Exterior J. M. Siding
annual fuel cost	Kitch. 13,2 x 10,6	Kitch. x	Cond. Fair
Water heater: sink cabinets x pantry	sink cabinets x pantry	sink cabinets x pantry	Taxes 140,28 N.H.S. x H.S.
gal. side arm	fan disposal d. wdr.	fan disposal d. wdr.	Assessments
gal. main elec.	Trim Painted	Trim	Bids 40 x 22,4
0 gal. main gas x	Bath full Tile str. 1/2	Bath full Tile str. 1/2	Lot 47 1/2 x 48 1/2
Inclination	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 bed. x soft
220 wiring 110 Shower	B.R. 9,4 x 7,10	B.R. x	floors—2nd bed. 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
Insul. Walls Cell. W. Strip	condition Fair	condition	Gar. x
Roof: comp. x wood slate	corp. drapes	corp. drapes	Air. Det. or det.
1st fl. occ. by Richard Welder	phone	Lease Exp. rent	den
2nd fl. occ. by	phone	Lease Exp. rent	den
Schools: Public grade Hammond	high Monroe	parochial St. Stanislaus	
Churches All	Present Mgr. None		
Taxes	Mgr. Comm. Will order		
Reason for selling Estate	Will consider trade	Possession 15 after closing	
Remarks Taxes are \$109,85 - sidewalk assessment \$30,42 NRS - show Saturday, Sunday, Tuesday or Wednesday after 5:00 P. M.			

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 146
FEE OWNER Frank Segovia Property Address 309 Kentucky

Compari- son 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¢		\$14		
2.	Markoe to Remackle Lots 1 & 20, Blk. 4 2nd Addition to Brooklynd \$1000 May, 1957	80	125	10,000	\$12.50	10¢		\$13		
3.	Markoe to Remackle Lots 18 & 19, Blk. 4, 2nd Addition to Brooklynd	80	125	10,000	\$12.50,	10¢		\$12		
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		

Reviewed by

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

37.5 front feet ~~xsq. ft. x~~ at \$13.50 = \$ 506

Data by: [Signature] Right of Way Agent
Date 11/15/61 Parcel No. _____

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
146	Paul & Mary Triviski	to Frank & Mary Segevia	11-21-51	1270487	Deed	1380/175		4.95	\$4,500

(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.

J. Stevens

Appraiser or Right of Way Agent Date

11/15/61