

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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KUM

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

Emil H. Nelson

JSS:LKS



June 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, Enne H Nolan 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

\$	10,071.00
dh	6,546.00
4	3,525.00
	200.00
**	3,725.00
	506.00
\$	4,231.00
	9 9 4

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)

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	_ COUNTYRamsey			146
FEE OWNER Frank & Mary Segovia		ucky St.	PARCEL_	120
Legal Description (entire tract)NE 1y 25 ft.		2 and the SW	11y 12.5	ft. of
SE'ly 100 ft. of Lot 3, Blk 9, Br	ooklynd			
Present use Res	P. Pog			
Size: Frontage 37½	Zoning B Res	Best use_	3750	
		Area		
Utilities and : SewerX	Septic tank	Cesspool		
Sireet : City water A	Private well	Elaa mun		
Improvements: Surfacing X				
Full and true valuation, 19 60 Land 250 Outstanding special assessments: Water	Bldgs. <u>950</u> Total <u>12</u> Sewer Street	00 Taxes 19_ Total	\$	
DETERMINATION OF COST FACTOR: Page Boeckh's Manual	Revenue Stamps Indi	icated Purchase Pr	ice	\$
	Date AcquiredCON	FIRMED PURCI	ASE PRICE	F. St
Base Cost adjustments				
Base Cost adjustments	ESTIMATE OF MARKET VALUE	JE OF ENTIRE	PROPERTY	
Local Index	Land Value: 37.5 f.f. at \$.13.50 f	for 6	donth & 5	06
Total Bass Cost - Van IV. 1	sq. ft. at \$	т.	depth \$	00
Total Base Cost x Local Index = Cost factor				
x = \$	Estimate of Replacement Cost of Princl. appropriate porch area			
per sq. ft. or cu. ft.			\$ -	-
Bone structure% of total	746 sq. ft. or cu.	ft. x 13.50	= \$.	10071
Life expectancy yrs.	Plus flat charge adjustments x Local Index \$	•	= \$_	
Basic depreciation rate% per yr.		A	J _	
Date built Old		Fotal Replacement	Cost \$	10071
Remodeled	1	Less Total Depreci	ation	6546
Effective ageyrs.				
Physical Depreciation - incurable		Total Present Valu	ie \$	3525
in Bone structure%	Plus Present Value of Special Equip	ment	\$_	
ESTIMATE OF TOTAL DEPRECIATION:	Plus Present Value of Miscellaneou	DII		200
Total replacement value of bone structure.	Thus Tresent Value of Miscenaneou	is Bidgs.	\$_	200
0′ -6 D	Plus Land Value from above		\$_	506
	TOTAL PRESENT VALUE OF			4231
	The second secon	BY COST APPR		
Physical Depreciation - incurable	Estimate of Physical Depreciation - Items Extent of cure or	curable (in short Total Cost of		
% of \$ = \$	replacement	Curable Items	%	Depreciation Amount
Bone Structure	Roof			
Plus Physical Depreciation	Chimney Down spouts - gutters			
curable \$	Exterior			
TOTAL DEPRECIATION\$	Painting			
% of Total Replacement Cost	Storms - screens			
Spec. Equip - Present Value \$	WeatherstripPlumbing - bath		<u> </u>	
	Kitchen			
	Furnace			
	WiringInsulation			
Misc. Bldgs.	Decorating			
	Floors			
A 0				
Estimate by Stevens			Total De	enr
,100		\$		\$
Date /// S/L/ Right of Way Agent	with% of Total Replacement with% in Bone structur		ARCEL NO.	
	one on actual	PA	MU.	

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

S. P. Project 1-A	COUNTYRamsey	PARCEL146
FEE OWNER Frank & Mary Segovia	PROPERTY ADDRESS	309 Kentucky St.



FRONT VIEW



REAR VIEW

Photo No.	Description of Subject	Photo No. Description of Subject	
1		5.	
2		6.	
3		7	
4	1.11	8	
Date of Ph	toto:	By: By:	

DEPARTMENT OF HIGHWAYS

DIVISION OF LANDS AND RIGHT OF WAY BUILDING SKETCH

PROPERTY ADDRESS The de Building a "= 10" Show Room Number on Sketch Show Principal Dimensions Living Room Living Room Living Room Living Room Dining Room Bark Room Cleases Bark Room Amusement Room Bark Room Bark Room Cleases Bark Room Amusement Room Bark Room Bark Room Cleases Bark Room Amusement Room Bark Room Bark Room Cleases Bark Room Amusement Room Bark Room Cleases Bark Room Amusement Room Bark Room	. P Pı	oject 1-A			COUNTY	Ramsey		PARCEL	146
10 Show Principal Dimensions Reom No. Co	EE OWNER Frank	& Mary Segovi	a			309			
Living Room Dining Room Dining Room Dining Room Richard Dining Room Dini	ketch of Building		Sho	w Room Numb	er on Sketch	Г			Ceiling
Dining Room Kitchen Bed Room Bed Room Both Hell Porch Closet Store Room Amusement Room Breszway Artoched Gorage Artoched Gorage BASEMENT: Floor thickness Height: Top of floor to top of foundation Size Se. Ft. Ht. Cu x x x x Total cubic content Chinney size: x by ft. high.	cale I" = 10"		Sho	w Principal D	imensions			Room No.	Ht.
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Bed Room Bed Ro				+++++	++++++		Dining Room		
Bad Room Bath Holl Parch Classer Stres Room Ansusement Roon Breazoway Attached Garage Attached Garage Attached Garage Size Sa. Ft. Ht. Cu x x x x Total cubic content Chimney size: x by				++++++			Kitchen		
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Total cubic content CELLANEOUS BUILDINGS Foundation Walls Floor Roof Condition Size Area									
Total cubic content Chimney size: x by ft. high.			18						
Total cubic content Chimney size: x by ft. high. CELLANEOUS BUILDINGS Foundation Walls Floor Roof Condition Size Area			++++++						
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grage detached									
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grage detached		++++++++++				\Box			
grage detached									
grage detached									
grage detached	ISCELL ANFOLIS BUILDIN	GS Foundation	W-11	FL					
arage detached		Foundation	Walls	Floor	Roof	Condition	Size		Area
	Garage - detached						×		

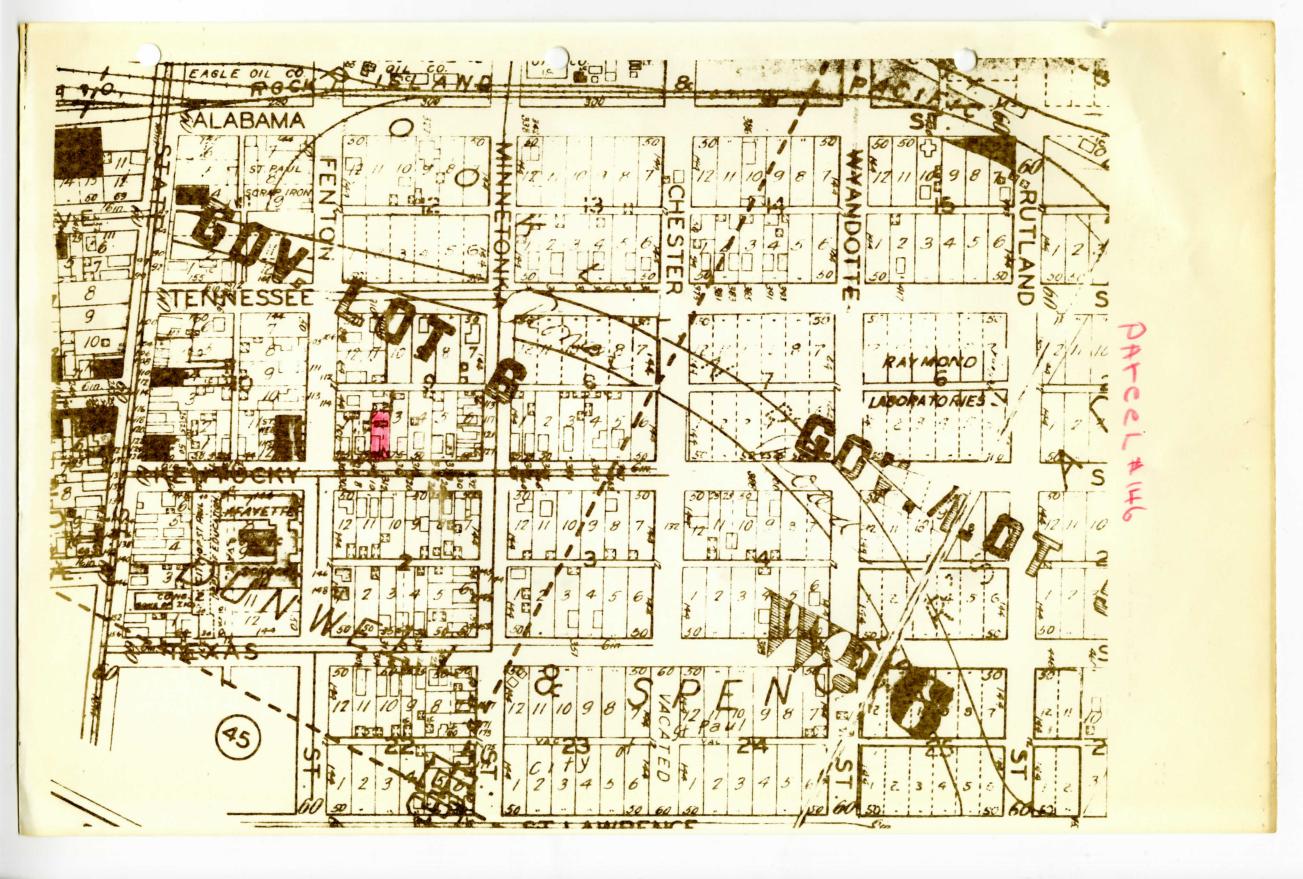
Garage — attached	x
Barn	×
Hog house	×
Chicken house	
Granary	
Machine shed	

SKETCH AND EXAMINATION BY

RIGHT OF WAY AGEN

11/15/4

PARCEL NO. ____



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

DEPARTMENT OF HIGHWAYS

URBAN PROPERTY

e Owner Fran	P ACE OA TSI			Property Ada		W (3 10 T 41 /6 14			
Date of Sale					ress	z Kentuck	y Street		
Date of Sale		1 2		e Properties					
Address		July,	1960	No	2	No	3	No	
			agnolia	671 Western		9 Doug	las		
erms of Sale		00	sh	Cash		Carab			
dental Income Actual		Va	SII		asn	Cash			
ental Income Estimate ss Monthly Multipli		\$40.00		\$40.00)	\$40.00			
ale Price	51	\$4,100	- 00	\$4,000	2.00	\$3,000.	00		
pecial Assmts., Time,	Improvements	-	76. 27. 50	41,000		47,000,	-		
resent Worth ess Estimated Lot Valu	ie.	\$4,100		\$4,000		\$3,000.			
Garage, Porch, Fir	•	1,200 200		1,200		700. 300.			
let Sale Price Bldg. O	nly	2,700		2,600					
ot Size		40 X	123	41.2 %	108	2,000. 47 X 4			
F or SF Unit Cost	ı	Old	1	014		71 yr	'S•		_
Content New									
nit Cost % Depr.									
Adjustment	Descriptive Items	Adju	ıstment	Adjus	tment	Adjus	tment	Adjus	tment
Items	Subject Property	Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
ldg. Size ge—Condition	746 Sq. Ft.	200	-		100	200			
ot Value	01d Good 506	 			700		200		
andscaping					700		200		
arage	200								
orches ireplace		 							
asement Impr.		 							
attic Impr.									
arpeting	7774 0								
bg. & Bath Extras	GHA Gas	-	100		150	100			
Janning Extras			+						
		-							
otal Adjustment		<u> </u>							
et Adjustment		≠ \$100.00		- \$950.00		≠ \$100.00			
resent Worth of Comp	arable								
roperties with Adjustm ime and Improvements	Since Purchase.	\$4.	100.00	\$4,000.00		\$3,000.00			
resent Worth of Comp Adjusted to Subject.	arables			1		\$3,100,00			
		D4.	200.00	\$3.	050.00	\$3.10	0.00		
mate of Value By Cost		0 077		Estima	te of Value B	y Comparison	: \$_	4,250.	00
less Depresiation	$\frac{13.50}{65}$ = \$\frac{1}{65}	6 546		F.15	. D	Rental Income			
Dannas Bannad	Cont		3,525.	Estima	ie based on	Kenial Income	•		
Land Value37	.5 F.F.	= _	506.		onthly Rent				
Plus Landscaping	oq. FT. or Ft.			or	\$50 By Capitaliz	X <u>85</u>	= \$_ Income	4.250.	00
		200.	on	Form 2554					
Plus Present Value Sp	_	11		Estima	te By Cost A	Approach	\$_	4,231.	00
Estimated Value By	Cost Approach	\$	4,231.				\$_		
prairal P									
praisal By:	Reviewed By								
() tto and					11	1.			
HS Never				Date	11/15/	6/	Parcel No.		

STATE OF MINNESOTA

PHOTOGRAPHIC MOUNTINGS

DEPARTMENT OF HIGHWAYS

COMPARABLES

S. P	Project 1-A	COUNTYRamsey	PARCEL146
FEE OWNER	Frank & Mary Segovia	PROPERTY ADDRESS	309 Kentucky St.



LISTING BROKER Sun Re	alty Co. SALESM	19 East Mag	SP 7-6647 mm HI 9-6332
OWNER'S NAME MR. J.	Godfrey	TYPE OF	
Busemont	let Floor	2ml Plany	Brd Flage
Full 3/4 Beam: steel wood x	LR 10 x 17.4	LR. z	B.R. x
Heat:	Fireplace	Fireplace	Back
gravity fut. moker	D.R. 10 x 11	D.R. z	Year Buik Old
h. water oil	D. Space x	D. Space x	Exerior Asbestos
f. air 3 yrs oldges x	Kitch. 10,4 x 13,6	Kitch.	Cond. Fair
annual fuel cost	nook cabiness X pactry	nock orbines pastry	Tasse 70.61 N.H.S. H.S.
Warer heater:	fee disposal d. webs.	fee disposel d. wahr.	Assessments
gal. side arm	Trim Painted	Trim	Bide IRREGULAR
gal, asso, elec.			14.0
30 gal. auto. gas X	Bath full Tile .atr. 1/2 X	Bath full Tile shr. 1/2	Lor 123
BCIOGRAFOR	Den/S. Rm. x	Den/S. Rm. x	alley X driveway
sundry tube Toilet	B.R. 7 x 9.2	B.R. x	floors—Let beined. X ands
20 wiring Shower X	B.R. x	B.R. X	flaces-2nd hdwd. safe
Mento	BR x	A.A. x	Sewer X City Wite, X
Lec. room x	Porch 4 X 10 Scr. X GL X	5.k. x	S. Tank Well
annal Walls Ceil. W. Scrip	condition POOF	quadition	Ger. Shed g
Loof: comp. X wood slace	ourp. dropes	carp. drepes	Ast. Dec. ov. dea.
m fl. occ. by Owner	phoae	Lease Hap. runt	due.
nd fl. occ. by	phone	Lease Pep. peac	dess
chools: Public grade Whittier	high Washingt		Bernards
butches St. Bernards		Present Mage. None	1
manp. I blook		Mage: Commit.	



WYERS BROKER	Mrs. The	e Props	Parfe	act.	SALRSM	AN LO	DK.			
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Pall 1/3 Benas: sreel	Wood	LR.	15		13	LR.	Augo FR	x		2nd Finer
feer: Space		Pizeplage	-			Pireplace	_	x	B.1L.	x 9
proving but	mobac	D.R.		2		D.E.			Bush	
h. weser	oil	D. Space		2		D. Spece		1		ld
f. nie	ges X	Kitch	14	3	12	Kiuch.		x		sp. Shingle
resmant fixed cont		nonk	cableer		peatry	nonk	cobinen	I		god
Vater bester:		fan	disposal		walse.	Ina			Treser 51,42	N.H.S. H.S.
gol, side sem		Tries	Palnts		erepose,	Trim	disposal	d. water.	Arestomoses	
gal, nate, else.			LALILER	250		7 (100)			Bldg. 16	.6 × 38
30 gal more gas	×	Beth full	× Tile	nhr.	3/2	Berls Full	Tile	A 14	- 627	
rotespesor		Den/S. L		*		Den/5 Rm	6.1300	shr. 35	Los 41	2 = 108
meadry mbs	Toiler		7.6		10.4			×		drivewsy
20 wining	Shower	BR Utl			9	B.A.		2	flower—Lst. h	dwd. Line sek
BUND		B.R.	1142	ī	2	B.L.		2	floors—2mi i	ideal, ands
ec 10000 2		Parch 13	EYE O		GL x	E.L.		1	Sewer at	Clay Wir. X
	W. Strip	condition						E .	S. Trak	Well
of: ownp. x wood	plane	CECTS.				condision			Ger. Shed	z Car
t fL ook by Gest		om p.	pisono	draper		carp. Loane Bup.		inipat .	Att. Dec.	X or du.
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hools: Public grade	lackson	- 1	high			Losse Brp.		RHAL	dee	
nutcher Close	NAME OF TAXABLE PARTY.		magin	Uac	hanle				Agnes - S	t. Vincents
same 2 bloc	ks					Preserve Mixes	. None			a



PUNET NAME HOLE L. P.	ke, Exec.	AN E. S. F. PHONE: RES.	BLDG BUNGETON
A Y Summer sist	1st Plear	Sad Pleay	Sei Floor
full Bream: more wood	LR 13 x 11,10		B.2. x
House:	Pireplace	Piroplane	Beck
gravity fur. maker	D.R. 14 x 11,10	D.R. x	Year Beilt 1890
h. went oil	D. Space T	D. Space x	Exercise J. M. Siding
Lair Space ger X	Klech. 13,2 x 10,6	Kitch. E	Cond. Fair
nesent turi com	nock eshines passey X	nook osbiness penery	Tenes 140, 28 N.H.S x H.S.
Water houser:	ina disposal d. welse.	lon disposal d. wshr.	Accominate
gal, side orre	Trim Painted	Trim	Bids 40 = 22-4
gol. mate, plac.			101
pol. suso. ger X	Buch feel K Tile slar. 19	Berk full Tile ehr. 1/2	Los 471 x 484
gachimitation	Don/S. Rm. x	Dea/S. R.m. z	alley x side driveway
amodey tabs 'Epilet	BR 9,4 = 8.9	B.R. z	floors—1st helwi. X soft
20 wiring 110 Sharing	BR. 9.4 = 7.10	D.B. 1	floats—2nd Individ. note
Pomp	S.S. 3	N.R. x	Server X City Wtr. X
Rec. rene X	Pends 5 X 14 Scr. Gl. X	B.R. 1	3. Tenh Weil
local Wells Ceil, W. Steip	condition Fall	cognition	Gur. x
Roof: reaso. X wood sizes	comp. (copes	оку. фагре	Act. Det. ov. des.
be it son by Richard Weiter	phope	Lease Exp. Mess	des
led ft, acc. by	phone	Lease Exp. cent	due
ichnote: Public reade Hammond	high Monroe	THE RESERVE THE PARTY OF THE PA	t. Stanislaus
Glostcher A11		Praeex Mege. Non-e	
Treamp.		Mage. Commett. Will order	Pessesiae 15 after clos

	Data
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Reviewed

by

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 \$4,000 December, 1956	225	119	26,775	\$17.77	15¢		\$15		

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

front feet

at \$13.50

0 = \$ -50

146

S. P.

Project

FEE OWNER

Frank Segovia

Property Address

309 Kentucky

URBAN RROPERTY

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

Form 2547-a

STATE OF MINNESOTA

DEPARTMENT OF HIGHWAYS

(For Use as Project Information)

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

. P. No.	Project 1-A County R	RECO	RD OF TRANSF	ERS					
PAR.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST Deed	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	INDICATED AMOUNT
		D. A. W	11-21-51						
146	Paul & Mary Triviski to	Frank & Mary Segovia							
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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.	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.
Information by:	Istevens 11/15/61
Right of Way Agent Date	Appraiser or Right of Way Agent / Date

(For Use with Individual parcel)