



Collection Information:

Folder: Parcel No. 147. 317 Kentucky Street.

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

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PROJECT AREA 1-A
PARCEL 147
317 Kentucky St.

Owner: James Bowes, Jr.
Legal: Except SW'ly 12.5 ft; Lot 3, Blk 9, Brooklynd
Lot Size: 37.5 x 144 (5400 sq.ft.)
Zoning: "B" Residential
Assessors Value: Land \$300.00, Buildings \$1800.00
Built: Prior to or around 1900
Utilities: Gas, sewer and water

PROPERTY DESCRIPTION

This house which has two units apparently was a small bungalow to which was added another unit at the rear. The rear apartment has a small kitchen with round rim sink, and pantry. Bath which is off the kitchen has no lavatory. It has a fair sized center room with small bedroom adjoining and fair size rear room with a good sized bedroom adjoining. The front apartment has a small kitchen with round rim sink and adjoining pantry, small center room and small front room with alcove. There is a second floor on this front portion and it has a good sized bedroom and bath with round rim tub. It has hardwood floor and newly plastered walls with nuwood ceiling. The basement is under the entire house and has two gravity hot air gas furnaces, one 30 gallon automatic heater and one sidearm hot water heater. The exterior is composition siding. The rental on the rear apartment is \$45.00 and the front apartment which is vacant at present has been rented for \$45.00, according to the information received from the rear tenant.

COST APPROACH

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,

Five Thousand Dollars (\$5000.00)

1573 sq.ft. @ \$11.00	\$17,303.00
Less depreciation	<u>12,977.00</u>
Depreciated value of home	\$ 4,326.00
Garage and Shed	<u>100.00</u>
Depreciated value of improvements	\$ 4,426.00
Land	600.00
Indicated value by Cost Approach	<u>\$ 5,026.00</u>

URBAN PROPERTY

S. P. Project 1-A COUNTY Ramsey PARCEL 147

FEE OWNER James Bowes, Jr. Property Address 317 Kentucky St.

Legal Description (entire tract) Except SW'ly 12.5 ft; Lot 3, Blk 9, Brooklynd

Present use res. Zoning B res. Best use _____
Size: Frontage 37.5 Depth 144 Area 5400

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

Full and true valuation, 19 60 Land 300 Bldgs. 1800 Total 2100 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 JL Stevens

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 \$.16.00 for 144 ft. depth \$ 600
_____ sq. ft. at \$ _____
_____ at \$ _____

Estimate of Replacement Cost of Principal Structure
incl. appropriate porch area or cube \$ _____
1573 sq. ft. or cu. ft. x 11.00 = \$ 17303

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

Total Replacement Cost \$ 17303

Less Total Depreciation 12977

Total Present Value \$ 4326

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ 100

Plus Land Value from above \$ 600

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
BY COST APPROACH \$ 5026

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 147
FEE OWNER James Bowes, Jr. PROPERTY ADDRESS 317 Kentucky St.



FRONT VIEW



REAR VIEW

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

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

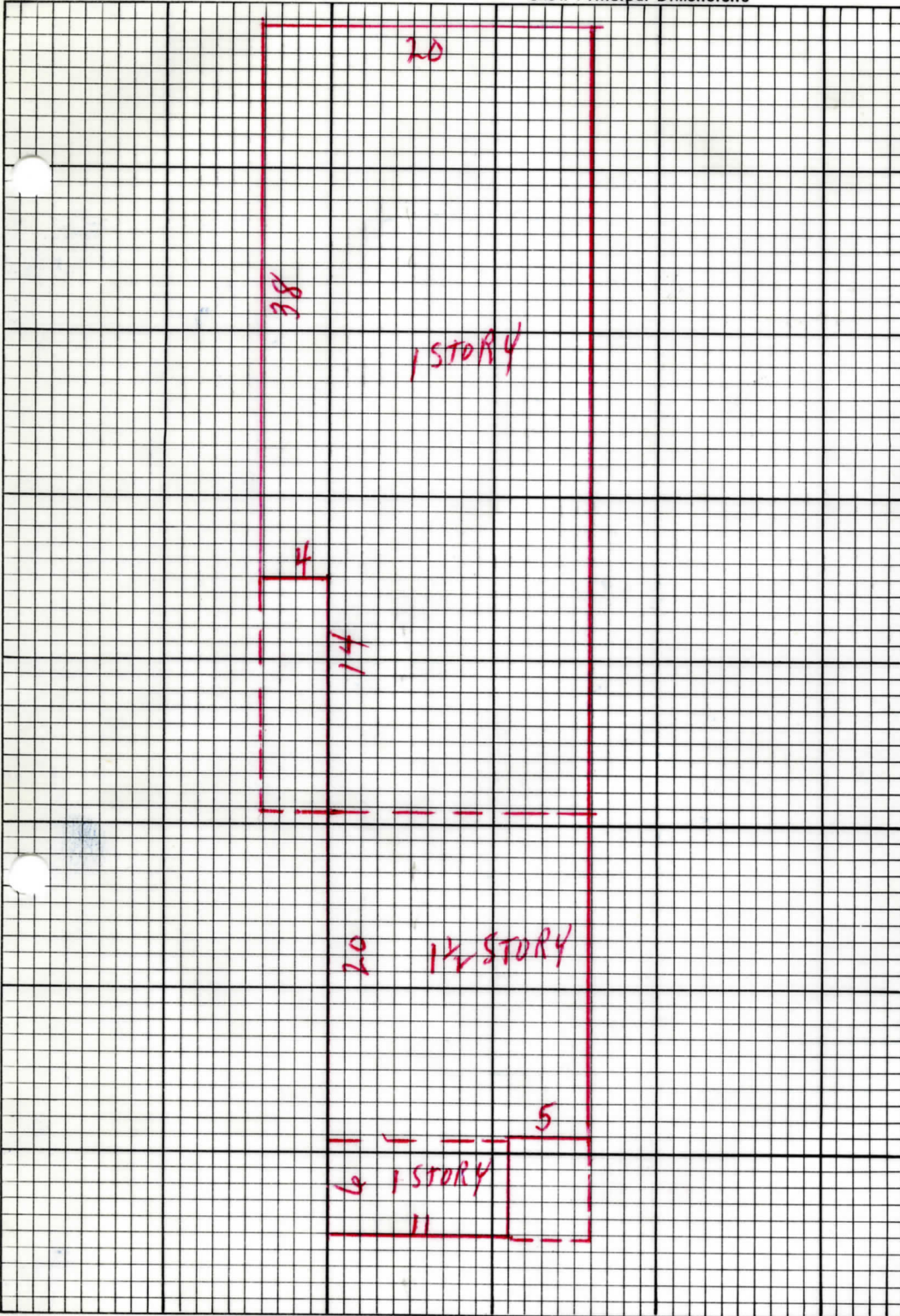
Date of Photo: 11/1/61

By: *J. Steward*
Right of Way Agent

S. P. Project 1-A COUNTY Ramsey PARCEL 147
 FEE OWNER James Bowes, Jr. PROPERTY ADDRESS 317 Kentucky 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 _____

J. Stevens
RIGHT OF WAY AGENT

11/15/61
DATE

PARCEL NO. _____

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. 147

Fee Owner James Bowes, Jr. Property Address 317 Kentucky Street

Comparable Properties

Comparison No. Date of Sale		No. <u>1</u>	No. <u>2</u>	No. <u>3</u>	No. _____				
Address		<u>671 Western</u>	<u>373 Erie</u>	<u>474 James</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>\$35.00</u>					
Gross Monthly Multiplier									
Sale Price		<u>\$4,000.00</u>	<u>\$4,200.00</u>	<u>\$3,500.00</u>					
Special Assmts., Time, Improvements									
Present Worth		<u>\$4,000.00</u>	<u>4,200.00</u>	<u>3,500.00</u>					
Less Estimated Lot Value,		<u>1,200.00</u>	<u>600.00</u>	<u>1,200.00</u>					
Garage, Porch, Fireplace, Etc.		<u>200.00</u>	<u>300.00</u>	<u>-</u>					
Net Sale Price Bldg. Only		<u>2,600.00</u>	<u>3,300.00</u>	<u>2,300.00</u>					
Lot Size		<u>41.2 X 108</u>	<u>18.5 X 100</u>	<u>50 X 110</u>					
Age		<u>Old</u>	<u>68 yrs.</u>	<u>57 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>1573 sq. ft.</u>	<u>1500</u>		<u>1000</u>		<u>1200</u>			
Age—Condition	<u>Old Average</u>								
Lot Value	<u>\$600</u>		<u>600</u>				<u>600</u>		
Landscaping									
Garage	<u>100</u>		<u>100</u>		<u>200</u>	<u>100</u>			
Porches									
Fireplace									
Basement Impr.									
Attic Impr.									
Carpeting									
kg. & Bath Extras									
Heating Extras	<u>2 GHA Gas</u>	<u>600</u>		<u>500</u>		<u>900</u>			
Total Adjustment									
Net Adjustment		<u>+ 1,400.00</u>		<u>+ 1,300.00</u>		<u>+ 1,600.00</u>			
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.		<u>\$4,000.00</u>		<u>\$4,200.00</u>		<u>\$3,500.00</u>			
Present Worth of Comparables Adjusted to Subject.		<u>\$5,400.00</u>		<u>\$5,500.00</u>		<u>\$5,100.00</u>			

Estimate of Value By Cost Approach:

Repr. Cost: 1573 sq. ft. X \$11.00 = \$ 17,303
 Less Depreciation: 75 % 12,977
 Deprec. Reprod. Cost \$ 4,326
 Land Value 37.5 F.F. = 600
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 100
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 5,006

Estimate of Value By Comparison: \$ 5,000.00

Estimate Based on Rental Income:

Monthly Rent X GMM
\$90 X 50 = \$ 4,950.00
 or By Capitalization of Net Income
 on Form 2554

Estimate By Cost Approach \$ 5,006.00

Final Estimate By Correlation \$ 5,000.00

Appraisal By: _____

Reviewed By: _____

Date _____ Parcel No. _____

PHOTOGRAPHIC MOUNTINGS

COMPARABLES

S. P. Project 1-A

COUNTY Ramsey

PARCEL 147

FEE OWNER James Bowes, Jr.

PROPERTY ADDRESS 317 Kentucky St.



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 LOANR PHONE RES MI 8-1823 BUS. CA 4-7587
 OWNER'S NAME Mrs. Theresa M. Parfick TYPE OF BLDG. Bungalow

Basement	1st Floor	2nd Floor	3rd Floor
Full 1/3 Beam: steel wood	L.R. 15 x 11	L.R. x	B.R. x
Heat: Space	Fireplace	Fireplace	Bath
gravity fur. noiler	D.R. x	D.R. x	Year Built Old
h. water 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	sook cabinets x pantry	sook cabinets pantry	Taxes 51.42 N.H.S. H.S. x
Water heater	fan disposal d. wabr.	fan disposal d. wabr.	Amusement
gal. side arm	Trim Painted	Trim	Bldg. 16.6 x 38
gal. auto elec.	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	Lot 622
30 gal. auto. gas x	Den/S. Rm. 4 x 9.6	Den/S. Rm. x	Lot 41.2 x 108
Incinerator	B.R. 7.6 x 10.4	B.R. x	alley x driveway
Laundry tubs Toilet	B.R. Utility 9 x 9	B.R. x	floors—1st hwd. ling soft x
220 wiring Shower	B.R. x	B.R. x	floors—2nd hwd. soft
Pump	Porch 13.6 x 5.8 Scr. x Gl. x	B.R. x	Sewer x City Wtr. x
Rec. room	condition Very good	condition	S. Tank Well
Insul. Walls Ceil. W. Strip	carp. drapes	carp. drapes	Gar. Shed x 1 Car
Roof: comp. x wood slate	carp. phone	carp. phone	Att. Det. x ov. det.
1st fl. occ. by Owner	phone	Lease Exp. rear	due
2nd fl. occ. by	phone	Lease Exp. rear	due
Schools: Public grade Jackson - 3	high Mechanic Arts	parochial St. Agnes - St. Vincents	
Churches Close	Present Mgt. None	Mgt. Comm. Ordered	
Tramp 2 blocks	Will consider trade No	Possession 30 after closing	
Reason for selling Widow - moving to apartment			
Remarks 3 large closets - bunk beds built in den off living room.			



LEGAL: Lot 29, Block 1, Stinson & Ramsey's Subdivision subject to easement and except North 21-5/10 feet. **373 Erie**

LISTING BROKER James Huspek & Sons SALESMAN JJH PHONE RES MI 9-2965 BUS. CA 2-8466
 OWNER'S NAME George J. and Lorraine Gisch TYPE OF BLDG. Bungalow

Basement	1st Floor	2nd Floor	3rd Floor
Full 1/2 Beam: steel wood	L.R. 11 & 13 x 20	L.R. x	B.R. x
Heat: Space	Fireplace	Fireplace	Bath
gravity fur. noiler	D.R. x	D.R. x	Year Built 1898
h. water oil	D. Space x	D. Space x	Exterior Asp. Shingles
f. air gas x	Kitch. 11 x 11	Kitch. x	Cond. Excellent
annual fuel cost	sook cabinets x pantry	sook cabinets pantry	Taxes 40.06 N.H.S. H.S. x
Water heater	fan disposal d. wabr.	fan disposal d. wabr.	Amusement
gal. side arm	Trim Enamel	Trim	Bldg. 17.5 x 28
gal. auto elec.	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	Lot 14.8 x 16.4
30 gal. auto. gas x	Den/S. Rm. x	Den/S. Rm. x	Lot 18.5 x 100 +
Incinerator	B.R. 9 x 11	B.R. x	alley driveway
Laundry tubs Toilet x	B.R. x	B.R. x	floors—1st hwd. x soft
220 wiring Shower x	B.R. x	B.R. x	floors—2nd hwd. soft
Pump	B.R. x	B.R. x	Sewer x City Wtr. x
Rec. room	Porch 6x12.5 Scr. Gl. x	B.R. x	S. Tank Well
Insul. Walls Ceil. x W. Strip	condition Excellent	condition	Gar. Shed x
Roof: comp. x wood slate	carp. drapes	carp. drapes	Att. Det. ov. det.
1st fl. occ. by Owner	phone CA 5-4712	Lease Exp. rear	due
2nd fl. occ. by	phone	Lease Exp. rear	due
Schools: Public grade Davis - 3 blocks high	Monroe - 2 blocks	parochial St. Francis - 5 blocks	
Churches Close	Present Mgt. None	Mgt. Comm. \$3,000.00 - 10 years - 6%	
Tramp 1/2 block	Will consider trade	Possession On closing	
Reason for selling			
Remarks Show PM only - listing subject to owners purchase of other property.			



LEGAL: Upon request. **474 James**

LISTING BROKER Emil H. Nelson, Inc. SALESMAN Patwell PHONE RES CA 6-2829 BUS. CA 4-5331
 OWNER'S NAME Anthony M. Dzik TYPE OF BLDG. 2 STORY

Basement	1st Floor	2nd Floor	3rd Floor
Full 3/4 Beam: steel wood	L.R. 13.8 x 15.8	L.R. x	B.R. x
Heat: Space	Fireplace	Fireplace	Bath
gravity fur. noiler	D.R. 13 x 11.6	D.R. x	Year Built 1904
h. water oil	D. Space x	D. Space x	Exterior Wood Siding
f. air gas	Kitch. 13.2 x 13.8	Kitch. x	Cond. Fair
annual fuel cost	sook cabinets pantry	sook cabinets pantry	Taxes 58.82 N.H.S. H.S. x
Water heater	fan disposal d. wabr.	fan disposal d. wabr.	Amusement
gal. side arm	Trim Painted	Trim	Bldg. 20 x 42
gal. auto elec.	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	Lot 50' frontage
gal. auto. gas	Den/S. Rm. x	Den/S. Rm. x	alley driveway x
Incinerator	B.R. 7.8 x 10.2	B.R. 13.8 x 15.8	floors—1st hwd. x soft
Laundry tubs Toilet	B.R. x	B.R. 13.4 x 11	floors—2nd hwd. soft x
220 wiring Shower	B.R. x	B.R. 7.8 x 13.4	Sewer City Wtr. x
Pump	B.R. x	B.R. x	S. Tank Well x
Rec. room	Porch Scr. Gl.	B.R. x	Gar. x
Insul. Walls Ceil. W. Strip	condition Good	condition Fair	Att. Det. ov. det.
Roof: comp. x wood slate	carp. drapes	carp. drapes	
1st fl. occ. by Vacant	phone	Lease Exp. rear	due
2nd fl. occ. by	phone	Lease Exp. rear	due
Schools: Public grade Davis	high Monroe	parochial St. Francis	
Churches	Present Mgt. Clear	Mgt. Comm. Ordered	
Tramp	Will consider trade	No	Possession Immediate
Reason for selling Living with son			
Remarks No sewer or gas in street.			

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

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

RECORD OF TRANSFERS

PAR.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSIDERATION	REV. STAMPS	INDICATED AMOUNT
147	Zenon & Emma Ayatte to	Mike & Martha Ferrari	8-3-28	902191	Deed	974/313		1.50	\$1500
	Final Decree: 1-24-58 #1483726 Fee Owner	James Bowes Jr.		1483726		1627/677			

(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

11/15/61
Date