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

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S. P. Project 1-A COUNTY Ramsey PARCEL 148  
FEE OWNER Antonio Giam Paolo PROPERTY ADDRESS 319 Kentucky



FRONT VIEW



REAR VIEW

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

Date of Photo: 11/1/61

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

By: James S. Stevens  
Right of Way Agent

PROJECT AREA 1-A  
PARCEL 148  
319 Kentucky

Owner: Antonio Giam Paolo  
Legal: Lot 4, Blk 9, Brooklynd  
Lot Size: 50 x 144 ft. (7200 sq.ft.)  
Zoning: "B" Residential  
Assessors Value: Land \$400.00, Building \$650.00  
Built: Prior to or around 1900  
Utilities: Sewer, water and gas

PROPERTY DESCRIPTION

This home which is vacant and which has suffered some vandalism has a fair sized living room and center room with 1 small bedroom adjoining, small dining room with alcove and fair sized kitchen with pantry and round rim sink, and the bath adjoins the kitchen, and there is an old 30 gal. gas hot water heater. The basement is full, has a pipeless coal fired furnace with 1 duct and there are blocks on the basement floor. The foundation is stone with the front portion being cement blocks. The exterior has imitation brick siding. The garage is in poor condition.

COST APPROACH

862 sq.ft. @ \$12.00	\$10,344.00
Less depreciation	<u>7,758.00</u>
Depreciated value of home	\$ 2,586.00
Shed, attached	50.00
Detached Garage	<u>50.00</u>
Dep. value of buildings	\$ 2,686.00
Land 50x144 ft.	<u>750.00</u>
Indicated value by Cost Approach	\$ 3,436.00

In considering both the Cost Approach and Market Approach and taking all facts that have an effect on the value it is my opinion that a fair Market Value of this property as of the date indicated in this report is,

Three Thousand Five Hundred Dollars (\$3500.00)

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 148

FEE OWNER Antonio Giam Paolo Property Address 319 Kentucky

Legal Description (entire tract) Lot 4, Blk 9, Brooklynd

Present use Res Zoning B res. Best use \_\_\_\_\_  
Size: Frontage 50 Depth 144 Area 7200

Utilities and : Sewer X Septic tank \_\_\_\_\_ Cesspool \_\_\_\_\_  
Street : City water X Private well \_\_\_\_\_ Elec. pump \_\_\_\_\_  
Improvements : Surfacing BT Curb and gutter no Sidewalk no

Full and true valuation, 19 60 Land 400 Bldgs. 650 Total 1050 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 James S. Stevens

Date 11/20/61 Right of Way Agent

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

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

**ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY**

Land Value:  
50 f.f. at \$ 15.00 for 144 ft. depth \$ 750  
\_\_\_\_\_ sq. ft. at \$ \_\_\_\_\_  
\_\_\_\_\_ at \$ \_\_\_\_\_

Estimate of Replacement Cost of Principal Structure  
incl. appropriate porch area or cube \$ \_\_\_\_\_  
862 sq. ft. or cu. ft. x 12.00 = \$ 10344

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

Total Replacement Cost \$ 10344

Less Total Depreciation 7758

Total Present Value \$ 2586

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

Plus Present Value of Miscellaneous Bldgs. \$ 100

Plus Land Value from above \$ 750

**TOTAL PRESENT VALUE OF ENTIRE PROPERTY**  
**BY COST APPROACH** \$ 3436

**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

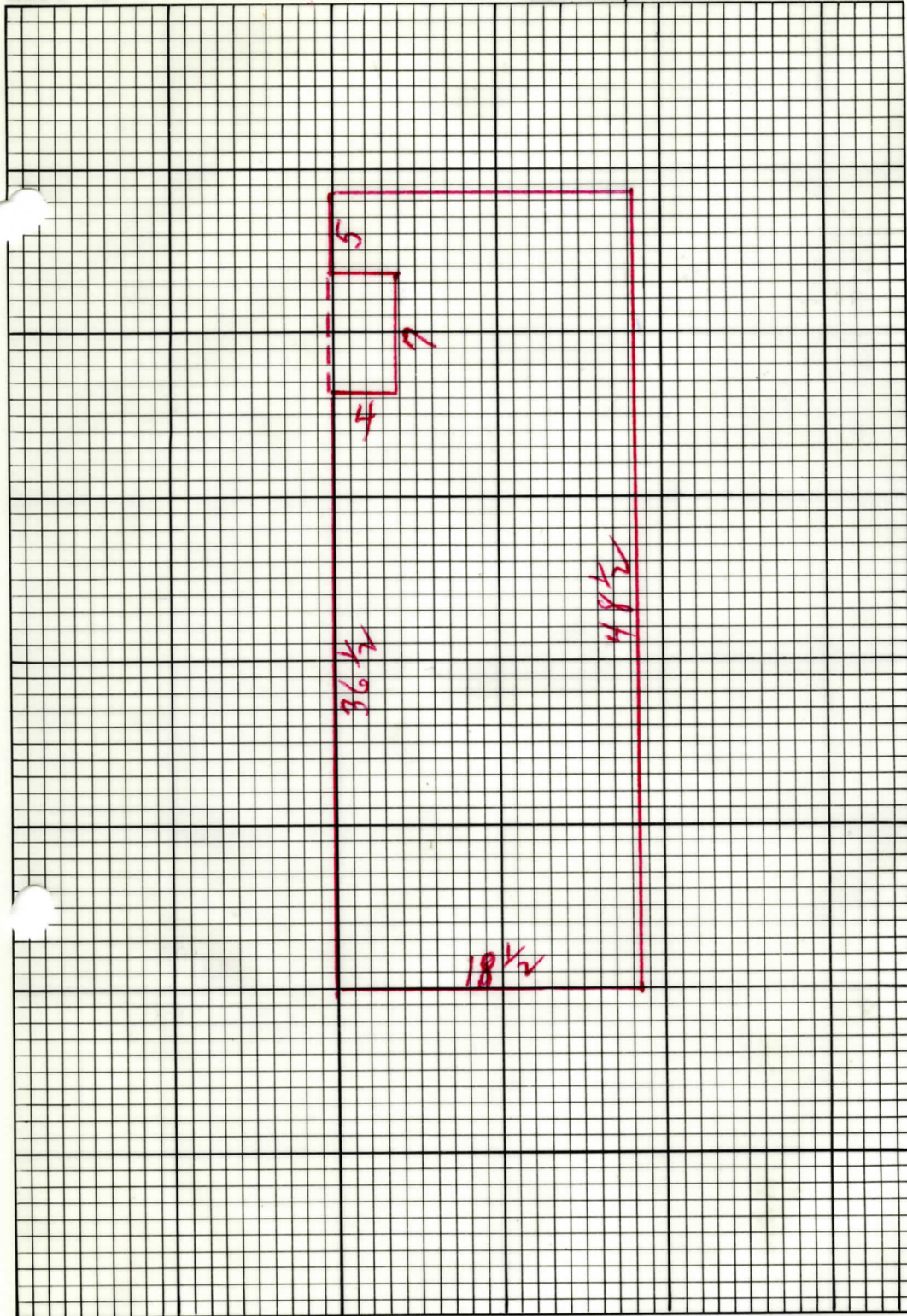
with \_\_\_\_\_ % in Bone structure. PARCEL NO. \_\_\_\_\_

S. P. Project 1-A COUNTY Ramsey PARCEL 148

FEE OWNER Antonio Giam Paolo PROPERTY ADDRESS 319 Kentucky

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			

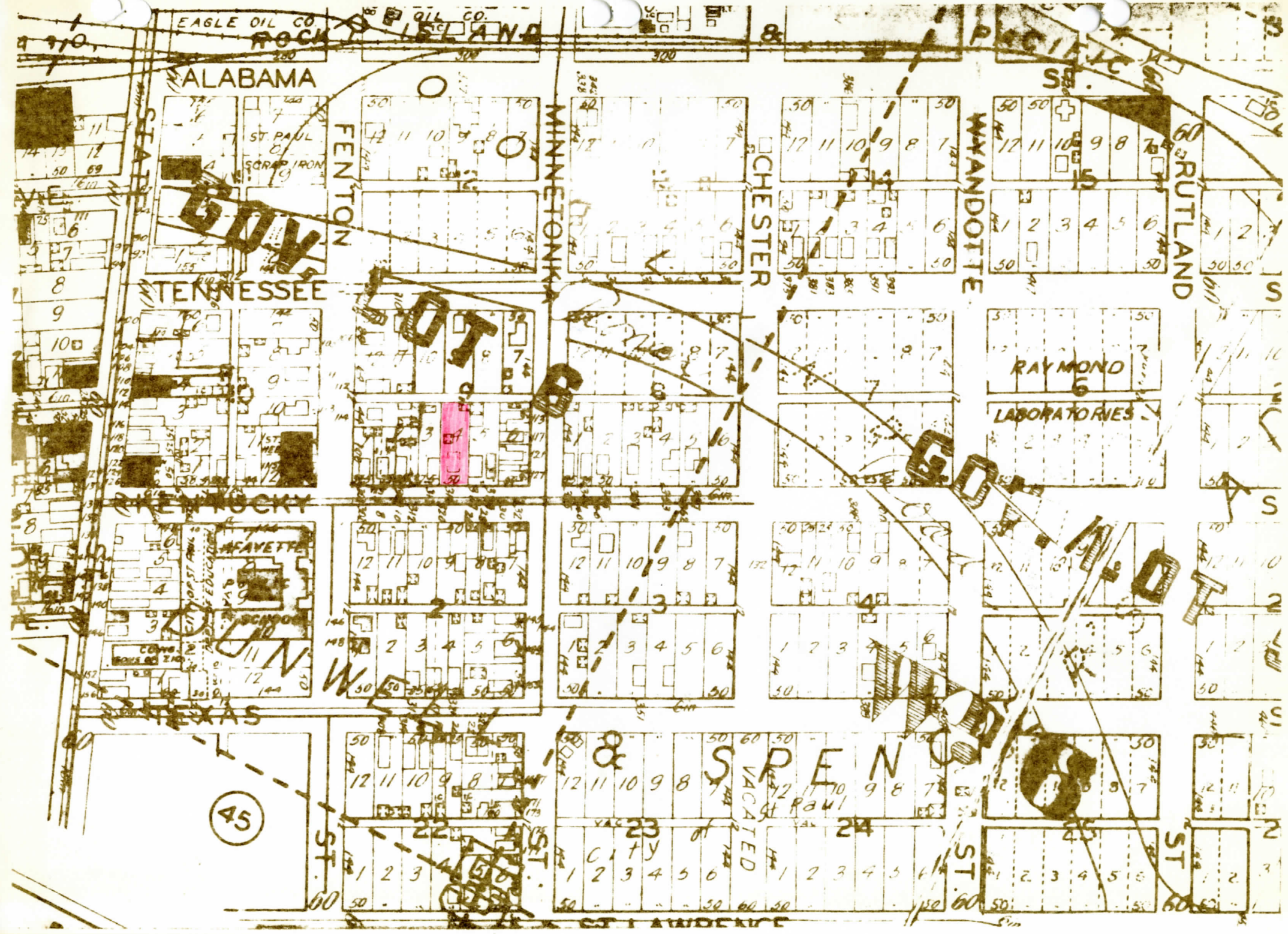
Total cubic content \_\_\_\_\_

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 James S. Stevens RIGHT OF WAY AGENT DATE 11/20/61



Parcel # 148



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

COMPARABLES

S. P. Project 1-A COUNTY Ramsey PARCEL 148  
 FEE OWNER Antonio Giam Paolo PROPERTY ADDRESS 319 Kentucky St.

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 JWH PHONE RES MI 9-2965 BUS CA 2-8966  
 OWNER'S NAME George J. and Lorraine Gisch TYPE OF BLDG. Bungalow

Basement	1st Floor	2nd Floor	3rd Floor
Full x Beam steel wood	L.R. 11 & 13 x 20	L.R. x	B.R. x
Hear: gravity fur. smoker	Fireplace	Fireplace	Bath
h. water oil	D.R. x	D.R. x	Year Built 1898
f. air 2 space gas x	D. Space x	D. Space x	Exterior <u>Asb. Shingles</u>
annual fuel cost	Kitch 11 x 11	Kitch x	Cond. <u>Excellent</u>
Water heater gal. side arm	nook cabinets x pantry	nook cabinets pantry	Taxes <u>40.06 N.H.S. H.S. x</u>
gal. auto. elec.	fan disposal d. wash	fan disposal d. wash	Assessments
0 gal. auto. gas	Trim <u>Enamel</u>	Trim	Bids <u>123 x 28</u>
Incinerator	Bath full Tile shr 1/2	Bath full Tile shr 1/2	Lot <u>14 1/2 x 16 1/2</u>
Laundry tubs Toilet x	Den/S. Rm. x	Den/S. Rm. x	alley x side driveway
220 wiring Shower x	B.R. 9 x 11	B.R. x	Floors—1st hdwd. x soft
Pump	B.R. x	B.R. x	Floors—2nd hdwd. soft
Rec. room x	B.R. x	B.R. x	Sewer x City Wtr. x
Insul. Walls Ceil. W. Strip	Porch 6x12 1/2 Scr. GI x	B.R. x	S. Tank Well
Roof comp. x wood slate	condition <u>Excellent</u>	condition	Gar. Shed x
1st fl. occ. by <u>Owner</u>	carp. drapes	carp. drapes	Att. Det. ov. drs.
2nd fl. occ. by	phone CA 5-4712	Lease Exp. rent due	
Schools: Public grade	high <u>Monroe - 2 blocks</u>	parochial <u>St. Francis - 5 blocks</u>	
Churches: <u>Close</u>			
Transp. <u>1/2 block</u>			
Reason for selling			
Remarks			

show PM only - listing subject to owners purchase of other property.



LEGAL: Upon request. **9 Douglas**

LISTING BROKER E. S. Fiesel & Co. SALESMAN E. S. F. PHONE RES MI 6-5002 BUS CA 4-2332  
 OWNER'S NAME Mark L. Pike, Exec. TYPE OF BLDG. Bungalow

Basement	1st Floor	2nd Floor	3rd Floor
Full Beam steel wood	L.R. 13 x 11,10	L.R. x	B.R. x
Hear: gravity fur. smoker	Fireplace	Fireplace	Bath
h. water oil	D.R. 14 x 11,10	D.R. x	Year Built 1890
f. air 3 space gas x	D. Space x	D. Space x	Exterior <u>J. M. siding</u>
annual fuel cost	Kitch 13,2 x 10,6	Kitch x	Cond. <u>Fair</u>
Water heater gal. side arm	nook cabinets pantry x	nook cabinets pantry	Taxes <u>140.28 N.H.S. x H.S.</u>
gal. auto. elec.	fan disposal d. wash	fan disposal d. wash	Assessments
0 gal. auto. gas	Trim <u>Painted</u>	Trim	Bids <u>40 x 22.4</u>
Incinerator	Bath full Tile shr 1/2	Bath full Tile shr 1/2	Lot <u>47 1/2 x 48 1/2</u>
Laundry tubs Toilet	Den/S. Rm. x	Den/S. Rm. x	alley x side driveway
220 wiring Shower	B.R. 9,4 x 8,9	B.R. x	Floors—1st hdwd. x soft
Pump	B.R. 9,4 x 7,10	B.R. x	Floors—2nd hdwd. soft
Rec. room x	B.R. x	B.R. x	Sewer x City Wtr. x
Insul. Walls Ceil. W. Strip	Porch 5 x 14 Scr. GI x	B.R. x	S. Tank Well
Roof comp. x wood slate	condition <u>Fair</u>	condition	Gar. Shed x
1st fl. occ. by <u>Richard Weidol</u>	carp. drapes	carp. drapes	Att. Det. ov. drs.
2nd fl. occ. by	phone	Lease Exp. rent due	
Schools: Public grade	high <u>Monroe</u>	parochial <u>St. Stanislaus</u>	
Churches: <u>All</u>			
Transp. <u>1/2 block</u>			
Reason for selling			
Remarks			

Taxes are \$109.86 - sidewalk assessment \$36.42 N.H.S. - show Saturday, Sunday, Tuesday or Wednesday after 5:00 P. M.



LEGAL: North 1/2 of Lot 21, Block 1, Dawson & Smith's Subdivision of Block 11, Stinson, Brown and Ramsey Addition. **322 Daly**

LISTING BROKER Emil H. Nelson, Inc. SALESMAN Jerry PHONE RES MI 8-5173 BUS CA 4-5331  
 OWNER'S NAME Miss Gunhild Botnen TYPE OF BLDG. 1 Story

Basement	1st Floor	2nd Floor	3rd Floor
Full x Beam steel wood	L.R. 12 x 14	L.R. x	B.R. x
Hear: gravity fur. smoker	Fireplace	Fireplace	Bath
h. water oil	D.R. x	D.R. x	Year Built 1880
f. air 2 space gas x	D. Space x	D. Space x	Exterior <u>FOLLOW</u>
annual fuel cost	Kitch 12 x 14 1/2	Kitch x	Cond. <u>Very good</u>
Water heater gal. side arm	nook cabinets pantry	nook cabinets pantry	Taxes <u>40.00 N.H.S. x H.S.</u>
gal. auto. elec.	fan disposal d. wash	fan disposal d. wash	Assessments
0 gal. auto. gas	Trim	Trim	Bids <u>15 x 40</u>
Incinerator	Bath full Tile shr 1/2 x	Bath full Tile shr 1/2	Lot <u>20 x 116.61</u>
Laundry tubs Toilet	Den/S. Rm. x	Den/S. Rm. x	alley x driveway
220 wiring Shower	B.R. 12 x 13,8	B.R. x	Floors—1st hdwd. soft x
Pump	B.R. x	B.R. x	Floors—2nd hdwd. soft
Rec. room x	B.R. x	B.R. x	Sewer x City Wtr. x
Insul. Walls Ceil. W. Strip	Porch Scr. GI	B.R. x	S. Tank Well
Roof comp. x wood slate	condition <u>Very good</u>	condition	Gar. Tool Shed x
1st fl. occ. by	carp. drapes	carp. drapes	Att. Det. ov. drs.
2nd fl. occ. by	phone	Lease Exp. rent due	
Schools: Public grade	high	parochial	
Churches: <u>All close</u>			
Transp. <u>1/2 block</u>			
Reason for selling			
Remarks			

show PM only - listing subject to owners purchase of other property.





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

S. P. Project 1-A

COUNTY

Ramsey

PARCEL 148

FRE OWNER Antonio Paolo

Property Address 319 Kentucky 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 Oct., 1957	50	100	5000	\$16	16¢		\$12	10¢	
2.	Markoe to Remackle Lots 1 & 20 Blk 4 2nd Addition to Brooklynd \$1000 May, 1957	80	125	10,000	\$12.50	10¢		\$15	12¢	
3.	Markoe to Remackle Lots 18 & 19, Blk. 4 2nd Addition to Brooklynd	80	125	10,000	\$12.50	10¢		\$15	12¢	
4.	Goldstein to Kaplan W. 25 ft. of Lot 3, and 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¢		\$16	14¢	

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

Reviewed by

50 front feet at \$15 = \$ 750.00  
~~square feet~~  
~~acres~~

Data by:

*James J. Stevens*  
Agent of Way Agent

Date

11/20/61

Parcel No.

