

## **Collection Information:**

Folder: Parcel No. 148. 319 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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## STATE OF MINNESOTA DIVISION OF LANDS AND RIGHT OF WAY DEPARTMENT OF HIGHWAYS PHOTOGRAPHIC MOUNTINGS

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



FRONT VIEW



### REAR VIEW

Photo No.	Description of Subject	No. Description of Subject	
1		5	
2		6	
3			
4 Date of Pl	11/1/(1	By: Junes & Steven	
Date of Fi		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		7,758.00
Depreciated value of home	\$	2,586.00
Shed, attached		50.00
Detached Garage		50.00
Dep. value of buildings	\$	2,686.00
Land 50x144 ft.	673	750.00
Indicated value by Cost Approach	1\$	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)

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

DEPARTMENT OF HIGHWAYS COST APPROACH

S. P. Project 1-A	COUNTYRamsey	PARCEL148
FEE OWNER Antohio Giam Paolo	Property Address 319	Kentucky
Legal Description (entire tract) Lot 4, Blk 9, 1	Brooklynd	
Present use Res		Best use
Size: Frontage 50	Depth144	Area
Jtilities and : Sewer X  Street : City water X	Septic tank	Cesspool
Street : City water X Improvements : Surfacing BT	Septic tank Private well Curb and gutter no	Elec. pump
improvements: Surfacing 22	Curb and gutter	Sidewalkno
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:	Revenue Stamps Indicate	ed Purchase Price \$
Page Boeckh's Manual		
	Date AcquiredCONFII	RMED PURCHASE PRICE \$
Base Unit Cost\$		
Base Cost adjustments	ESTIMATE OF MARKET VALUE	OF ENTIRE PROPERTY
ocal Index	Land Value:	144 ft donth \$ 750
	f.f. at \$ 15.00 for sq. ft. at \$	
otal Base Cost x Local Index = Cost factor	sq. ft. at \$ at \$	
	Estimate of Replacement Cost of Princ	
x= \$	incl. appropriate porch area or	
per sq. ft. or cu. ft.	,	
	sq. ft. or cu. ft.	x12.00 = \$10344
Sone structure% of total	Plus flat charge adjustments	
ife expectancy yrs.  Basic depreciation rate% per yr.	x Local Index \$	x = \$
assic depreciation rate% per yr.	T	al Replacement Cost \$ 10344
Date builtold	100	al Replacement Cost \$10344
Remodeled	Less	Total Depreciation 7758
Effective ageyrs.		
	Tota	al Present Value \$ 2586
Physical Depreciation - incurable in Bone structure%	N- P- WI AG III	
	Plus Present Value of Special Equipme	nt \$
ESTIMATE OF TOTAL DEPRECIATION:	Plus Present Value of Miscellaneous	Bldgs. \$ 100
Total replacement value of bone structure.		φ
	Plus Land Value from above	\$750
% of \$ = \$	TOTAL PRESENT VALUE OF E	
Total Structure Bone Structure	ВУ	COST APPROACH \$ 3436
Physical Depreciation - incurable	Estimate of Physical Depreciation - cu	rable (in short lived items)
nysteal 2-spressation - mouraute	Items Extent of cure or	Total Cost of   Chargeable Depreciation
% of \$ = \$		Curable Items % Amount
Bone Structure	Roof	
lus Physical Depreciation	Chimney  Down spouts - gutters	
curable \$	Exterior	
	Painting	
OTAL DEPRECIATION\$	Storms - screens	
% of Total Replacement Cost	Weatherstrip	
pec. Equip - Present Value \$	Plumbing - bath	
· · · · · · · · · · · · · · · · · · ·	Kitchen	
	Furnace	
	Wiring	
lieg Pldgs	Insulation	
lisc. Bldgs	Decorating	
	Floors	
<u> </u>		
(la a la th		Total Depr.
stimate by Menes & Merens	Total Cost of Short Lived Items \$_	curable \$
Right of Way Agent	% of Total Replacement C	
ate//_6/	with% in Bone structure.	PARCEL NO.

#### STATE OF MINNESOTA

#### DIVISION OF LANDS AND RIGHT OF WAY BUILDING SKETCH

. PI	Project 1-A	TYTE SEE			COUN.	ΓΥ	Ra	msey		PAR	CEL_	148
FEE OWNER Antonio Giam Paolo		iam Paolo			PROPERTY ADDRESS 31			319 Ke	19 Kentucky			
etch of Build	ling			Room Numb						Room	No.	Ceiling Ht.
							III	Livir	ng Room	T	1	1
		+++++++++						_	ng Room		1	
								Kitch				1
									Room			
									Room			
								Bath				
								Hall				
								Porc	:h			
								Clos	et			
								Store	Room			
							-	Amu	sement Room			
								Bree	ezeway			1
								Atta	ched Garage			
		14										
		117										1
								H				
									MENT:			
									or thickness_			
								Hei	ght: Top of f			
				44					foundati	on	_	
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				3						. Ft.	Ht.	Cube
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		9						$H \leftarrow$	x			
		6							x			
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									RSTRUCTUR			
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								-	Eaves to	o ridge		
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									×			
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								H				
								Chim	ney size:			
			+++++		+++			<u> </u>	,			
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								$\Box$				
								$\pm$				
							+++	+				
								Ħ				
								$\pm$				
							1		T			
MISCELLAN	EOUS BUILDINGS	Foundation	Walls	Floor		Roof	Со	ndition	Si	ze		Area
Garage - d	etached						-		,	×		
C									Ι,			

Garage — attached

Barn

Hog house

Chicken house

Granary

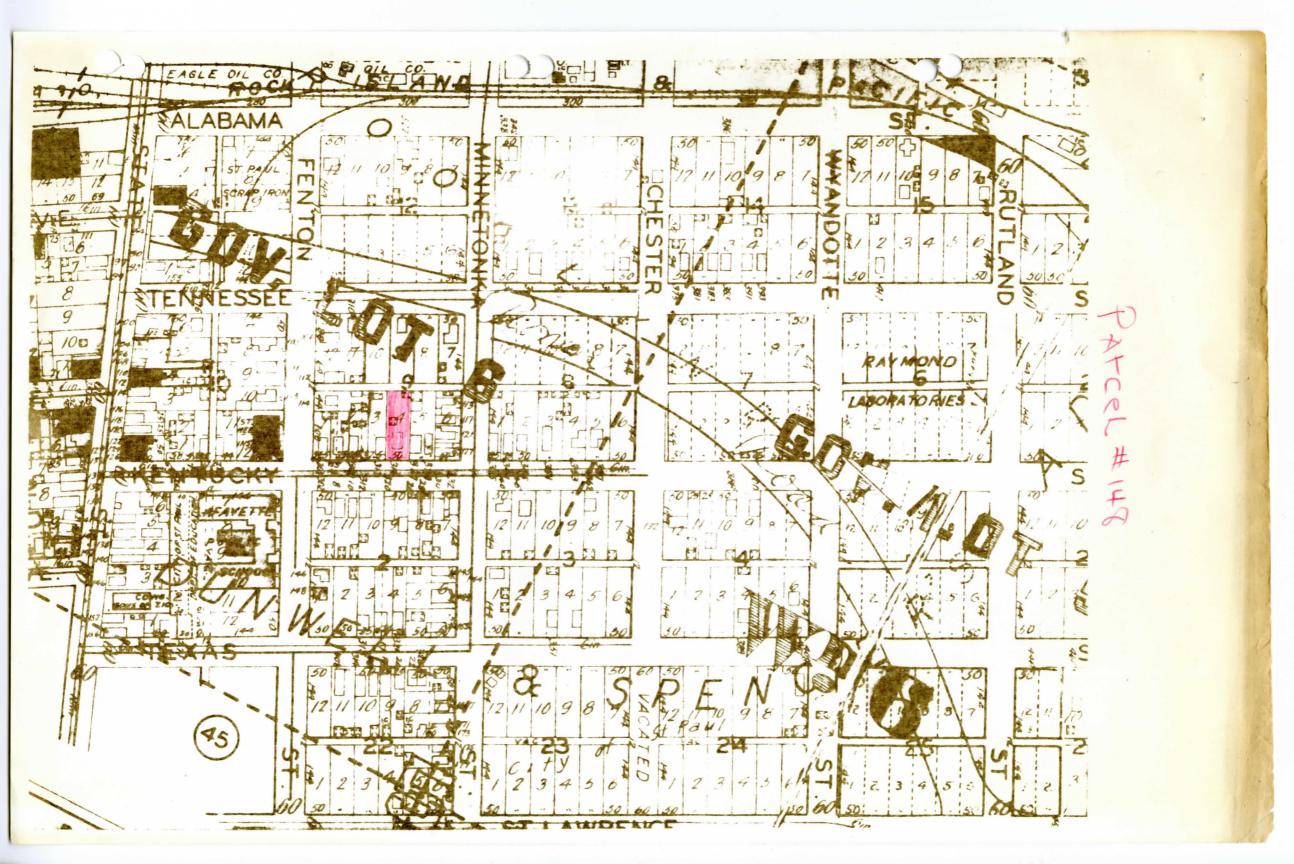
Machine shed

SKETCH AND EXAMINATION BY

AMES Stevens

11/20/61

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

· Owner	Antonio	Paolo			Dranaut, Add	3	19 Kentuc	lev		
e Owner	modifo	14010			e Properties	ress	19 Kentu	-A.J		
Comparison No. Date of Sale		Selpt.,		June,	2	Novl,	3	No		
Address		373 Er	ie	9 Doug		322 Dal				
Terms of Sa	le .		Cash		Cash	54.00	Cash	-3		
Rental Incom			\$40.00		\$40.00		\$35.00			
	ne Estimated		7.000		7,500		437000			
	hly Multiplier									
sale Price			\$4200		\$3000		\$4000			
Special Assr	nts., Time, Im	provements								
Present Wor	rth		\$4200		\$3000		\$4000			
Less Estimat	ed Lot Value		\$600		\$700		\$800			
Garage	, Porch, Fire	olace, Etc.	300		300		150			
Net Sale Pri	ice Bldg. Only	У	#3300		\$2000		\$3050			
Lot Size			18.5 X		47½ X L	+8=	20 X 13	16.61		
Age		r	63 yrs		71 yrs		81 yrs			<b></b>
CF or SF Content	Unit Cost New				-		2 -			
Jnit Cost Depre.	% Depr.									
Adjust	ment	Descriptive Items	Adju	stment	Adjus	tment	Adjus	tment	Adjus	tment
Iter		Subject Property	Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minu
Bldg. Size		862 sq. ft.		\$250	\$50			\$200		
Age—Condi	ition	Old-poor	\$300	4			\$250			
Lot Value		\$750	,	\$150	<b>\$59</b>		\$50			
Landscaping		4100	4000	4	4000		450			
Garage		\$100	\$200		\$200		\$50			
Porches										
Fireplace			-		-		<b>-</b>			
Basement In	npr.				-					
Attic Impr.										
Carpeting Plbg. & Bath	F. J.	-	<b>-</b>		-		-			
eating Ext		Pipeless	<del> </del>		\$100					
ourning Exi	143		1							
Total Adjust			/ 1	.00	<b>≠</b> 400		<b>/</b> 100			,
	rth of Compa	rablo	7 100		1 ,		7 = 3			
Properties w	vith Adjustme		\$4200	)	\$3000		\$4000			
Present Wor Adjusted to	rth of Compa Subject.	rables	\$4300	)	\$3400		\$4100			
timate of Va	alue By Cost	Approach:			Estima	te of Value I	By Comparison	: \$.	3,50	00.00
pr. Cost:	862 sq.	$\frac{$12}{75} = \frac{$1}{\%}$	10,344							
Less Depr	reciation:	15 %		01	Estima	te Based on	Rental Income	:		
			\$	2,586			<b>V</b> (1) (1)			
Land Val	ue50	F.F.	= _	<b>7</b> 50		fonthly Rent			2 500	. 00
Deprec. Reprod. Cost  Land Value 50 F.F.  Sq. Ft. or Ft.					Ψ37 By Capitali	zation of Net	= \$. Income	3,500	•00	
Plus Landscaping		_	100	01	n Form 2554					
Plus Present Value Misc. Bldgs.			100	Estima	te Ru Cart	Approach	ė	2,686	.00	
Plus Present Value Special Equipment		_	0.000					0 500		
Estimat	ed Value By	Cost Approach	\$	2,686	Final	Estimate By	Correlation	\$.	3,500	.00
aisal By:		Reviewed By	<i>(</i> :							
	. 0					1	/			
	es. Si	1 0				11/2	1.11	Parcel No		

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

#### DEPARTMENT OF HIGHWAYS

#### DOMPARABLES

Project 1-A S. P.\_\_\_

\_\_COUNTY\_\_\_Remsey

148 \_ PARCEL\_

FEE OWNER Antonio Giam Paolo

PROPERTY ADDRESS 319 Kentucky St.



		and Lor		Gisch	AN. JJ	H		F BLDG	65 BLS. Bungalo		85
Bopoment			1st Plac	н		2nd Floo			Sed Flo	and the same of	-
a Beam steel	9 (00A)	LR 1	6 13	1 20	1.R		x	BR			
real		Fireplace			Fireplace			Bath			
gravity tut	moker	DR			D.R		x	Year Buil	1898		-
h water	uit	D Space		1	D. Space		t	Exterior	Asb.	Shing	les
am 2 space	co X	Kitch		ı 11	Katch		1	Cond	Excel	lent	
antinal fuel cost		nook	osbinets	x pantry	nook	cabinets	pentry	Taxes L	0.06 NH	4	H.S
A air heater		fan	disposal	d wshr	fno	disposa	i wshr	Amerism	mes		
gal side aimi	1.00	Tran El	name i		Trim			Bidg 144	12 <del>3</del> X 164	1	28
30 Av auto gas	- X	Burb Inco	Tile	shr V2	Bartr tull	File	thr 12	Loc	18,5	s 10	00
(ic)metator		Den S Ra-		1	Den 5 Rm		I	slicy		drives	
aundry rules	Totlet x	BR.	9	r 11	B.R		x	ficers	In hawd	ж :	roft
0 waing	Shower X	BR			BR		1	floors	-2nd hdwd.		nafe
ume		B.R.		x	B.R		1	Sewer	x City	Wit	×
Rec room 1		Parch 6X	23 5	GUK	B.R.		1	S Tank		Weil	-
usul Waita (ed. x )	W Strip	condition [	xcelle	ent	condition			Ger Sh	ed	×	
froit comp x wood	state	смр	d	rapes	carp	d	cupor	Att	Det. ov.	drs.	
stiff occ by Owns	r		phone !	A 5-4712	Lease Exp		reat		due		
ne tike he			phone		lease Exp		rent		due		
town's Public orall	Davis -	3 blocks	high	Monroe -	2 bloc	k S	parochial (	St. Franc	Is - 5	block	5 0
hutches Close					Present Mrg	e					
The 1/2 bloc	k				Mtgr. Comm	an \$3,	000,00	- 10 year	s - 69%		-1
- welling					Will coaside	er trade		Possession	On cl	os Ing	



LEGAL: Upon request. 9 Douglas

Basecount Bases: seel wood	LR. 13 x 11,10		
		LR s	B.R. I
	Piropiaco	Fireplace	Bath
The second secon	D.B. 14 x 11,10	D.N. x	Year Built 1890
army res	D. Space x	D. Space x	Essenor J. M. Siding
THE RESERVE THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO I	Kinch. 13,2 x 10,6	Kiach. z	Cood. Fair
and abused the	asak cabinets pastry X	nnok cabinets panery	Taxes 140 .28 N.H.S. x H.S.
mousi fuel cost	fan dimoni d. wakr.	fan dispossi d. water.	Assessments
ser bester:	Trim Painted	Trim	Bids. 40 x 22.4
gal side arm	THE PAINCOL		
gol. auto. elec.	Buth full X Tile thr 12	Bath full Tile shr. 1/2	Los 474 z 48
Bur many Sha	Den/S. Ras. x	Den/S. Rm. x	atley x side draveway
DETOKE	0.0	B.L. x	floors—In bdwd x soft
undry tubs Tolles	9 10	5.1. 1	floors-2nd hawd. soft
wiring 110 Shower	Bar and a second	8.2. E	Sewer X City Wir. X
mp .	B.R. x North 5 X 14 Scr GL X	13. R	S. Took Well
C Paradili) X	Form 2 1	condition:	Ger. 8
ul Walls Ceil. W. Strip	CONSTRUCTOR		Ant. Dur. ov. drs.
of: comp. X wend sleen	carp. drapes	Loose Exp. speet	duo
A oc. by Richard Weld			dae
d fl. acc, by	pleone	Lease Exp. resk parachial	St. Stanislaus
soots: Pablic reade Hammond	high Monroe		ac, acenta con
order A11		Limberty Lindbe-	
sarp.		secure. Company.	Propertion 15 after clo
seem for rolling Estate		will coperifier under ont \$30,42 NAS - show \$	Properties Communication Commu



LEGAL: North 1/2 of Lot 21, Block 1, Bayson & Smith's Subdivision of Block II, Stinson, Brown and Ramsey Addition.

Resement	lat Floor	TYPE OF	3rd Place
Full x Beam steel wood	LR 12 x 14	L.R. x	B.R. x
Hear Story	Fireplace	Fireplace	Barb
gravity fur. stoker	D.R. z	D.R. x	Year Built 1880
h water oil	D Space x	D Space x	Exterior FOLLOW
f air gas	Kirch. 12 x 145	Kitch x	Cond. Very good
annual fuel cost	nook cabinem pantry	gook cabines pagery	Taxes 40.00 N.H.S. x H.S.
Water heater	ian disposai d. wshr.	fan disposal dwshr.	Agressments
gal side arm	Trim	Trim	Bids 15 x 40
gal auto elec			
gai. auto. gas	Bath full Tile shr 92 )	K Bath full Tile she 1/2	Lot 20 x 116,6
Incinerator	Den /S Rm. x	Den S Rm K	alley X driveway
Laundry tubs Toilet	B.R. 12 x 13.8	B.R x	floors—Lie ladwd. soft 1
220 wiring Shower	B.K. x	B.R. x	floors—2nd hdwd. noft
Pump	B.R x	B.R. r	Sewer x City Wtr. x
Rec room x	Porch Scr Gi	B.R. x	S. Tank Well
Insul, Walls Ceil, W. Strip	condition Very good	condition	Gar. Tool Shed x
Roof comp. x wood slate	carp. drapes	carp drapes	Att Det. ov. drs.
st fl. occ. by	phone	Lease Exp rent	due
and fl. occ. be	phone	Lease Exp ress	due
chools. Public grade	high	perochial	7
Chutcher All close		Present Mige	
Fransp.		Mige Commit.	1
Reason for selling		Will consider trade	Possession 15 days

STATE OF MINNESOTA

URBAN RROPERTY

S. P.

Project 1-A

OWNER

Antonio Paolo

ADJUSTED VALUE

by time, depth and location in comparison to subject prope

per sq. ft.

per acre

per f. f.

per acre

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

PARCEL.

847

COUNTY

Property

Address

319 Kentucky Street

DEPARTMENT OF HIGHWAYS

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¢	

Area

or

Acres

per f.f.

Sq. Ft.

Depth

Reviewed ьу

by:

Compari-

son No.

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

Grantor - Grantee Legal Description Consideration. Date of Sale

front feet 50 XXXXXXXXXXXX

Frontage

at \$15

750.00

UNIT PRICE

per sq. ft.

XXXXXX

25003

Right of Way Agent

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

#### RECORD OF TRANSFERS County \_\_\_ S. P. No. Project 1-INST. OR CONSID-REV. INDICATED RECORDED IN DOC. DATE GRANTEE GRANTOR NATURE OF PAR. STAMPS AMOUNT ERATION BOOK PAGE NUMBER INTEREST \$2,20 \$2,000 1133/499 1038624 Deed 9-20-43 Antonio Giampaolo Michael & Mary Giampaolo to 148

(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:

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.

Appraiser or Right of Way Agent

Date