



Collection Information:

Folder: Parcel No. 149. 327 Kentucky Street.

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

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

Copyright Notice:

This material may be protected by copyright law (U.S. Code, Title 17). Researchers are liable for any infringement. For more information, visit

www.mnhs.org/copyright.

PROJECT AREA 1-A
PARCEL 149
327 Kentucky St.

Owners: Cecilia Cortez / ~~Fee John Hoyin~~
Legal: SW'ly 1/2 of Lot 5, Blk 9, Brooklynd
Lot Size: 25 x 144 (3600 sq.ft.)
Zoning: "B" Residential
Assessors Value: Land \$200.00, Building \$1900.00
Built: 1917
Utilities: Gas, sewer and water

PROPERTY DESCRIPTION

This home is partly stucco and partly asphalt siding on the exterior. There is a glazed front porch, fair sized living room with small bedroom adjoining, good sized kitchen with round rim sink and a small pantry. The bath which opens off the kitchen has low flush box. There is one very large room to the rear of the kitchen from which there is a stairway to an unfinished attic. The basement is full, has 20 gallon automatic hot water heater, gravity hot air gas fired furnace.

COST APPROACH

1276 sq.ft. @ \$11.00	\$14,036.00
Less depreciation	10,527.00
Depreciated value of home	\$ 3,509.00
Garage	50.00
Depreciated value of improvements	\$ 3,559.00
Land	400.00
Indicated value by Cost Approach	\$ 3,959.00

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 Dollars (\$4000.00)

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 149

FEE OWNER Cecilia Cortez / Fee John Hoyrn Property Address 327 Kentucky St.

Legal Description (entire tract) SW 1/2 of Lot 5, Blk 9, Brooklynd

Present use Res Zoning B res Best use _____
Size: Frontage 25 Depth 144 Area 3600

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

Full and true valuation, 19 60 Land 200 Bldgs. 1900 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 1917
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 J. 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:
25 f.f. at \$ 16.00 for 144 ft. depth \$ 400
_____ sq. ft. at \$ _____
_____ at \$ _____

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

1276 sq. ft. or cu. ft. x 11.00 = \$ 14036

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

Total Replacement Cost \$ 14036

Less Total Depreciation 10527

Total Present Value \$ 3509

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ 50

Plus Land Value from above \$ 400

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
BY COST APPROACH \$ 3959

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 149
FEE OWNER Cecilia Cortez / Fee John Hoyrn PROPERTY ADDRESS 327 Kentucky St.



FRONT VIEW



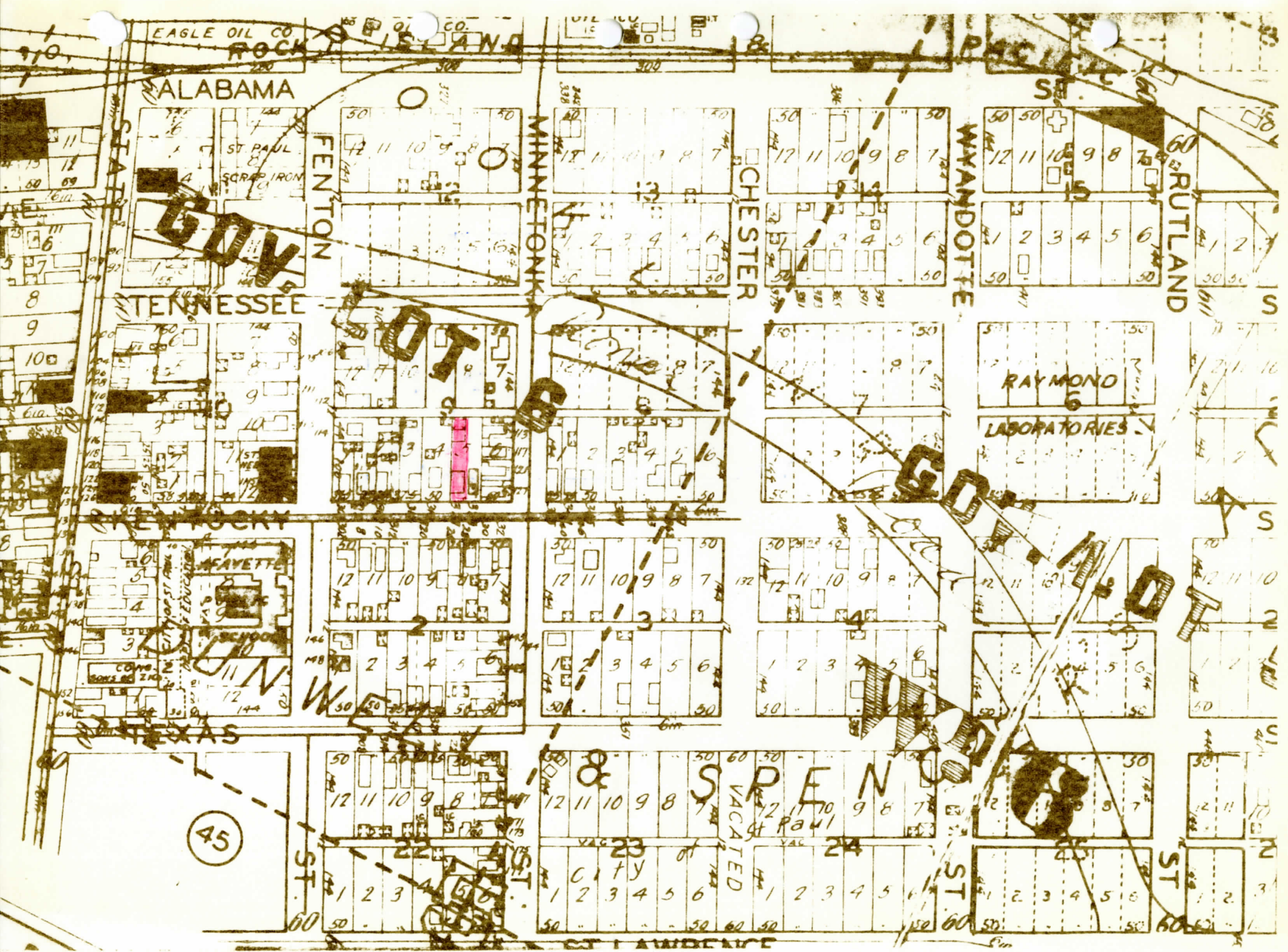
REAR VIEW

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: J. Stevens
Right of Way Agent



Parcel #149

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. 149

Fee Owner Cecilia Cortez Property Address 327 Kentucky Street

Comparable Properties

Comparison No.		No. <u>1</u>	No. <u>2</u>	No. <u>3</u>	No. _____				
Date of Sale		July, 1960	Jan., 1961	June, 1961					
Address		19 E. Magnolia	671 Western	9 Douglas					
Terms of Sale		Cash	Cash	Cash					
Rental Income Actual									
Rental Income Estimated		\$40.00	\$40.00	\$40.00					
Gross Monthly Multiplier									
Sale Price		\$4,100.00	\$4,000.00	\$3,000.00					
Special Assmts., Time, Improvements									
Present Worth		4,100.00	4,000.00	3,000.00					
Less Estimated Lot Value,		1,200.00	1,200.00	700.00					
Garage, Porch, Fireplace, Etc.		200.00	200.00	300.00					
Net Sale Price Bldg. Only		2,700.00	2,600.00	2,000.00					
Lot Size		40 X 123	41.2 X 108	47 1/2 X 48 1/2					
Age		Old	Old	71 yrs.					
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	1276 sq. ft.		1500		1200		600		
Age—Condition	54 yrs. Average								
Lot Value	\$400	800		800			100		
Landscaping									
Garage	50	150		150		250			
Porches									
Fireplace									
Basement Impr.									
Attic Impr.									
Carpeting									
Pkbg. & Bath Extras	FHA Gas	200			500				
Heating Extras									
Total Adjustment									
Net Adjustment									
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.		\$4,100.00		\$4,000.00			\$3,000.00		
Present Worth of Comparables Adjusted to Subject.		\$3,750.00		\$3,250.00			\$2,450.00		

Estimate of Value By Cost Approach:
 Repr. Cost: $1276 \text{ sq. ft.} \times \$11.00 = \$14,036.$
 Less Depreciation: $75\% = 10,527$
 Deprec. Reprod. Cost \$ 3,509
 Land Value $25 \text{ ft. F.F.} = 400$
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 50
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 3,959

Estimate of Value By Comparison: \$ 4,000.00
 Estimate Based on Rental Income:
 Monthly Rent X GMM
 $\$45 \times 89 = \$4,005.00$
 or By Capitalization of Net Income on Form 2554
 Estimate By Cost Approach \$ _____
 Final Estimate By Correlation \$ 4,000.00

Appraisal By: J. Stevens

Reviewed By: _____
 Date 11/15/61

Parcel No. _____

COMPARABLES

S. P. Project 1-A COUNTY Ramsey PARCEL 149
FEE OWNER Cecilia Cortez / Fee John Hoyrn PROPERTY ADDRESS 327 Kentucky St.



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

LISTING BROKER: Sun Realty Co. **SALESMAN:** Bronson **PHONE:** RES SP 7-6647 BUS MV 9-5312

OWNER'S NAME: Mrs. J. Godfrey **TYPE OF BLDG:** Bungalow

Basement	1st Floor	2nd Floor	3rd Floor
Full 3/4 Room: wood	L.R. 10 x 17.4	L.R. x	B.R. x
Heat: Fireplace	Fireplace	Fireplace	Bath
gravity fur. radiator	D.R. 10 x 11	D.R. x	Year Built Old
h. water oil	D. Space x	D. Space x	Exterior Asbestos
f. air 3 yrs old gas x	Kitch. 10.4 x 13.6	Kitch. x	Cond. Fair
annual fuel cost	sook cabinets x pantry	sook cabinets pantry	Taxes 70.61 N.H.S. N.S. x
Water heater: fan disposal d. water	fan disposal d. water	fan disposal d. water	Assessments
gal. side area	Trim Painted	Trim	Bldg. IRREGULAR
gal. main gas x	Bath full Tile str. 1/2 x	Bath full Tile str. 1/2	Lot 123
Incinerator	Dun/S. Rm. x	Dun/S. Rm. x	alley x driveway
Laundry tubs Toilet	B.R. 7 x 9.2	B.R. x	Floors-1st hhd. x soft
220 wiring Shower x	B.R. x	B.R. x	Floors-2nd hhd. 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	carp. drapes	carp. drapes	Att. Det. av. des.
1st fl. occ. by Owner	phone	Lease Exp. rent	dup
2nd fl. occ. by	phone	Lease Exp. rent	dup
Schools: Public grade Whittier	high Washington	parochial St. Bernards	
Churches: St. Bernards		Present Mgt. None	
Transp. 1 block		Mgt. Commit.	
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:** LOMK **PHONE:** RES MI 8-1821 BUS GA 4-7587

OWNER'S NAME: Mrs. Theresa M. Perfect **TYPE OF BLDG:** Bungalow

Basement	1st Floor	2nd Floor	3rd Floor
Full 1/2 Room: wood	L.R. 15 x 11	L.R. x	B.R. x
Heat: Space	Fireplace	Fireplace	Bath
gravity fur. radiator	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. N.S. x
Water heater: fan disposal d. water	fan disposal d. water	fan disposal d. water	Assessments
gal. side area	Trim Painted	Trim	Bldg. 16.6 x 38
gal. main gas x	Bath full Tile str. 1/2	Bath full Tile str. 1/2	Lot 108
Incinerator	Dun/S. Rm. 4 x 9.6	Dun/S. Rm. x	alley x driveway
Laundry tubs Toilet	B.R. 7.6 x 10.4	B.R. x	Floors-1st hhd. Ling soft x
220 wiring Shower	B.R. Utility 9 x 9	B.R. x	Floors-2nd hhd. soft
Pump	B.R. x	B.R. x	Sewer x City Wtr. x
Rec. room x	Porch 13.6 x 5.2 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	carp. drapes	carp. drapes	Att. Det. av. des.
1st fl. occ. by Owner	phone	Lease Exp. rent	dup
2nd fl. occ. by	phone	Lease Exp. rent	dup
Schools: Public grade Jackson - 3	high Mechanic Arts	parochial St. Agnes - St. Vincents	
Churches: None		Present Mgt. None	
Transp. 2 blocks		Mgt. Commit. 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. Fassel & Co. **SALESMAN:** E. S. F. **PHONE:** RES MI 6-5002 BUS GA 4-2329

OWNER'S NAME: Mark L. Pike, Exec. **TYPE OF BLDG:** Bungalow

Basement	1st Floor	2nd Floor	3rd Floor
Full Room: wood	L.R. 13 x 11.10	L.R. x	B.R. x
Heat: Fireplace	Fireplace	Fireplace	Bath
gravity fur. radiator	D.R. 14 x 11.10	D.R. x	Year Built 1890
h. water oil	D. Space x	D. Space x	Exterior J. M. Siding
f. air Space gas x	Kitch. 13.2 x 10.6	Kitch. x	Cond. Fair
annual fuel cost	sook cabinets x pantry x	sook cabinets pantry	Taxes 140.28 N.H.S. x N.S.
Water heater: fan disposal d. water	fan disposal d. water	fan disposal d. water	Assessments
gal. side area	Trim Painted	Trim	Bldg. 40 x 22.4
gal. main gas x	Bath full Tile str. 1/2	Bath full Tile str. 1/2	Lot 478 x 483
Incinerator	Dun/S. Rm. x	Dun/S. Rm. x	alley x side driveway
Laundry tubs Toilet	B.R. 9.4 x 8.9	B.R. x	Floors-1st hhd. x soft
220 wiring 110 Shower	B.R. 9.4 x 7.10	B.R. x	Floors-2nd hhd. 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	carp. drapes	carp. drapes	Att. Det. av. des.
1st fl. occ. by Richard Wolfel	phone	Lease Exp. rent	dup
2nd fl. occ. by	phone	Lease Exp. rent	dup
Schools: Public grade Hammond	high Monroe	parochial St. Stanislaus	
Churches: All		Present Mgt. None	
Transp. Estate		Mgt. Commit. Will order	
Reason for selling: Estate		Will consider trade: Will consider trade	Possession: 15 after closing
Remarks: Taxes are \$109.86 - 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 149

FREE OWNER

Cecilia Cortez

Property Address

327 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¢		\$14		
2.	Markoe to Remackle Lots 1 & 20, Blk. 4 2nd Addition to Brooklynd \$1000 May, 1957	80	125	10,000	\$12.50	10¢		\$11		
3.	Markoe to Remackle Lots 18 & 19, Blk. 4 2nd Addition to Brooklynd	80	125	10,000	\$12.50	10¢		\$11		
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¢		\$16		

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

Reviewed by

front feet
~~25~~ ~~XXXXXXXXXX~~ at ~~\$15.00~~ = \$ ~~400~~

Data by: [Signature]
Agent of Way Agent

Date 11/15/61

Parcel No. _____

