



Collection Information:

Folder: Parcel No. 150. 329 Kentucky Street.

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

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Records.

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PROJECT AREA 1-A
PARCEL 150
329 Kentucky St.

Owner: Barney & Sadie Shapiro
Legal: NE'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, Buildings \$1000.00
Built: 1921
Utilities: Gas, sewer and water

PROPERTY DESCRIPTION

This home which has an exterior of composition siding with some stucco and some asbestos siding has a small living room, fair sized center room which has gas space heater, small kitchen with bath adjoining and it has round rim tub. There is another fair sized bedroom which has closet. The rear of this house is all two story and there is 1 bedroom on second floor. Walls are plaster but the plaster is falling off in several places. The basement is under approximately $\frac{1}{2}$ the house, has new hot water heater, dirt floor, stone foundation. The front porch is glazed and screened and there are two aluminum storm and screen windows.

COST APPROACH

864'sq.ft. @ \$11.50	\$ 9,936.00
Less depreciation	7,452.00
Depreciated value of home	<u>\$ 2,484.00</u>
Land	400.00
Indicated value by Cost Approach	<u>\$ 2,884.00</u>

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,

Two Thousand Eight Hundred Fifty Dollars (\$2850.00)

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 150

FEE OWNER Barney & Sadie Shapiro Property Address 329 Kentucky St.

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

Present use Res Zoning Pres 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. 1000 Total 1200 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 1921
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 \$ _____
864 sq. ft. or cu. ft. x 11.50 = \$ 9936

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

Total Replacement Cost \$ 9936

Less Total Depreciation 7452

Total Present Value \$ 2484

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ _____

Plus Land Value from above \$ 400

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
BY COST APPROACH \$ 2884

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 150
FEE OWNER Barney & Sadie Shapiro PROPERTY ADDRESS 329 Kentucky St.



FRONT VIEW



REAR VIEW

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

Date of Photo: 11/1/61

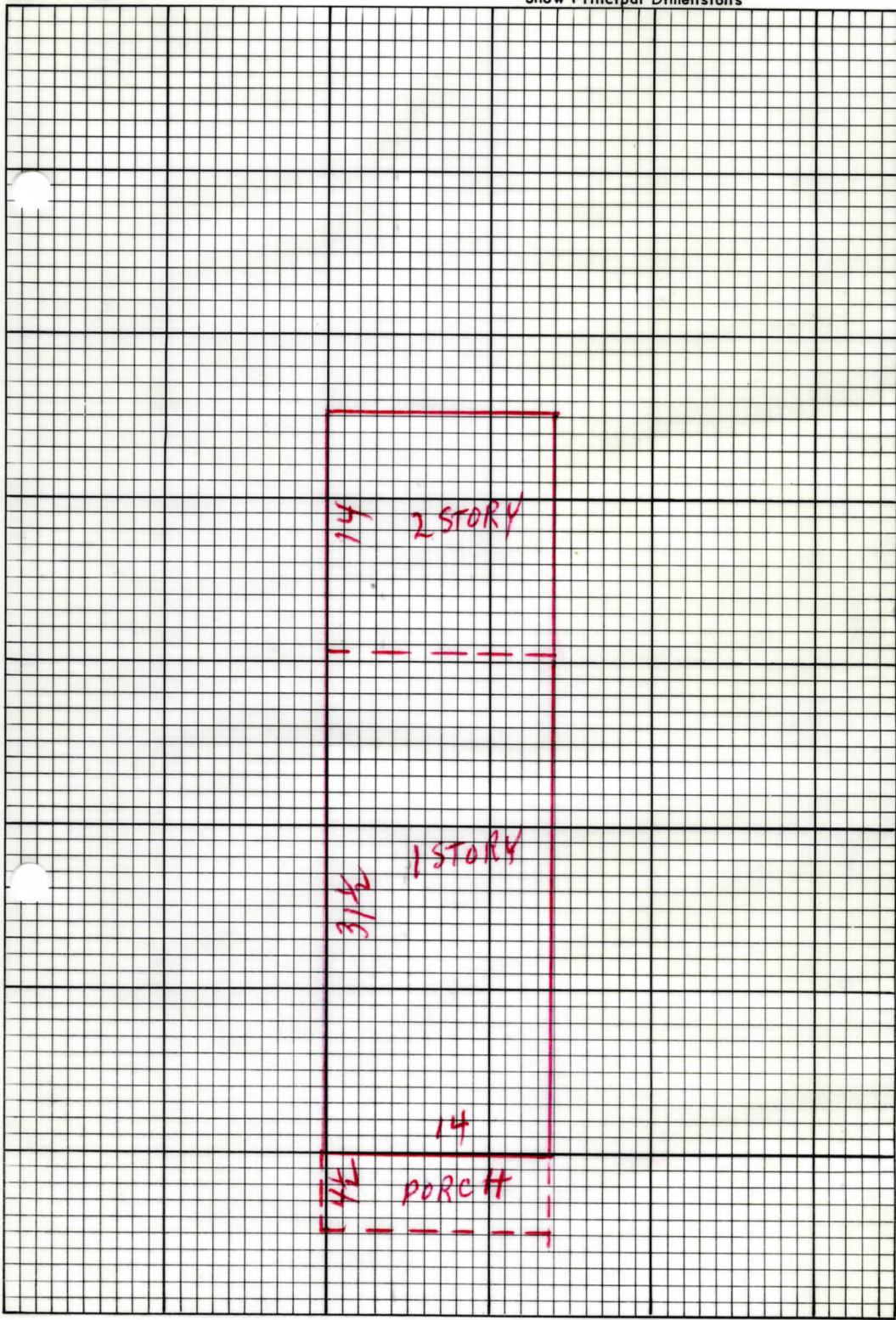
Photo No.	Description of Subject
5.	_____
6.	_____
7.	_____
8.	_____

By: J. Stevens
Right of Way Agent

S.P. Project 1-A COUNTY Ramsey PARCEL 150
 FEE OWNER Barney & Sadie Shapiro PROPERTY ADDRESS 329 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 _____

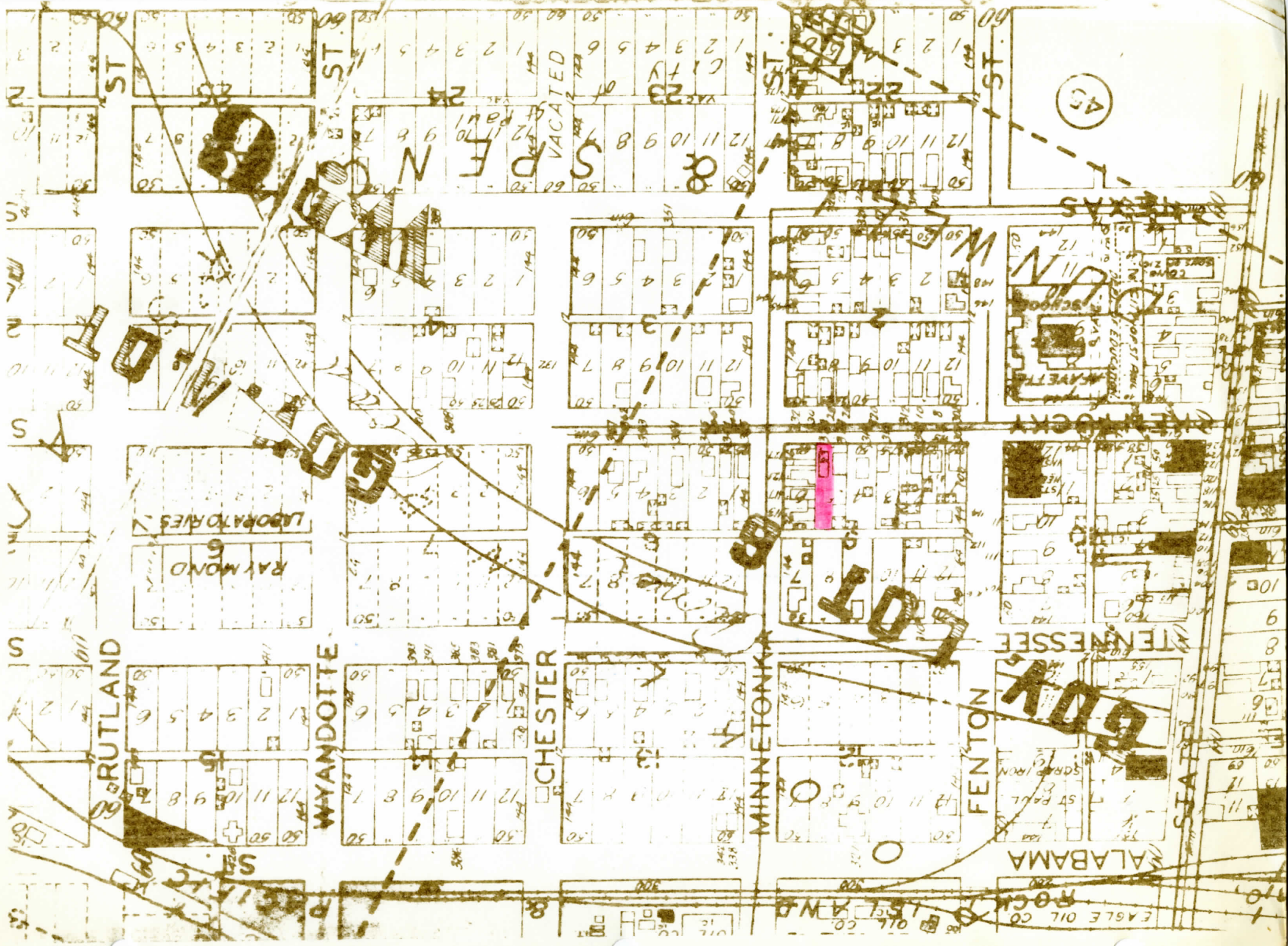
Chimney size:
 _____ x _____ by _____ ft. high.

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 DATE 11/15/61

PARCEL NO. _____

Parcel # 150



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. 150

Fee Owner Barney Shapiro Property Address 329 Kentucky Street

Comparable Properties

Comparison No.		No. <u>1</u>	No. <u>2</u>	No. <u>3</u>	No. _____				
Date of Sale		<u>Jan., 1961</u>	<u>Nov., 1960</u>	<u>June, 1961</u>					
Address		<u>671 Western</u>	<u>322 Daly</u>	<u>9 Douglas</u>					
Terms of Sale		<u>Cash</u>	<u>Cash</u>	<u>Cash</u>					
Rental Income Actual									
Rental Income Estimated		<u>\$40.00</u>	<u>\$35.00</u>	<u>\$40.00</u>					
Gross Monthly Multiplier									
Sale Price		<u>\$4,000.00</u>	<u>\$4,000.00</u>	<u>\$3,000.00</u>					
Special Assmts., Time, Improvements									
Present Worth		<u>\$4,000.00</u>	<u>4,000.00</u>	<u>3,000.00</u>					
Less Estimated Lot Value, Garage, Porch, Fireplace, Etc.		<u>1,200.00</u>	<u>800.00</u>	<u>700.00</u>					
Net Sale Price Bldg. Only		<u>2,600.00</u>	<u>3,050.00</u>	<u>2,000.00</u>					
Lot Size		<u>41.2 X 108</u>	<u>20 X 116.81</u>	<u>47 1/2 X 48 1/2</u>					
Age		<u>Old</u>	<u>81 yrs.</u>	<u>71 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>864 sq. ft.</u>		<u>300</u>		<u>550</u>	<u>100</u>			
Age—Condition	<u>40 yrs. Poor</u>								
Lot Value	<u>400</u>	<u>800</u>		<u>400</u>		<u>300</u>			
Landscaping									
Garage									
Porches	<u>150</u>	<u>50</u>				<u>150</u>			
Fireplace									
Basement Impr.									
Attic Impr.									
Carpeting									
Bkg. & Bath Extras	<u>Stove heat</u>								
Heating Extras									
Total Adjustment									
Net Adjustment		<u>+ 550</u>		<u>- 150</u>		<u>+ 550</u>			
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.		<u>\$4,000.00</u>		<u>\$4,000.00</u>		<u>\$3,000.00</u>			
Present Worth of Comparables Adjusted to Subject.		<u>3,450.00</u>		<u>3,850.00</u>		<u>3,550.00</u>			

Estimate of Value By Cost Approach:
864 sq. ft.
 Repr. Cost: _____ X 11.50 = \$ 9,936
 Less Depreciation: 75 % = 7,452
 Deprec. Reprod. Cost = \$ 2,484
 Land Value 25 F.F. = 400
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. _____
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 2,884

Estimate of Value By Comparison: \$ 2,850.00
 Estimate Based on Rental Income:
 Monthly Rent X GMM
\$35 X 81 = \$ 2,835.00
 or By Capitalization of Net Income on Form 2554
 Estimate By Cost Approach \$ 2,884.00
 Final Estimate By Correlation \$ 2,850.00

Appraisal By: [Signature]

Reviewed By: _____

Date 11/15/61

Parcel No. _____

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

S. P. Project 1-A COUNTY Ramsey PARCEL 150
 FEE OWNER Barney & Sadie Shapiro PROPERTY ADDRESS 329 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 LOAN PHONE RES MI 8-1823 BUS CA 4-7587

OWNER'S NAME Miss. Theresa H. Perfect 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. stoker	D.R. x	D.R. x	Year Built <u>Old</u>
h. water oil	D. Space x	D. Space x	Exterior <u>Asp. Shingles</u>
f. air gas x	Kitch. 14 x 12	Kitch. x	Cond. <u>Good</u>
annual fuel cost	nook cabinets x pantry	nook cabinets pantry	Taxes <u>51.42 N.H.S. N.S. x</u>
Water heater: gas side arm	fan disposal d. wshr.	fan disposal d. wshr.	Assessments
gal. auto. elec.	Trim <u>Painted</u>	Trim	Bids. <u>16.6 x 38</u>
gal. auto. gas x	Bath full x Tile shr. 1/2	Bath full Tile shr. 1/2	Lot <u>41.2 x 108</u>
Incinerator	Den/S. Rm. 4 x 9.6	Den/S. Rm. x	alley x driveway
Laundry tubs Toilet	B.R. 7.6 x 10.4	B.R. x	floors—1st hdwd. <u>Lino soft x</u>
220 wiring Shower	B.R. <u>Utility 9 x 9</u>	B.R. x	floors—2nd hdwd. <u>soft</u>
Pump	B.R. x	B.R. x	Sewer x City Wtr. x
Rec. room x	Porch <u>13.6 x 5.8</u> Shr. x Gl. x	B.R. x	S. Tank Well
Insul. Walls Ceil. W. Strip	condition <u>Very good</u>	condition	Gar. Shed x 1 Car
Roof comp. x wood slate	carp. drapes	carp. drapes	Art. Dec. x ov. drs.
1st fl. occ. by <u>Owner</u>	phone	Lease Exp. rest	date
2nd fl. occ. by	phone	Lease Exp. rest	date
Schools: Public grade	<u>Jackson - 3</u> high	<u>Mechanic Arts</u> parochial	<u>St. Agnes - St. Vincents</u>
Churches: <u>All close</u>		Present Mgr.	
Transp.		Mgr. Commat.	
Reason for selling		Will consider trade	Possession <u>30 after closing</u>



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
Heat: <u>Stove</u>	Fireplace	Fireplace	Bath
gravity fur. stoker	D.R. x	D.R. x	Year Built <u>1880</u>
h. water oil	D. Space x	D. Space x	Exterior <u>FOLLOW</u>
f. air gas	Kitch. 12 x 14	Kitch. x	Cond. <u>Very good</u>
annual fuel cost	nook cabinets pantry	nook cabinets pantry	Taxes <u>40.00 N.H.S. x H.S.</u>
Water heater: gas side arm	fan disposal d. wshr.	fan disposal d. wshr.	Assessments
gal. auto. elec.	Trim	Trim	Bids. <u>15 x 40</u>
gal. auto. gas	Bath full. Tile shr. 1/2 x	Bath full. Tile shr. 1/2	Lot <u>20 x 116.61</u>
Incinerator	Den/S. Rm. x	Den/S. Rm. x	alley x driveway
Laundry tubs Toilet	B.R. 12 x 13.8	B.R. x	floors—1st hdwd. <u>soft x</u>
220 wiring Shower	B.R. x	B.R. x	floors—2nd hdwd. <u>soft</u>
Pump	B.R. x	B.R. x	Sewer x City Wtr. x
Rec. room x	Porch <u>5 x 14</u> Shr. x Gl. x	B.R. x	S. Tank Well
Insul. Walls Ceil. W. Strip	condition <u>Very good</u>	condition	Gar. Tool Shed x
Roof comp. x wood slate	carp. drapes	carp. drapes	Art. Dec. ov. drs.
1st fl. occ. by	phone	Lease Exp. rest	date
2nd fl. occ. by	phone	Lease Exp. rest	date
Schools: Public grade	high	parochial	
Churches: <u>All close</u>		Present Mgr.	
Transp.		Mgr. Commat.	
Reason for selling		Will consider trade	Possession <u>15 days</u>



LEGAL: Upon request. **9 Douglas**

LISTING BROKER E. S. Fiesel & Co. SALESMAN E. S. F. PHONE RES MI 6-5002 BUS CA 4-2320

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
Heat: Space	Fireplace	Fireplace	Bath
gravity fur. stoker	D.R. 14 x 11.10	D.R. x	Year Built <u>1890</u>
h. water oil	D. Space x	D. Space x	Exterior <u>J. M. Siding</u>
f. air Space gas x	Kitch. 13.2 x 10.6	Kitch. x	Cond. <u>Fair</u>
annual fuel cost	nook cabinets pantry x	nook cabinets pantry	Taxes <u>140.28 N.H.S. x H.S.</u>
Water heater: gas side arm	fan disposal d. wshr.	fan disposal d. wshr.	Assessments
gal. auto. elec.	Trim <u>Painted</u>	Trim	Bids. <u>40 x 22.4</u>
gal. auto. gas x	Bath full x Tile shr. 1/2	Bath full. Tile shr. 1/2	Lot <u>47.3 x 48.1</u>
Incinerator	Den/S. Rm. x	Den/S. Rm. x	alley x side driveway
Laundry tubs Toilet	B.R. 9.4 x 8.9	B.R. x	floors—1st hdwd. <u>x soft</u>
220 wiring 110 Shower	B.R. 9.4 x 7.10	B.R. x	floors—2nd hdwd. <u>soft</u>
Pump	B.R. x	B.R. x	Sewer x City Wtr. x
Rec. room x	Porch <u>5 x 14</u> Shr. x Gl. x	B.R. x	S. Tank Well
Insul. Walls Ceil. W. Strip	condition <u>Fair</u>	condition	Gar. x
Roof comp. x wood slate	carp. drapes	carp. drapes	Art. Dec. ov. drs.
1st fl. occ. by <u>Richard Weidel</u>	phone	Lease Exp. rest	date
2nd fl. occ. by	phone	Lease Exp. rest	date
Schools: Public grade	<u>Hammond</u> high	<u>Monroe</u> parochial	<u>St. Stanislaus</u>
Churches: <u>All</u>		Present Mgr.	
Transp.		Mgr. Commat.	
Reason for selling	<u>Estate</u>	Will consider trade	Possession <u>15 after closing</u>
Remarks	Taxes are <u>\$109.86</u> - sidewalk assessment <u>\$30.42 N.H.S.</u> - show Saturday, Sunday, Tuesday or Wednesday after 5:00 P. M.		

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 150
 FREE OWNER Barney Shapiro Property Address 329 Kentucky

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:

25 front feet ~~at \$15~~ at \$15 = \$ 400

Reviewed by

Data by: [Signature]
 Right of Way Agent

Date 11/15/61

Parcel No. _____

25003

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	CONSID-ERATION	REV. STAMPS	INDICATED AMOUNT
150	Issac & Rose Fremland	to Barney & Sadie Shapiro	9-30-48	1191052	Deed	1297/127		.55	\$500

(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 Date 11/15/61