

Collection Information:

Folder: Parcel No. 155. 330 Kentucky Street.

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

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Form 2551

STATE OF MINNESOTA

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

S. P	1-A	COU	NTY Ramsey	PARCE	EL_No. 155
FEE OWNER_	Morris & Julia A.	Moreno PROI	PERTY ADDRESS	330 Kentucky St	reet





Photo No.	Description of Subject	Photo No.	Description of Subject
1.	Subject property - front view	5	
2.	Subject property - rear view	6	
3.		7.	() 11 1
4.		8	
Date (of Photo:	Ву:	Dun Al Henre
			Right of Way Agent

Date of Photo: ______11_61

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

PHOTOGRAP	HIC MOUNTING	GS	
S. P. 1-A	COUNTY_		PARCEL_No. 155
FEE OWNER Morris and Julia A. Moreno		NAMES AND ADDRESS.	330 Kentucky
LEGAL: Lot 7, Block LETTING CYPTER CYPTER		10 and II, Salles	
Photo No. Descr 1. Comp. No. k = 647 Carroll 2. Comp. No. 2 - 769 Carroll	5		15 5 15 19 x voit 16 16 16 16 17 20 20 20 20 20 20 20 20 20 20 20 20 20
3. Comp. No. 3 - 233 Ann	6 7		
4			

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

S. P	1 - A		COUNTY	Ramsey	PARCEL No. 155
FEE OWNER	R Morris and Ju	lia A. Moreno	_PROPERTY	ADDRESS3	30 Kentucky
	LEGAL: Lot 7, Block	, Swift's Subdivision of 1	at 10 and 11, Salth	& Lofts Outlots.	
	LISTING BROKER Claps-The		Minger PHONE: RES.		
	Begonstet	LR. 18 = 11.6 LR.	test Phon	B.B. I	
	Hour: gravity fur. X stoker	D.R. z D.R		Year Bailt 1923	
	h. weger oil f. air ges K enough fuel cost	Kinch. 9.6 x 11.6 Kitel	lipece ii h. x ook cabises pantry	Cood. Good Taxed 15.84 N.H.S. × H.S.	
	Water bquaer; gal. elde aren	fan diaponel d. wehr. fa Trim FIT Tria	sa disposal d. wshr.	Amerimean Bids. 32 s 22	
	gal, auto. elec. gal. noto. gas Lucinerator		h full Tile thr. 1/2 1/5. Rep. x	Lor 40 x 148	
	Leandry tube K Toiler 220 wiring Shower	B.R. 10 s 11 B.R. B.R. 10 x 11 B.R.		floors—Let indeed. X soft floors—Zind ledwel. soft	
	Nec. room 3	Peech 9 X 11 Scr. x Gl. x B.B.		Sewer X City Wer. X S. Tuesh Well Gar. 12 z 15.6	
	Rosel: comp. X veed :less tes fi. oor. by Hirs. Goo. Al	carp. drapes camp		Arr. Dec. ov. dec.	
	2mi fl. acc. by Schools: Public grade Mattiniay	phone Lean	to Eury. nearth passochiel.	des	
	Chotcher *** Treasp. Respon for solling ** Piness*	Мц	ent Mige. p. Commit. Il consider gode are 100	Procession Sub. to tenent	
	Remarks Would like as m		The state of the s		
	LISTING BROKER E IMQUI		AN DAD E PHONE	RES Me 3-5916 BUS Mi 5-8	108
	Full Beam steel woo	(at Floor	Bed Floor	B.R. x	
	Heat gravity has stokes	D.R. 2 x 5	Fireplace D.R. s	Year Built 1916	
	h water oil air x ges x annual fuel cost \$ 180,00	D. Space x Kitch. 4 x 10 nook usbinets x pantry	D Space E Kitch x nook cabinets pasts	Cond GOOd Taxes 135,00 N.H.S.	45. x
	A arer hearer gal side arm	fee disposal d with: Trim Painted	fan disposal d. web Trim		
	50 gal auto gas x	Barn tuli X Tile uhr. 1/2 Den S Rm 9 x 9	Both full Tile shr 4:	2 Lor 46 s	20
	Laundry tubs Tools 220 wring X Shows	B.R 12.6 x 11	B.R. z	floors—lie bdwd. 2 s	oft oft
	Pump Rec room x	B.R E Porch Scr GI	B.R. z	Sewer City Wtr. X	
	Insui Walls Ceil W Scr. Root comp wood sia	te curp drapes	condition carp. drapus Leuse Exp. rep.	Att Det v ov drs.	
	Schools Public grade 5 B los	phone	Lease Exp. rem parochial	6 Blocks - St. Peter	
	Transp. Block			- 12 yrs. 63/4%	nec
	Remarks 1: Lumin door	ger nome rs and windows	1.1	Possession 60 Days if	nec.
	LEGAL: South	1/2 of Lots 1 and 2, Davi	s Addition.		
	LISTING BROKER J	.J. Huspak & Sons SALESM. P. and Mary A. Gombold	AN J. J. B.	PHONE BESMT 0-2065	A 0 00//
	Bessenat	P. and Mary A. Gombold		TYPE OF BLDG Bungalow	A 2-0506
	Full x Beam: steel	wood x L.R. 11.8 x Fireplace	13.9 LR x Firepiace	N W	
	h. wester X	f. air D. Space x	D. Space x	Bach Year Busit 1890	
	water bester:	11.0	13,3 Kitch x noty x nook cabinets wahr. (an disposal	pantry Cond. Good	
	30 gal. side arm gal. asso. elec. gal. asso. gas	x Trim Oak and Ename	el Trim EXPANSION	d. wahr. Taxes 136,40 NH. Bldg. 22	45
	Incinenteer Laundry tebs X	Den/S. Rm. x	Den/S Ren. x		75 driveway
	220 wiring	1.4	12.6 B.R. x 12 B.E. x B.R. z	floors—Lar bdwd. floors—2nd ladwd.	y soft
	Insul. Walls Gell. V	Scr. porch Open 7. Scrip condition Excellent	B.R. x	well City V	To X
	Roof: comp. X wood In fi. occ. by Mars. D 2nd fi. occ. by	mhone	carp. dreps 2671 Leave Exp.	ou Att. Det. y ov. d	
Photo	Schools: Public grade Da Churches All close	vis - 6 blks, high M	Dnroe - 1 mile pare Present Mage	rent due ochiel St. Stanislaus - 2	blks.
	The state of the s	eath - 1 block	Mige. Commit. Will consider trade	Parentico	Ject
1. Comp.			5		
	No. 2 - 769 Car No. 3 - 233 Am		6		1
4	J = 2)) AIII		7 8	. /	1111
Date of Photo:	11-61		Ву:	Du	Il Janen
				Right of	Way Agent

Project Area 1-A Parcel No. 155 330 Kentucky St.

Owner:

Morris & Julia A. Moreno

Legal:

W. $\frac{1}{2}$ of Lot 7, B lock 2, Dunwell & Spencers

Addition to Brooklynd

Lot Size:

25 x 144 feet

Zoning:

"B" Residential

Built:

1913

Assessor's Value:

Land \$200 - Building \$1,500 - Total \$1,700.

This is a one and one-half story frame dwelling with asphalt siding, imitation brick with asphalt rolled roof, fair storms and screens. Blacktop street, sidewalk, no curb, all improvements are in the street and connected to the property.

Consists of five rooms and old type bath off the kitchen, open porch, maple floors, painted trim, plastered walls and ceilings, large kitchen, pantry, no cabinets, cabinet sink. One of the bedrooms is also off the kitchen stairs to insulated attic.

Full basement, limestone walls, concrete floor, 7 foot height, no laundry tubs or drain. Octopus hot air oil heat, 30 gallon gas water heater.

Cost Approach:

18,216 cubic feet @ .60% per cubic foot - \$10,929.00
Physical Depreciation 50%
Economic Depreciation 10% 6,557.00
Depreciated Value of Dwelling 4,372.00

Depreciated Value of Dwelling 4,372.00

Land 25 x 144 feet 400.00

Indicated Value by Cost Approach 4,772.00

This is a total taking. Based on the Cost Approach and the Comparable Sales Approach it is your appraisers opinion that the total damages are:

I and 400.00 Improvements 4,400.00 . 4,800.00

"FOUR THOUSAND EIGHT HUNDRED DOLLARS"

(\$4,800.00)

May 21 Hancey

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

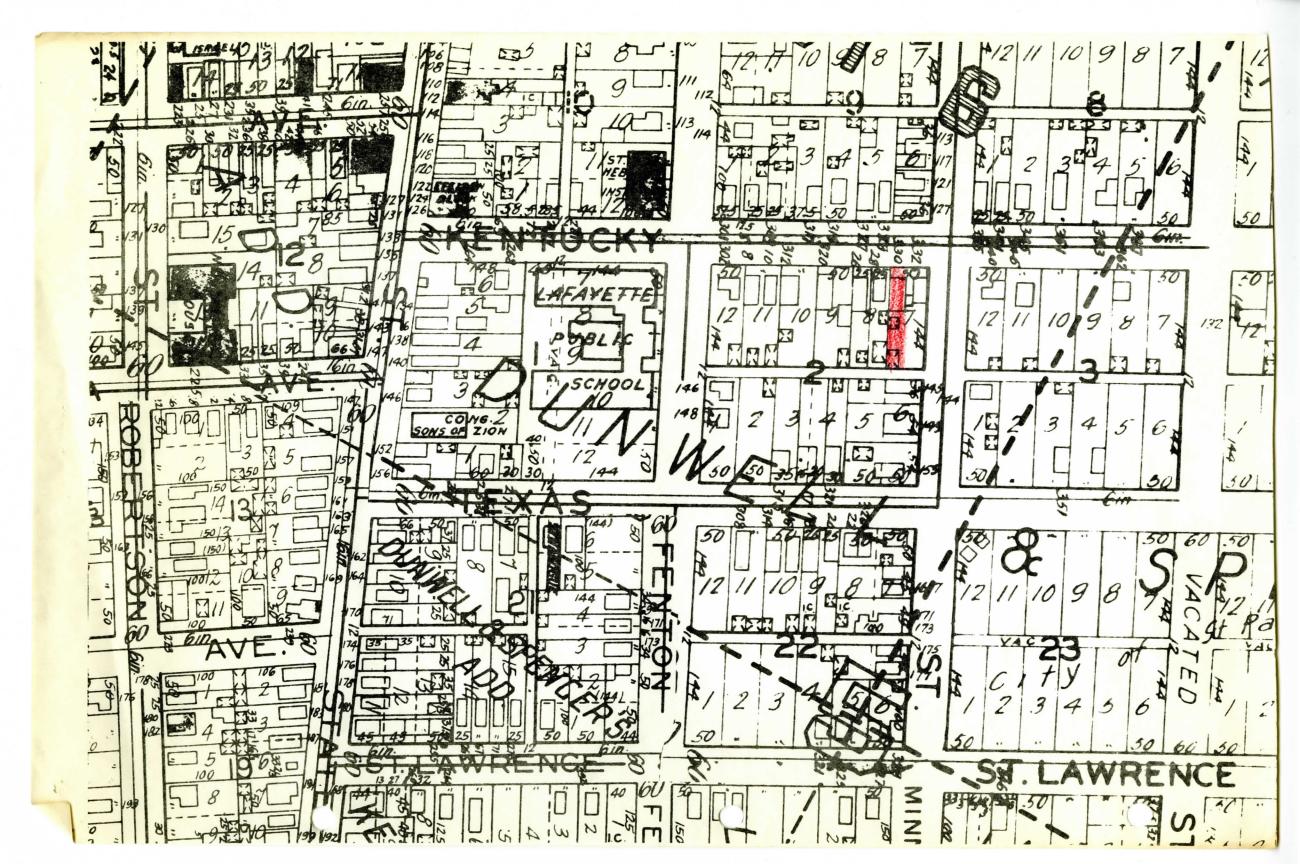
DEPARTMENT OF HIGHWAYS
COST APPROACH

S. P. Project Area 1-A	COUNTY Ramsey		PARCEL	155
FEE OWNER Morris & Julia A. Moreno	Property Address 330 Kentuc	ky Street,	St.Paul,	Minn.
Legal Description (entire tract) Was of Lot 7, B	lk 2, Dunwell & Spencer	s Addn to B	rooklynd	
Present use Residence	Zoning "B" Residential	Best use_	Present	
Size: Frontage 25	Depth144	Area	3600	
Utilities and : Sewer Yes	Septic tank	Cesspool		
Street : City water Yes Improvements : Surfacing Blacktop	Curb and gutter NO	Elec. pum Sidewalk	Yes	
Full and true valuation, 19_60 Land 200 Outstanding special assessments: Water				
DETERMINATION OF COST FACTOR: Page Boeckh's Manual	Revenue Stamps Indic	cated Purchase Pri	ce	\$
	Date AcquiredCON	FIRMED PURCE	ASE PRICE	\$
Base Unit Cost\$Base Cost adjustments	ESTIMATE OF MARKET VALU	E OF ENTIRE I	POPERTY	
Total Base Cost	Land Value:	E OF ENTIRE	KOI EKI I	
Local Index	25 f.f. at \$ 16.00 f. 3600 sq. ft. at \$	or 144 ft.	depth \$ 40	0.00
Total Base Cost x Local Index = Cost factor	at \$			
x = \$	Estimate of Replacement Cost of Pr incl. appropriate porch area		\$_	
per sq. ft. or cu. ft.	18,216 ************************************	ft v _60¢	_ \$	10 929 00
Bone structure% of total	Plus flat charge adjustments	п. х		20,363,00
Life expectancy yrs. Basic depreciation rate% per yr.	x Local Index \$	x	= \$_	
	Physical Dep. 50%	Total Replacement	Cost \$	10,929.00
Remodeled	Economid Dep. 10%	Less Total Depreci	ation _	6,557.00
Effective ageyrs.	Total Dep. 60%	Total Present Valu		4,372.00
Physical Depreciation - incurable in Bone structure%	Plus Present Value of Special Equip		\$_	
ESTIMATE OF TOTAL DEPRECIATION:	Plus Present Value of Miscellaneou	us Bldgs.	\$_	
Total replacement value of bone structure.	Plus Land Value from above			400.00
% of \$ = \$	TOTAL PRESENT VALUE OF	ENTIRE PROP	ERTY	±00.00
Total Structure Bone Structure		BY COST APPR		4,772.00
Physical Depreciation - incurable	Estimate of Physical Depreciation - Items Extent of cure or			Depreciation
% of \$ = \$	replacement	Curable Items	%	Amount
Bone Structure	Roof			
Plus Physical Depreciation	Chimney			
curable \$	Down spouts - gutters Exterior			
	Painting			
TOTAL DEPRECIATION\$	Storms - screens			
% of Total Replacement Cost	Weatherstrip			
Spec. Equip - Present Value \$	Plumbing - bath			
	Kitchen			
	Furnace			
	Wiring			
Misc. Bldgs.	Insulation Decorating			
Maso.	Floors			
				1
Estimate by The Husey	Total Cost of Short Lived Items	\$	Total De	epr. \$
Right of Way Agent	% of Total Replacement	nt Cost		
Date 1/7/9/10/	with% in Bone structu	re. P	ARCEL NO.	155

DEPARTMENT OF HIGHWAYS

DIVISION OF LANDS AND RIGHT OF WAY BUILDING SKETCH

.P. Project Area 1-A			co	DUNTY Ra	msey		_ PARCEL_	155
FEE OWNER Morris & Juli	ia A. Moren	0	PR	OPERTY ADD	RESS 330 K	entucky, St	.Paul, Mi	nn.
ketch of Building			Room Number of Principal Dime				Room No.	Ceiling Ht.
THE TOTAL STATE OF THE TOTAL STA		Jilow	Trincipal Dillie	HISTORIS		iving Room		1111.
						Dining Room		
						Citchen		
					-	Bed Room		
						Bed Room		
						Bath		
(Hall Porch		
						Closet		
						Store Room		4
	7					Amusement Room		
						Breezeway		
						Attached Garage		
					-			
					_			
					P P	ASEMENT:		
						Floor thickness		in
						Height: Top of floo		
								ft
	Dir	ellina				Size Sq. I	Ft. Ht.	Cube
						x		
		1 1	79		-	×		
		1000	1			x		
		K SYY				UPERSTRUCTURE		
						Height: Top of fou		
							ridge	
		4					-	
					-	Size Sq.	Ft. Ht.	Cube
						×		
		22				x		
		99				×		
					 			
					т 🖽 т	otal cubic content		
		20						
						Chimney size:		
							4- 1	
						x by	ft. hig	gh.
	_	,						
MISCELL ANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition			Area
Garage - detached						x		
Garage — attached						X		
Barn Hog house						×		
Chicken house	_			4		×		
Granary						×		
Machine shed			4			×		
	71 ·		11					
		1	x/ 4					
SKETCH AND EXAMINATION BY	_	Dun 4	11 411	year				
SKETCH AND EXAMINATION BY		RIGHT OF	WAY AGENT	7		- D/	ATE	
					PARCEL N	o155		



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

Items Subj Bldg. Size 18, Age—Condition 19 Lot Value 25x1 Landscaping Garage Porches Fireplace Basement Impr. Attic Impr. Carracting Plbg. extras	6 60% criptive Items ect Property 216	No	00 00 00 00 00 88	3-16- 769 (cas 109 \$9,30 2,00 30 7,00 46x12 1916 16,884 41¢	Carroll Sh SS 5 OO OO OO OO OO OO OO OO OO	No	Ann 5 7 00 00 00 00 00 00 00 00 00 00 00 00	Adjus Plus	tment Minus
Address Terms of Sale Rental Income Actual antal Income Estimated Gross Monthly Multiplier Sale Price Special Assmts., Time, Improvem Present Worth Less Estimated Lot Value, Garage, Porch, Fireplace, Et Net Sale Price Bldg. Only Lot Size Age CF or SF Unit Cost New 18,21 Unit Cost New 18,21 Adjustment Desc Subject Strass Bldg. Size 18, Age—Condition 19 Lot Value 25x1 Landscaping Garage Porches Eireplace Basement Impr. Attic Impr. Attic Impr. Less Estimated Lot Value, Garage Plbg ext ras Less Estimated Lot Value Landscaping Garage Research Plbg ext ras Less Estimated Lot Value Lendscaping Garage Research Impr. Attic Impr. Less Estimated Lot Value Lendscaping Garage Research Impr. Attic Impr. Less Estimated Lot Value Lendscaping Plbg ext ras Less Estimated Lot Value Lendscaping Research Impr. Attic Impr. Less Estimated Lot Value, Lendscaping Research Impr. Attic Impr. Less Estimated Lot Value, Lendscaping Research Impr. Attic Impr. Less Estimated Lot Value, Lendscaping Research Impr. Attic Impr. Less Estimated Lot Value, Lendscaping Research Impr. Attic Impr. Less Estimated Lot Value, Lendscaping Research Impr. Attic Impr. Less Estimated Lot Value, Lendscaping Research Impr. Attic Impr. Less Estimated Lot Value, Less Estimated Lot Value Less Esti	6 60% criptive Items ect Property 216	cash \$65 106 \$6,90 1,50 40 1923 12,672 40¢ Adjus	200 200 200 200 200 200 200	769 C cas 109 \$9,30 2,00 30 7,00 46x12 1916 16,884 41¢ Adjus	2arroll 5h 585 00 00 00 00 00 00 00 00 00 00 00 00 00	233 4 cash \$69 107 \$7,50 7,50 50 30 6,70 41.25 1890 17,424 38¢ Adjus	Ann 5 7 00 00 00 00 00 00 45\$ stment Minus 300 1,000	Adjus	†men†
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Age—Condition 19 Age—Condition 19 Lot Value 25x1 Landscaping Corches C	216	rius	300 1,100	Plus	1,000 500	Plus	300 1,000	Plus	Minu
Age—Condition 19 Lot Value 25x1 Landscaping Corches Co	213		200		500		1,000		
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Corches Corches Cireplace Cossement Impr. Attic Impr. Cossessing Plbg. extras Cossessing Plbg. extras Cossessing Extras			200		1,000		1 (20)		
Porches Fireplace Fi							100		
Basement Impr. Attic Impr. Parating Plbg. extras Parating Extras Heating Extras			200		300		300		
Attic Impr. Attic							700		
Attic Impr. Experime Plbg extras barorentes heating e leating Extras		1			500				
execute Plbg extras barasetras heating e leating Extras									
bare Beth Extras heating e			200						
leating Extras	xtras		200		200		200		
	,						300		
Kit. cabinets					300				
Alum. windows					200				
Concrete drive							200		
otal Adjustment									
		- 4	2,000	-	4,600		2,400		
resent Worth of Comparable roperties with Adjustments for me and Improvements Since Purc	hase.								
esent Worth of Comparables djusted to Subject.			4.900		4.700		5.100	. 160	
Plus Landscaping Plus Present Value Misc. Bldgs. Plus Present Value Special Equipn Estimated Value By Cost Appro	= \$10.9 6.5 Ft. or Ft.	29	-372 400 -772 ,800	Estimate Estimate Mor 5 or B on F	Based on Renthly Rent X O Y By Capitalizat Form 2554 By Cost Ap	Comparison: ontal Income: GMM 100 ion of Net In	= \$_ _= \$_ \$_	5,000 4,800)

Form 254?-a

7

ADJUSTED VALUE by time, depth and location

in comparison to subject prope

per sq. ft.

per acre

orris	So	orris & Julia A. Morence	•	Moreno	Property	Address	330	Property Address 330 Kentucky St
	١							

Proper adjustments have been made for zoning, location, ESTIMATEC VALUE OF LAND IN SUBJECT PROPERTY time of sale, etc. ON BASIS OF COMPARABLE MARKET DATA:

front feet 25

Frontage

50

80

80

225

16.00

\$ 400,00

UNIT PRICE

per sq. ft.

.16¢

.10¢

.10¢

.22¢

per acre

per f. f.

10.00

10.00

15.00

15,00

Area Sq. Ft.

or

Acres

5000

10000

10000

26775

Depth

100

125

125

119

per f. f.

16.00

12,50

12.50

17.75

Compari-

son No.

Parcel

Grantor - Grantee Legal Description Consideration. Date of Sale

Lot 10-Blk 66. W.St. Paul

Nev. 1957 - Cash \$800.00

Lots 18 & 19, Blk 4, Second

20-Blk 14, Second Addn. to Brooklynd-Sold May 1956

Grantee - Louis Kaplan Livingston & Chicago-West

25 feet Lot 3, all of 1 &

2-Blk 19 & 1 & 2 of Blk 14 Bazil & Roberts Add. Sold Dec. 156 - \$4,000.00

Sold June 1957 - \$1.000.

Treacy to Larson Clinton & Congress

Markoe to Remackel St. Lawrence & Missouri

Addn. to Brooklynd

Markoe to Remackel Missouri bet. Texas and St.Lawrence - Lots 1 &

\$1,000.00

Proper

XOCKE.

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

PAR.	1-A GRANTOR	County	Ramsay REC	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	I NDI CATED
155			Morris & Julia A. Moreno	10-18-57		W. D.				
						a d				
						100				
						•				
								-		
							se with Individu			

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:	
	11-29-61
Right of Way Agent	Date

I hereby certify that in making my appraisal of this parcel, 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

April 23, 1962.

Port Authority of St.Paul 60 East 4th St. St.Paul, Minnesota

Gentlemen:

Pursuant to your request I have examined the following properties in order to estimate a fair market value as of the above date.

The general area information as outlined in my original appraisal of August 9, 1961 also applies to the subject property.

Project Area 1-A

Parcel 155 330 Kentucky

\$ 6,000.00

Project Area 1-B

Parcel 18 $166-168-166\frac{1}{2}-168\frac{1}{2}$

E. Fairfield

\$12,750.00

Parcel 85

131 Robertson

\$ 8,500.00

Sincerely yours,

JSS:LKS

JAMES S. STEVENS