



Collection Information:

Folder: Parcel No. 155. 330 Kentucky Street.

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

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Records.

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S. P. 1-A COUNTY Ramsey PARCEL No. 155

FEE OWNER Morris & Julia A. Moreno PROPERTY ADDRESS 330 Kentucky Street



Photo No.	Description of Subject
1.	<u>Subject property - front view</u>
2.	<u>Subject property - rear view</u>
3.	_____
4.	_____

Date of Photo: 11-61

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

By: *[Signature]*
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL No. 155

FEE OWNER Morris and Julia A. Moreno PROPERTY ADDRESS 330 Kentucky

LEGAL: Lot 7, Block 1, Swift's Subdivision of Lot 10 and 11, South & Left Outlots.
NOV 61 3 116/160

LISTING OWNER
Full S.
Rear:
garage
h. wa
f. air
sewer
Water
Electric
Lumber
230
Pump
Rec. r
Road
In G.
Sewer
Chad
Tree
Rear



5-8108
H.S. x
24
120
way
soft
soft
x
16
blks

Photo No. Desc
1. Comp. No. 1 - 647 Carroll
2. Comp. No. 2 - 769 Carroll
3. Comp. No. 3 - 233 Ann
4. _____
Date of Photo: 11-61

5. _____
6. _____
7. _____
8. _____
By: *Ray A. Harney*
Right of Way Agent

Subject

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 Morris and Julia A. Moreno PROPERTY ADDRESS 330 Kentucky

LEGAL: Lot 7, Block 1, Swift's Subdivision of Lot 10 and 11, Seitch & Lotts Outlots.

647 CARROLL

3/16/60

LISTING BROKER Clapp-Thompson Co. SALESMAN Minger PHONE RES CA 2-7085 BUS CA 2-7311 OWNER'S NAME Margaret A. Johnson and Keytha H. Johnson TYPE OF BLDG Bungalow

Table with columns: Basement, 1st Floor, 2nd Floor, 3rd Floor. Rows include: Full x Beam: steel wood x, Heat, Gravity fur, h. water, f. air, annual fuel cost, Water heater, gal. side arm, gal. auto elec, gal. auto gas, Incinerator, Laundry tubs, 220 wiring, Pump, Rec. room, Insul. Walls, Roof, 1st fl. occ. by, 2nd fl. occ. by, Schools, Churches, Truss, Reason for selling, Remarks.

LISTING BROKER Elmqvist Realty Co. SALESMAN H.B.E. PHONE RES MR 3-5916 BUS MI 5-8108 OWNER'S NAME D. Johna Gainer TYPE OF BLDG Bungalow

769 CARROLL

Table with columns: Basement, 1st Floor, 2nd Floor, 3rd Floor. Rows include: Full x Beam: steel wood, Heat, Gravity fur, h. water, f. air, annual fuel cost, Water heater, gal. side arm, gal. auto elec, gal. auto gas, Incinerator, Laundry tubs, 220 wiring, Pump, Rec. room, Insul. Walls, Roof, 1st fl. occ. by, 2nd fl. occ. by, Schools, Churches, Truss, Reason for selling, Remarks.

LEGAL: South 1/2 of Lots 1 and 2, Davis Addition.

233 ANN

LISTING BROKER J. J. Huspek & Sons SALESMAN J. J. B. PHONE RES MI 9-2965 BUS CA 2-8566 OWNER'S NAME E. P. and Mary A. Gombold TYPE OF BLDG Bungalow

Table with columns: Basement, 1st Floor, 2nd Floor, 3rd Floor. Rows include: Full x Beam: steel wood x, Heat, Gravity fur, h. water, f. air, annual fuel cost, Water heater, gal. side arm, gal. auto elec, gal. auto gas, Incinerator, Laundry tubs, 220 wiring, Pump, Rec. room, Insul. Walls, Roof, 1st fl. occ. by, 2nd fl. occ. by, Schools, Churches, Truss, Reason for selling, Remarks.

Photo No.

De

ject

- 1. Comp. No. 1 - 647 Carroll
2. Comp. No. 2 - 769 Carroll
3. Comp. No. 3 - 233 Ann
4.

- 5.
6.
7.
8.

Date of Photo: 11-61

By:

Right of Way Agent

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

Owner: Morris & Julia A. Moreno
~~580 Ashland~~ 330 Kentucky

Legal: W. $\frac{1}{2}$ of Lot 7, Block 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	<u>4,372.00</u>
Land 25 x 144 feet	400.00
Indicated Value by Cost Approach	<u>4,772.00</u>

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:

Land	400.00
Improvements	<u>4,400.00</u>
Total	<u>4,800.00</u>

"FOUR THOUSAND EIGHT HUNDRED DOLLARS"

(\$4,800.00)

R. J. Fanning
4/29/61

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 Area 1-A COUNTY Ramsey PARCEL 155

FEE OWNER Morris & Julia A. Moreno Property Address 330 Kentucky Street, St. Paul, Minn.

Legal Description (entire tract) W 1/2 of Lot 7, Blk 2, Dunwell & Spencer's Addn to Brooklynd

Present use Residence Zoning "B" Residential Best use Present
Size: Frontage 25 Depth 144 Area 3600

Utilities and : Sewer Yes Septic tank _____ Cesspool _____
Street : City water Yes Private well _____ Elec. pump _____
Improvements : Surfacing Blacktop Curb and gutter No Sidewalk Yes

Full and true valuation, 19 60 Land 200 Bldgs. 1500 Total 1700 Taxes 19 60 \$ 82.46
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 1913 _____
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 _____
Right of Way Agent

Date 11/29/61

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 \$ 400.00
3600 sq. ft. at \$ _____
at \$ _____

Estimate of Replacement Cost of Principal Structure
incl. appropriate porch area or cube \$ _____
18,216 ~~sq. ft.~~ cu. ft. x .60 = \$ 10,929.00

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

Physical Dep. 50% Total Replacement Cost \$ 10,929.00

Economic Dep. 10% Less Total Depreciation 6,557.00

Total Dep. 60% Total Present Value \$ 4,372.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ _____

Plus Land Value from above \$ 400.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY

SAY 4,800.00 BY COST APPROACH \$ 4,772.00

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

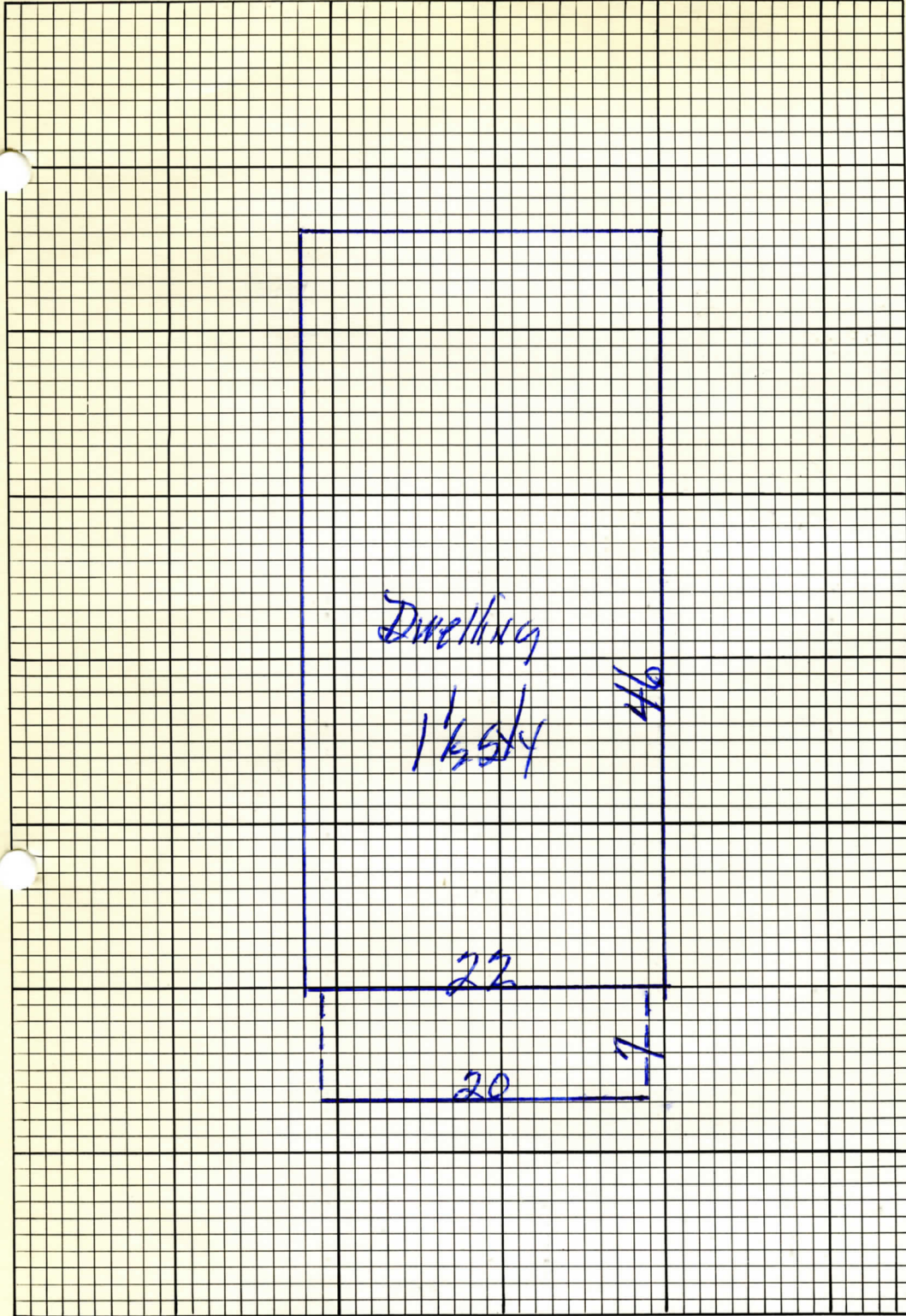
with _____ % in Bone structure. PARCEL NO. 155

S. P. Project Area 1-A COUNTY Ramsey PARCEL 155

FEE OWNER Morris & Julia A. Moreno PROPERTY ADDRESS 330 Kentucky, St. Paul, Minn.

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 _____

RIGHT OF WAY AGENT

DATE

PARCEL NO. 155

Ray J. Farney



KENTUCKY

LAFAYETTE
PUBLIC
SCHOOL

CONG.
SONS OF ZION

TEXAS

FENELON

LAWRENCE

ST. LAWRENCE

ST. MINN

VACATED
CITY
ST. PA

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

S. P. 1-A County Ramsey Parcel No. 155

Fee Owner Morris and Julia A. Moreno Property Address 330 Kentucky Street

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale		<u>3-16-60</u>		<u>3-16-60</u>		<u>4-16-58</u>			
Address		<u>647 Carroll</u>		<u>769 Carroll</u>		<u>233 Ann</u>			
Terms of Sale		<u>cash</u>		<u>cash</u>		<u>cash</u>			
Rental Income Actual		<u>\$65</u>							
Rental Income Estimated				<u>\$85</u>		<u>\$65</u>			
Gross Monthly Multiplier		<u>106</u>		<u>109</u>		<u>107</u>			
Sale Price		<u>\$6,900</u>		<u>\$9,300</u>		<u>\$7,500</u>			
Special Assmts., Time, Improvements									
Present Worth		<u>6,900</u>		<u>9,300</u>		<u>7,500</u>			
Less Estimated Lot Value,		<u>1,500</u>		<u>2,000</u>		<u>500</u>			
Garage, Porch, Fireplace, Etc.		<u>400</u>		<u>300</u>		<u>300</u>			
Net Sale Price Bldg. Only		<u>5,000</u>		<u>7,000</u>		<u>6,700</u>			
Lot Size		<u>40x148</u>		<u>46x120</u>		<u>41.25x75</u>			
Age		<u>1923</u>		<u>1916</u>		<u>1890</u>			
CF or SF Content	Unit Cost New	<u>18,216</u>	<u>60¢</u>	<u>12,672</u>	<u>.75</u>	<u>16,884</u>	<u>.70</u>	<u>17,424</u>	<u>.70</u>
Unit Cost Depr.	% Depr.	<u>24¢</u>	<u>60%</u>	<u>40¢</u>	<u>47%</u>	<u>41¢</u>	<u>47%</u>	<u>38¢</u>	<u>45%</u>
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size	<u>18,216</u>				<u>1,000</u>		<u>300</u>		
Age—Condition	<u>1913</u>		<u>300</u>		<u>500</u>		<u>1,000</u>		
Lot Value	<u>25x144 \$400</u>	<u>1,100</u>		<u>1,600</u>		<u>100</u>			
Landscaping									
Garage			<u>200</u>		<u>300</u>		<u>300</u>		
Porches			<u>200</u>						
Fireplace					<u>500</u>				
Basement Impr.									
Attic Impr.									
Carpeting Plbg. extras			<u>200</u>		<u>200</u>		<u>200</u>		
Boys & Bath Extras heating extras							<u>300</u>		
Heating Extras									
Kit. cabinets					<u>300</u>				
Alum. windows					<u>200</u>				
Concrete drive							<u>200</u>		
Total Adjustment									
Net Adjustment			<u>- 2,000</u>		<u>- 4,600</u>		<u>- 2,400</u>		
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.									
Present Worth of Comparables Adjusted to Subject.			<u>4,900</u>		<u>4,700</u>		<u>5,100</u>		

Estimate of Value By Cost Approach:

Repr. Cost: 18,216 c of .60 = \$10,929
 Less Depreciation: _____ % 6,557
 Deprec. Reprod. Cost \$ 4,372
 Land Value _____ Sq. Ft. or Ft. = 400
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. _____
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 4,772
 Rounded to \$ 4,800

Estimate of Value By Comparison: \$ 4,800

Estimate Based on Rental Income:

Monthly Rent X GMM
50 X 100 = \$ 5,000
 or By Capitalization of Net Income on Form 2554

Estimate By Cost Approach \$ 4,800

Final Estimate By Correlation \$ 4,800

Appraisal By: _____ Reviewed By: _____

Ray A. Hansen

Date 11-29-61

Parcel No. 155

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

S. P. Project Area 1-A

COUNTY Ramsey

PARCEL 155

FREE OWNER Morris & Julia A. Moreno

Property Address 330 Kentucky Street, St. Paul, Minn.

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.	Treacy to Larson Clinton & Congress Lot 10-Blk 66, W.St.Paul Proper Nov. 1957 - Cash \$800.00	50	100	5000	16.00	.16¢		10.00		
2.	Markoe to Remackel St.Lawrence & Missouri Lots 18 & 19, Blk 4, Second Addn. to Brooklynd Sold June 1957 - \$1,000.	80	125	10000	12.50	.10¢		10.00		
3.	Markoe to Remackel Missouri bet. Texas and St.Lawrence - Lots 1 & 20-Blk 14, Second Addn. to Brooklynd-Sold May 1956 \$1,000.00	80	125	10000	12.50	.10¢		15.00		
4.	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. '56 - \$4,000.00	225	119	26775	17.75	.22¢		15.00		

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

Reviewed by

25 front feet at 16.00 = \$ 400.00

Data by: [Signature]
 Right of Way Agent

Date 11/29/61

Parcel No. 155

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,

James S. Stevens
JAMES S. STEVENS

JSS:LKS