



Collection Information:

Folder: Parcel No. 156. 326 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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S. P. 1-A COUNTY Ramsey PARCEL No. 156
FEE OWNER William W. & Mabel Kienan PROPERTY ADDRESS 326 Kentucky



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

Date of Photo: 11-61

Photo No.	Description of Subject
5.	_____
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By: *R. J. Farney*
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL No. 156

FEE OWNER William W. and Mabel Kienan PROPERTY ADDRESS 326 Kentucky

NOV . 61



2-7311

22

148

driveway

16.6

16.6

16.6

16.6

16.6

16.6

16.6

16.6

16.6

16.6

Remarks would like as much as possible

- LIST
- OWP
- Full
- Hear
- gr
- h
- l a
- ann
- Water
- 50
- Income
- Laund
- 220 w
- Pump
- Rec
- Insul
- Roof
- 1st fl
- 2nd fl
- School
- Church
- Transp
- Reason
- Remark



- OWP
- Full
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- Water
- 20
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- Income
- Laund
- 220 w
- Pump
- Rec
- Insul
- Roof
- 1st fl
- 2nd fl
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- Tr
- Re
- Re



- | Photo No. | Description of Subject |
|-----------|---------------------------|
| 1. | Comp. No. 1 - 647 Carroll |
| 2. | Comp. No. 2 - 769 Carroll |
| 3. | Comp. No. 3 - 947 Juno |
| 4. | |

- | Photo No. | Description of Subject |
|-----------|------------------------|
| 5. | |
| 6. | |
| 7. | |
| 8. | |

Date of Photo: 11-61

By: *Ray J. Farney*
Right of Way Agent

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

S. P. 1-A COUNTY Ramsey PARCEL No. 156
FEE OWNER William W. and Mabel Kienan PROPERTY ADDRESS 326 Kentucky

LEGAL: Lot 7, Block 1, Swift's Subdivision of Lot 10 and 11, Smith & Lotts Outlots.
647 CARROLL **314/60**

LISTING BROKER Clapp-Thomson Co. SALESMAN Wingar PHONE RES CA 7-7095 BUS CA 2-7311
OWNER'S NAME Margaret A. Johnson and Edythe M. Johnson TYPE OF BLDG. Bungalow

Basement	1st Floor	2nd Floor	3rd Floor
Full x Beam: steel wood x	L.R. 18 x 11.6	L.R. x	B.R. x
Heat:	Fireplace	Fireplace	Bath
gravity fur. x motor	D.R. x	D.R. x	Year Built 1923
h. water	D. Space x	D. Space x	Exterior Frame
f. air	Kitch. 9.6 x 11.6	Kitch. x	Cond. Good
annual fuel cost	nook cabinets x pantry	nook cabinets pantry	Taxes 15.84 N.H.S. x H.S.
Water heater:	fan disposal d. wthr.	fan disposal d. wthr.	Assessments
gal. side arm	Trim Fir	Trim	Bldg. 32 x 22
gal. auto. elec.	Bath full x Tile shr 1/2	Bath full Tile shr 1/2	X 18
gal. auto. gas	Den/S. Rm. x	Den/S. Rm. x	Lot 40 x 148
Incinerator	B.R. 10 x 11	B.R. x	alley driveway x
Laundry tubs x Toilet	B.R. 10 x 11	B.R. x	floors—1st hdwd. x soft
220 wiring	B.R. x	B.R. x	floors—2nd hdwd. soft
Pump	B.R. x	B.R. x	Sewer x City Wtr. x
Rec. room x	Porch 9 x 11 Scr. x Gl. x	B.R. x	S. Tank Well
Insul. Walls Ceil. W. Strip x	condition Good	condition	Gar. 12 x 16.6
Roof comp. x wood slate	carp. drapes	carp. drapes	Att. Det. or. des.
1st fl. occ. by <u>Mrs. Geo. Allen</u>	phone <u>CA 5-0610</u>	Lease Exp. rest	near \$65.00
2nd fl. occ. by	phone	Lease Exp. rest	due monthly
Schools: Public grade <u>McKinley</u>	high	parochial	
Churche			
Transp.			
Reason for selling <u>illness</u>			
Remarks <u>Would like as much cash as possible.</u>			

LISTING BROKER Elmqvist Realty Co. SALESMAN H.H.E. PHONE RES Mt 3-5916 BUS Mt 5-8108
OWNER'S NAME D. John Gainier **769 CARROLL** TYPE OF BLDG. Bungalow

Basement	1st Floor	2nd Floor	3rd Floor
Full x Beam: steel wood	L.R. 16 x 12	L.R. x	B.R. x
Heat:	Fireplace x	Fireplace	Bath
gravity fur. motor	D.R. 12 x 15	D.R. x	Year Built 1916
h. water	D. Space x	D. Space x	Exterior Siding
f. air	Kitch. 14 x 10	Kitch. x	Cond. Good
annual fuel cost \$180.00	nook cabinets x pantry	nook cabinets pantry	Taxes 135.00 N.H.S. H.S. x
Water heater:	fan disposal d. wthr.	fan disposal d. wthr.	Assessments
gal. side arm	Trim Painted	Trim	Bldg. 40 x 24
gal. auto. elec.	Bath full x Tile shr 1/2	Bath full Tile shr 1/2	Lot 46 x 120
gal. auto. gas	Den/S. Rm. 9 x 9	Den/S. Rm. x	alley driveway
Incinerator	B.R. 12.6 x 11	B.R. x	floors—1st hdwd. x soft
Laundry tubs Toilet	B.R. 11 x 9	B.R. x	floors—2nd hdwd. soft
220 wiring x Shower	B.R. x	B.R. x	Sewer x City Wtr. x
Pump	B.R. x	B.R. x	S. Tank Well
Rec. room x	Porch Scr. Gl.	B.R. x	Gar. Single x
Insul. Walls Ceil. W. Strip	condition	condition	Att. Det. or. des.
Roof comp. wood slate	carp. drapes	carp. drapes	
1st fl. occ. by <u>Gainier</u>	phone <u>CA 5-7285</u>	Lease Exp. rest	near
2nd fl. occ. by	phone	Lease Exp. rest	due
Schools: Public grade <u>5 Blocks</u>	high <u>Central</u>	parochial <u>6 Blocks - St. Peter</u>	
Churche <u>All Close</u>			
Transp. <u>1 Block</u>			
Reason for selling <u>want larger home</u>			
Remarks <u>illumin doors and windows</u>			

LISTING BROKER James Huspek & Sons SALESMAN BIGGS PHONE RES LU 7-7210 BUS LU 7-7210
OWNER'S NAME Deris C. Ridge, guardian for Levis Endling TYPE OF BLDG. Bungalow

Basement	1st Floor	2nd Floor	3rd Floor
Full x Beam: steel wood x	L.R. 10.3 x 12.6	L.R. x	B.R. x
Heat:	Fireplace	Fireplace	Bath
gravity fur. x motor	D.R. 10.6 x 12.6	D.R. x	Year Built 1917
h. water	D. Space x	D. Space x	Exterior Shingles
f. air	Kitch. 10.6 x 13.6	Kitch. x	Cond. Very good
annual fuel cost	nook cabinets x pantry	nook cabinets pantry	Taxes 150.56 N.H.S. x H.S.
Water heater:	fan disposal d. wthr.	fan disposal d. wthr.	Assessments
20 gal. side arm x	Trim	Trim	Bldg. 24 x 32
gal. auto. elec.	Bath full x Tile shr 1/2	Bath full Tile shr 1/2	Lot 40 x 120 +
gal. auto. gas	Den/S. Rm. x	Den/S. Rm. x	alley 20' driveway
Incinerator	B.R. 10 x 10	B.R. x	floors—1st hdwd. x soft
Laundry tubs x Toilet	B.R. 9.6 x 7.6	B.R. x	floors—2nd hdwd. soft
220 wiring	B.R. x	B.R. x	Sewer x City Wtr. x
Pump	B.R. x	B.R. x	S. Tank Well
Rec. room x	Porch 22 x 8 Scr. x Gl.	B.R. x	Gar. Shpd x 12 x 16
Insul. Walls Ceil. W. Strip	condition Vary good	condition	Att. Det. or. des.
Roof comp. x wood slate	carp. drapes	carp. drapes	
1st fl. occ. by <u>Louise Endling</u>	phone <u>CA 6-7048</u>	Lease Exp. rest	near
2nd fl. occ. by	phone	Lease Exp. rest	due
Schools: Public grade <u>Adams - 2 blocks</u>	high <u>Monroe - 5 blocks</u>	parochial <u>St. James - 5 or 8 blocks</u>	
Churche <u>Close</u>			
Transp. <u>Randolph - 1 block</u>			
Reason for selling <u>illness</u>			
Remarks			

- | | | | |
|-----------|----------------------------------|-----------|------------------------|
| Photo No. | Description of Subject | Photo No. | Description of Subject |
| 1. | <u>Comp. No. 1 - 647 Carroll</u> | 5. | _____ |
| 2. | <u>Comp. No. 2 - 769 Carroll</u> | 6. | _____ |
| 3. | <u>Comp. No. 3 - 947 Juno</u> | 7. | _____ |
| 4. | _____ | 8. | _____ |
- Date of Photo: 11-61 By: Ray J. Farney
Right of Way Agent

Project Area 1-A
Parcel No. 156
326 Kentucky St.

Owner: William W. & Mabel Kienan
Legal: SW¹/₂ of Lot 8, Blk 2, Dunwell & Spencers
Addn. to Brooklynd
Lot Size: 25 x 144 feet
Zoning: "B" Residential
Built: Old
Assessor's Value: Land \$200 - Buildings \$1,150 - Total \$1,350.

This is a one story frame dwelling with asphalt siding and asphalt roof, insulated attic. Blacktop street, sidewalk, no curb, all improvements are in the street and connected to the property.

Consists of 5 rooms and modern bath and shower, plastic tile walls and asphalt tile floor, masonite walls, firtex ceilings, maple floors, kitchen has small cabinet area and wallsink. Bedrooms in rear, one a walk-thru glazed porch.

Full basement, 6 foot height, part limestone part blocks, concrete floor, old wood beam and posts, laundry tubs, no drain, octopus hot air gas heat, 30 gallon gas water heater.

Screened summer house in the rear removable.

Cost Approach:

16,128 cubic feet @ .65¢ per cubic foot -	\$10,483.00
Physical Depreciation 45%	
Economic Depreciation 10%	5,765.00
Depreciated Value of Dwelling	<u>4,718.00</u>
Land 25 x 114 feet	400.00
Indicated value by Cost Approach	<u>5,118.00</u>

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

Land	400.00
Improvements	4,750.00
Total	<u>5,150.00</u>

"FIVE THOUSAND ONE HUNDRED FIFTY DOLLARS"

(\$5,150.00)

R. J. Hancey
Appraiser

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 156

FEE OWNER Wm. W. & Mabel Kienan Property Address 326 Kentucky Street, St. Paul, Minn.

Legal Description (entire tract) SW¹/₄ly ¹/₂ of Lot 8, Blk 2, Dunwell & Spencers Addn. to Brooklynd

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

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. 1150 Total 1350 Taxes 19 60 \$ 66.34
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 Old _____
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 [Signature]
Date 1/29/61 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 \$ 400.00
3600 sq. ft. at \$ _____
at \$ _____

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

16,128 ~~sq. ft.~~ cu. ft. x .65 = \$ 10,483.00

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

Total Replacement Cost \$ 10,483.00

Physical Dep. 45%
Economic Dep. 10%
Total 55%

Less Total Depreciation 5,765.00
Total Present Value \$ 4,718.00

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 5,100.00 BY COST APPROACH \$ 5,118.00

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				

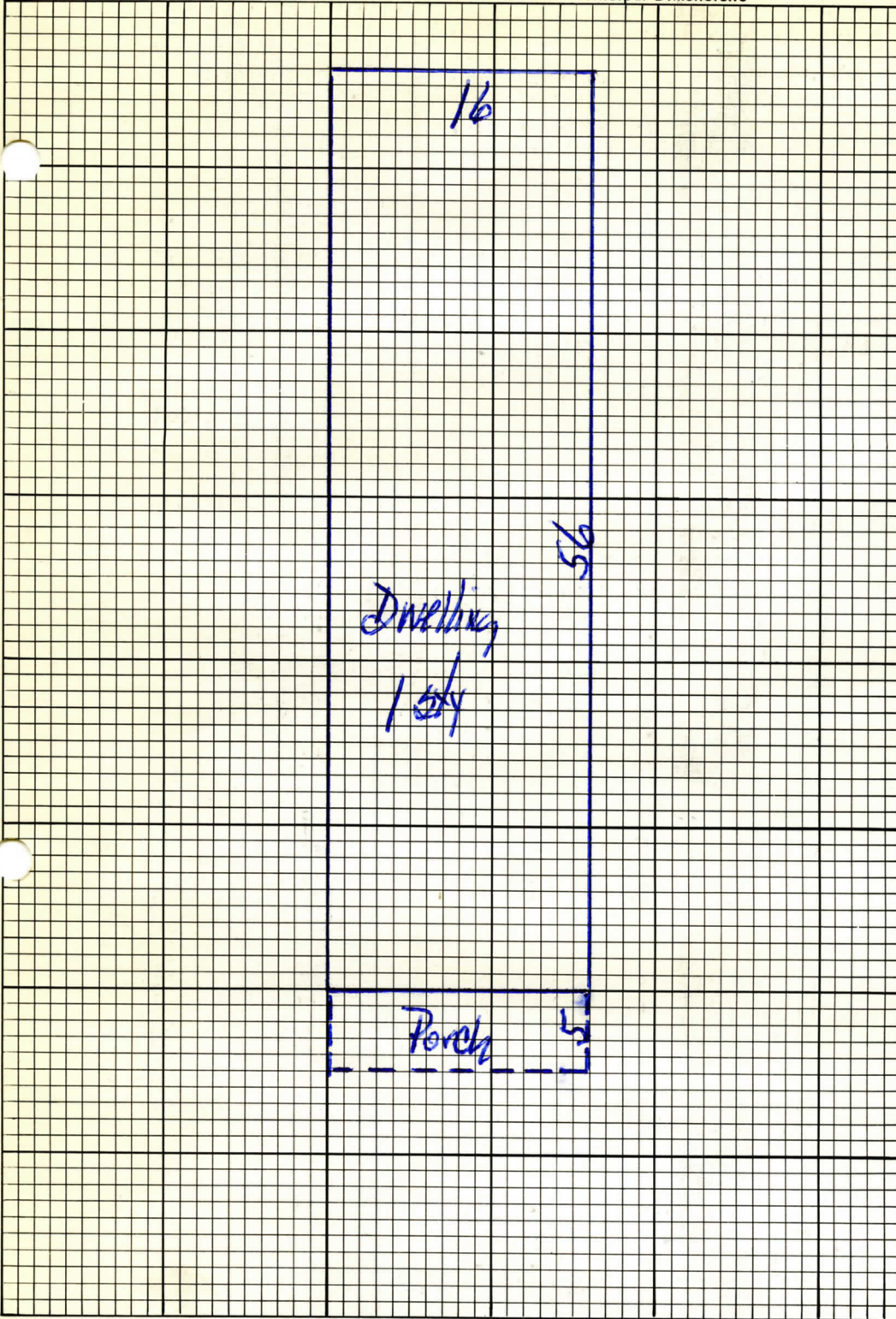
Total Cost of Short Lived Items \$ _____ Total Depr. curable \$ _____
_____ % of Total Replacement Cost
with _____ % in Bone structure. PARCEL NO. 156

S. P. Project Area 1-A COUNTY Ramsey PARCEL 156

FEE OWNER Wm. W. & Mabel Kienan PROPERTY ADDRESS 326 Kentucky Street, 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.

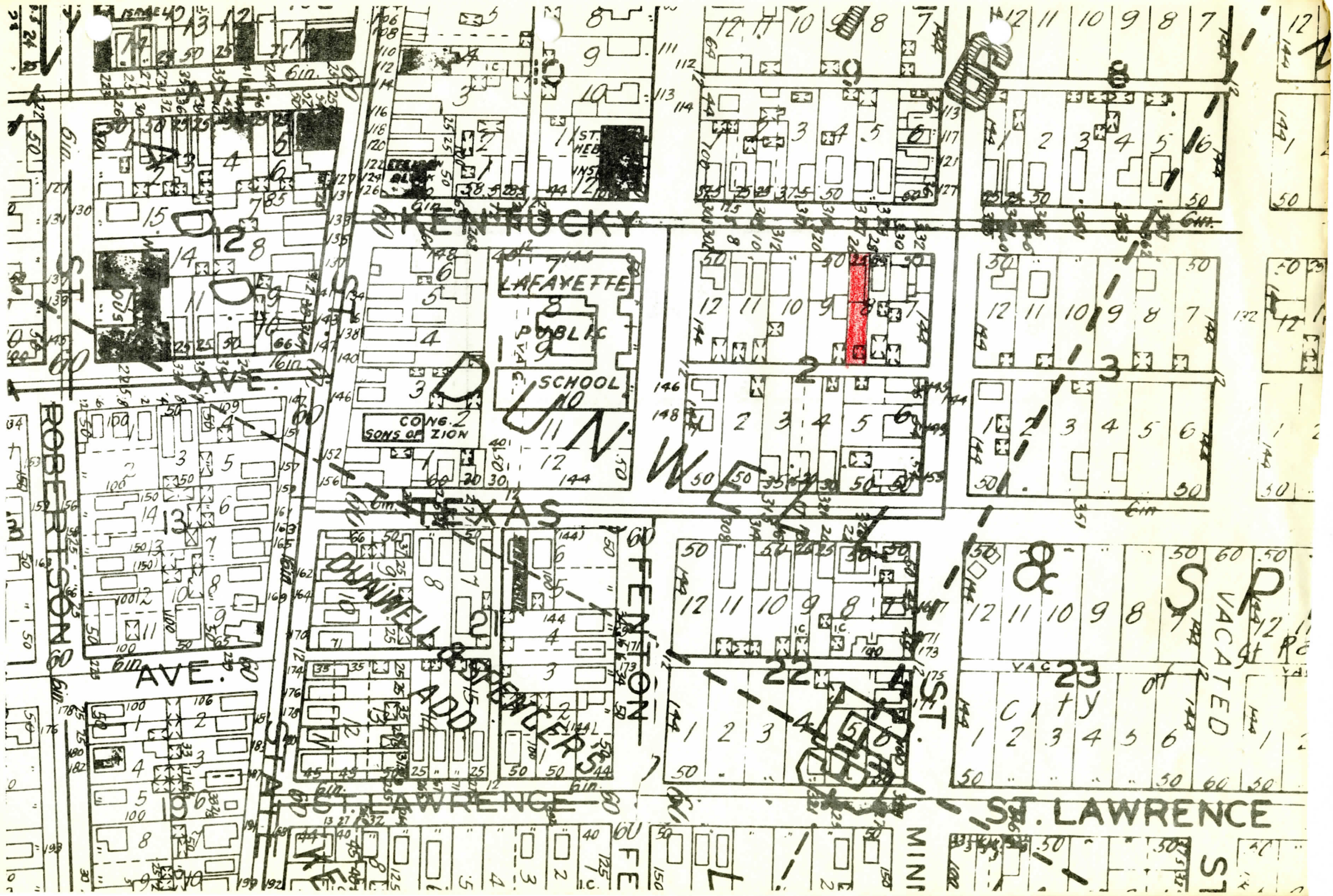
MISCELLANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition	Size	Area
Garage - detached						x	
Garage - attached						x	
Barn						x	
Hog house						x	
Chicken house						x	
Granary						x	
Machine shed						x	

SKETCH AND EXAMINATION BY _____

Russ J. Fenwick
RIGHT OF WAY AGENT

4/27/61
DATE

PARCEL NO. 156



KENTUCKY

SONS OF ZION

TEXAS

LAFAYETTE
PUBLIC
SCHOOL



VACATED

VACATED

ST. LAWRENCE

ST

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 156

PRE OWNER Wm. W. & Mabel Kieman

Property Address 326 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 &	225	119	26775	17.75	.22¢		15.00		

Reviewed by

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:

25 front feet ~~square feet~~ at 16.00 = \$ 400.00

Data by:

Steve J. Hansen
 Right of Way Agent

11/29/61
 Date

Parcel No. 156

25003

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

S. P. No. 1-A County Ramsey

RECORD OF TRANSFERS

PAR.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSIDERATION	REV. STAMPS	INDICATED AMOUNT
156		William W. & Mabel Kienan	4-11-55		W. D.				

(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 11-29-61

(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.

Ray H. Farney _____
Appraiser or Right of Way Agent Date 4/29/61