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

S. P. 1-A COUNTY Ramsey PARCEL 157 FEE OWNER Florentino & Romalda Hernandez PROPERTY ADDRESS 320 Kentucky

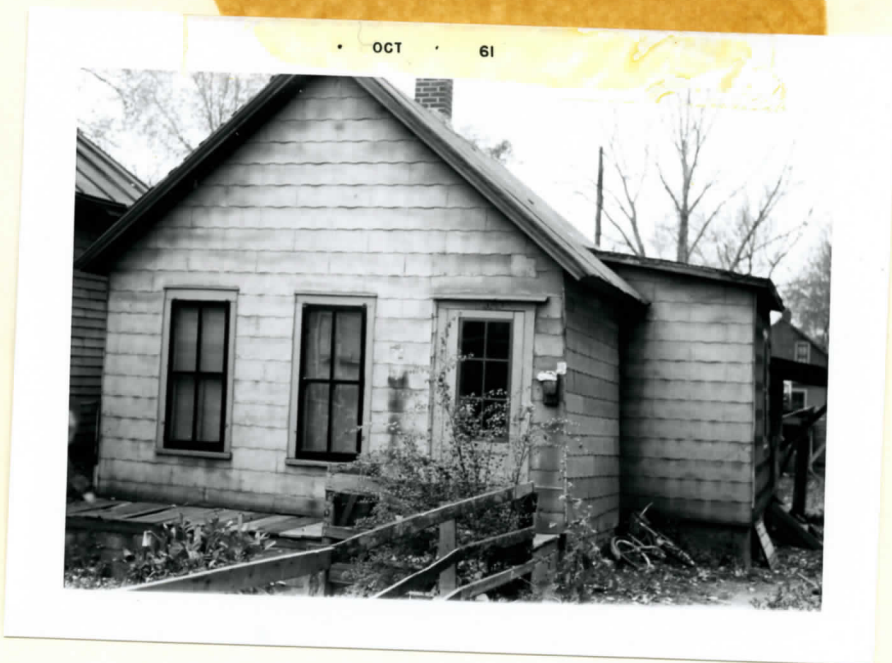


Photo No. Description of Subject 1. Front view - 320 Kentucky 2. Front view - 320 1/2 Kentucky 3. 4. Date of Photo: 11-61

Photo No. Description of Subject 5. 6. 7. 8. By: [Signature] Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL 1 57
FEE OWNER Florentino & Romalda Hernandez PROPERTY ADDRESS 320 Kentucky



living room 10 x 12 with full basement.



Photo No.	Description of Subject
1.	<u>Comp. No. 1 - 664-666 Thomas</u>
2.	<u>Comp. No. 2 - 82 Leech & 170 McBoal</u>
3.	<u>Comp. No. 3 - 317 Erie</u>
4.	_____

Date of Photo: 11-61

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

By: *[Signature]*
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 1 57
 FEE OWNER Florentino & Romalda Hernandez PROPERTY ADDRESS 320 Kentucky

LEGAL: Lot 12, Chute Bros. Division # 3.
664-6 THOMAS

LISTING BROKER Hamilina J. Reilly SALESMAN Region PHONE RES. BUS MI 6-2638
 OWNER'S NAME Theresa Fooka TYPE OF BLDG. 3 Family

Basement	1st Floor	2nd Floor	3rd Floor
Full <input checked="" type="checkbox"/> Beam steel <input checked="" type="checkbox"/> wood	L.R. 12 x 14	L.R. 12 x 14	B.R. x
Heat <u>Kohler</u>	Fireplace	Fireplace	Bath
gravity fur.	D.R. 13 x 13	D.R. x	Year Built <u>664-01d-666-1904</u>
h. water <input checked="" type="checkbox"/> oil	D. Space	D. Space	Exterior <u>Frame</u>
f. air <input checked="" type="checkbox"/> gas <input checked="" type="checkbox"/>	Kitch 13 x 13.8	Kitch 12 x 14	Cond. <u>Good</u>
annual fuel cost	nook cabinets x pantry x	nook cabinets pantry	Taxes <u>196.18 N.H.S. H.S.X</u>
Water heater	fan x disposal d. whtr.	fan disposal d. whtr.	Assessments
gal. side arm	Trim <u>Natural & Paint</u>	Trim <u>Painted</u>	Bids <u>24 x 12</u>
gal. auto. elec.			Shed <u>40 x 124</u>
gal. auto. gas	Bath full x Tile shr. 1/2	Bath full x Tile shr. 1/2	Lot <u>40 x 124</u>
Incinerator	Den/S. Rm. x	Den S. Rm. x	alley <input checked="" type="checkbox"/> driveway
Laundry tubs <input checked="" type="checkbox"/> Toilet	B.R. 8.6 x 10	B.R. 8 x 10	floors—1st bdwd. <input checked="" type="checkbox"/> soft
220 wiring Shower	B.R. x	B.R.2 closets <u>gas space</u>	floors—2nd bdwd. <input checked="" type="checkbox"/> soft
Pump	B.R. x	B.R. x	Sewer <input checked="" type="checkbox"/> City Wtr. <input checked="" type="checkbox"/>
Rec. room x	Porch Scr. Gl.	B.R. x	S. Tank <input checked="" type="checkbox"/> Well
Insul. Walls Ceil. W. Strip	condition <u>Needs work</u>	condition	Gar. <u>Shed</u> x
Roof comp. <input checked="" type="checkbox"/> wood <input checked="" type="checkbox"/> slate	carp. drapes	carp. drapes	Air. Det. <u>ov. det.</u>
1st fl. occ. by <u>Tenant</u>	phone	Lease Exp. rear	due
2nd fl. occ. by	phone	Lease Exp. rear	due
Schools Public grade	high	parochial	
Churches		Present Mgr	
Transp.		Mgr. Comm. <u>Ordered</u>	
Reason for selling		Will consider trade	Possession
Remarks <u>3 room rear house with bath and toilet - kitchen 9 x 12 - dining room 10 x 12 - living room 10 x 12 with full basement.</u>			

LISTING BROKER James M. Stanton SALESMAN JMS PHONE RES. BUS MI 4-0139
 OWNER'S NAME Mr. And Mrs. Geo. Joyce TYPE OF BLDG. Frame Duplex

Basement	1st Floor	2nd Floor	3rd Floor
Full <input checked="" type="checkbox"/> Beam steel <input checked="" type="checkbox"/> wood	L.R. 15.6 x 13	L.R. x	B.R. x
Heat <u>stove</u>	Fireplace	Fireplace	Bath
gravity fur.	D.R. dinette x 13.8x8	D.R. x	Year Built <u>Old</u>
h. water <input checked="" type="checkbox"/> oil	D. Space	D. Space	Exterior <u>Frame</u>
f. air <input checked="" type="checkbox"/> gas	Kitch 10 x 8	Kitch x	Cond. <u>Good</u>
annual fuel cost	nook cabinets pantry x	nook cabinets pantry	Taxes <u>177.80 N.H.S. x H.S.</u>
Water heater	fan disposal d. whtr.	fan disposal d. whtr.	Assessments
gal. side arm <input checked="" type="checkbox"/>	Trim <u>Same area</u>	Trim <u>Same area</u>	Bids <u>x</u>
gal. auto. elec.			Lot <u>51.8 x 72.5</u>
gal. auto. gas	Bath full x Tile shr. 1/2	Bath full Tile shr. 1/2	alley <input checked="" type="checkbox"/> driveway
Incinerator	Den/S. Rm. x	Den/S. Rm. x	floors—1st bdwd. <input checked="" type="checkbox"/> soft
Laundry tubs Toilet	B.R. 9.6 x 13	B.R. x	floors—2nd bdwd. <input checked="" type="checkbox"/> soft
220 wiring Shower	B.R. alcove x	B.R. x	Sewer <input checked="" type="checkbox"/> City Wtr. <input checked="" type="checkbox"/>
Pump	B.R. large storage	B.R. x	S. Tank <input checked="" type="checkbox"/> Well
Rec. room x	Porch Scr. Gl.	B.R. x	Gar. <u>none</u> x
Insul. Walls Ceil. W. Strip	condition	condition	Air. Det. <u>ov. det.</u>
Roof comp. <input checked="" type="checkbox"/> wood <input checked="" type="checkbox"/> slate	carp. drapes	carp. drapes	
1st fl. occ. by <u>Anderson</u>	phone <u>Ca 2-0253</u>	Lease Exp. rear	27.50 due
2nd fl. occ. by <u>Mrs. Hutter</u>	phone	Lease Exp. rear	35.00 due
Schools Public grade	high	parochial	
Churches		Present Mgr <u>Clear</u>	
Transp.		Mgr. Comm.	
Reason for selling		Will consider trade <u>No</u>	Possession <u>Subj to tenants</u>
Remarks <u>Property cannot be shown before March 1 -- Tenant Occupied.</u>			

317 Erie
 Asking price - cash \$10,500.
 Property consists of duplex & 3 1/2 room house.
 Duplex has 4 rooms, full bath down, liv. room & din. room fully carpeted. Rent \$65.
 Upstairs 4 rooms & toilet. Rent \$45.
 3 1/2 room house in rear has toilet & shower. Rent \$60.
 Each unit has gas space heater. No central heating plant.
 Lot size 50 x 125 ft. Single garage.
 Assessed value land & buildings \$2,300.
 Legal: Lot 9, Block 13, Stinson, Brown & Ramsey's Add.

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Photo No. Description of Subject
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 6. _____
 7. _____
 8. _____
 By: [Signature]
 Right of Way Agent

Project Area 1-A
Parcel No. 157
320 Kentucky St.

Owner; Florentino & Romalda Hernandez
Legal; Lot 9, Blk 2, Dunwell & Spencers Addn
to Brooklynd
Lot Size; 50 x 144 feet
Zoning; "B" Residential
Built; Old
Assessor's Value; Land \$400 - Buildings \$2,200 - Total \$2,600.

This is a two story, two family frame dwelling with asphalt siding and asphalt roof. Also small frame bungalow in the rear, asphalt siding and asphalt roof. Blacktop street, sidewalk, no curb, all improvements are in the street and connected to the property.

320 Kentucky -

This is a two story dwelling consisting of 5 rooms and old type bath off kitchen, plaster walls and ceilings. Each Floor - First floor has cabinet sink, small cabinet area and asphalt tile floor. Second floor has wall sink and linoleum in the kitchen.

Full basement, 9 foot height, limestone walls.

Each unit has its separate octopus hot air gravity furnace, one gas, one oil.

One 30 gallon gas water heater - one side arm gas water heater. No laundry tubs or drain.

Cost Approach;

24,480 cubic feet @ .65¢ per cu. ft. -	\$15,912.00
Physical Depreciation 60%	
Economic Depreciation 10%	
Depreciated Value of Dwelling	<u>11,138.00</u>
	4,774.00

R. J. Smiley
1/2/40

320 $\frac{1}{2}$ Kentucky

This is a one story frame bungalow with asphalt siding and asphalt roof, located in the rear of 320 Kentucky Street on the same lot.

Consists of 5 rooms and toilet only, small kitchen, wall sink, no cabinets, plastered walls and ceiling, hardwood floors, covered with congoleum, small cellar, space heater.

Cost Approach:

10,080 cubic feet @ .50¢ per cu. ft. -	\$5,040.00
Physical Depreciation 80%	4,040.00
Depreciated Value 320 $\frac{1}{2}$ Kentucky	<u>1,000.00</u>

Depreciated Value 320 Kentucky	4,774.00
Depreciated Value 320 $\frac{1}{2}$ Kentucky	1,000.00
Depreciated Value Garage	200.00
Depreciated Value Sheds	<u>100.00</u>
Depreciated Value of Improvements	6,074.00
Land 50 x 144 feet	<u>750.00</u>
Indicated Value by Cost Approach	6,824.00

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:

Land	750.00
Improvements	<u>6,100.00</u>
Total	6,850.00

"SIX THOUSAND EIGHT HUNDRED FIFTY DOLLARS"

(\$6,850.00)

Ray D. Hancey
12/4/61

S. P. Project Area 1-A COUNTY Ramsey PARCEL 157

FEE OWNER Florentino & Romalda Hernandez Property Address 320 Kentucky Street, St. Paul, Minn.

Legal Description (entire tract) Lot 9, Blk 2, Dunwell & Spencers Addn. to Brooklynd

Present use Residence Zoning "B" Residential Best use Present
Size: Frontage 50 Depth 144 Area 7200 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 400 Bldgs. 2200 Total 2600 Taxes 19 60 \$ 141.90
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. _____
Garage & Sheds Dep'd 300.00

Estimate by [Signature]
Right of Way Agent
Date 12/4/61

Revenue Stamps _____ Indicated Purchase Price \$ _____

Date Acquired _____ CONFIRMED PURCHASE PRICE \$ _____

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:
50 f.f. at \$.15.00 for 144 ft. depth \$ 750.00
_____ sq. ft. at \$ _____
_____ at \$ _____

Estimate of Replacement Cost of Principal Structure
incl. appropriate porch area or cube \$ _____
24,480 .65¢ 15,912.00 (a)
10,080 .50¢ = \$ 5,040.00 (b)

Plus flat charge adjustments
x Local Index \$ _____ x _____ = \$ _____
Physical Dep. 60% (a)
Economic Dep. 10% Total Replacement Cost \$ 20,952.00
Total 70%

Less Total Depreciation 15,178.00 (a & b)
Physical Dep. 80% (b) Total Present Value \$ 5,774.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. Dep'd. \$ 300.00

Plus Land Value from above \$ 750.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
SAY \$ 6,850.00 BY COST APPROACH \$ 6,824.00

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 \$ _____

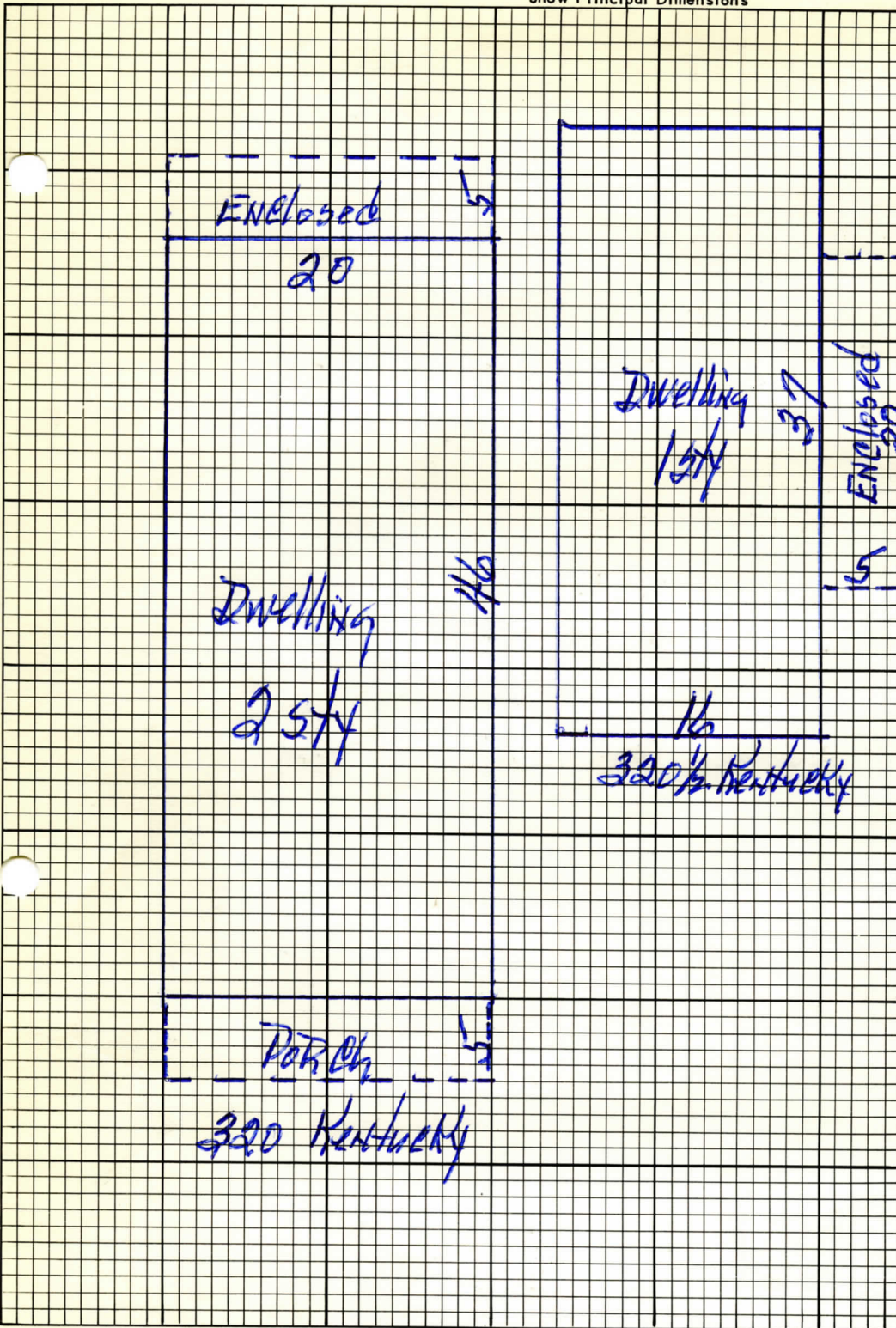
_____ % of Total Replacement Cost
with _____ % in Bone structure. PARCEL NO. 157

S.P. Project Area 1-A COUNTY Ramsey PARCEL 157

FEE OWNER Florentino & Romalda Hernandez PROPERTY ADDRESS 320 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.

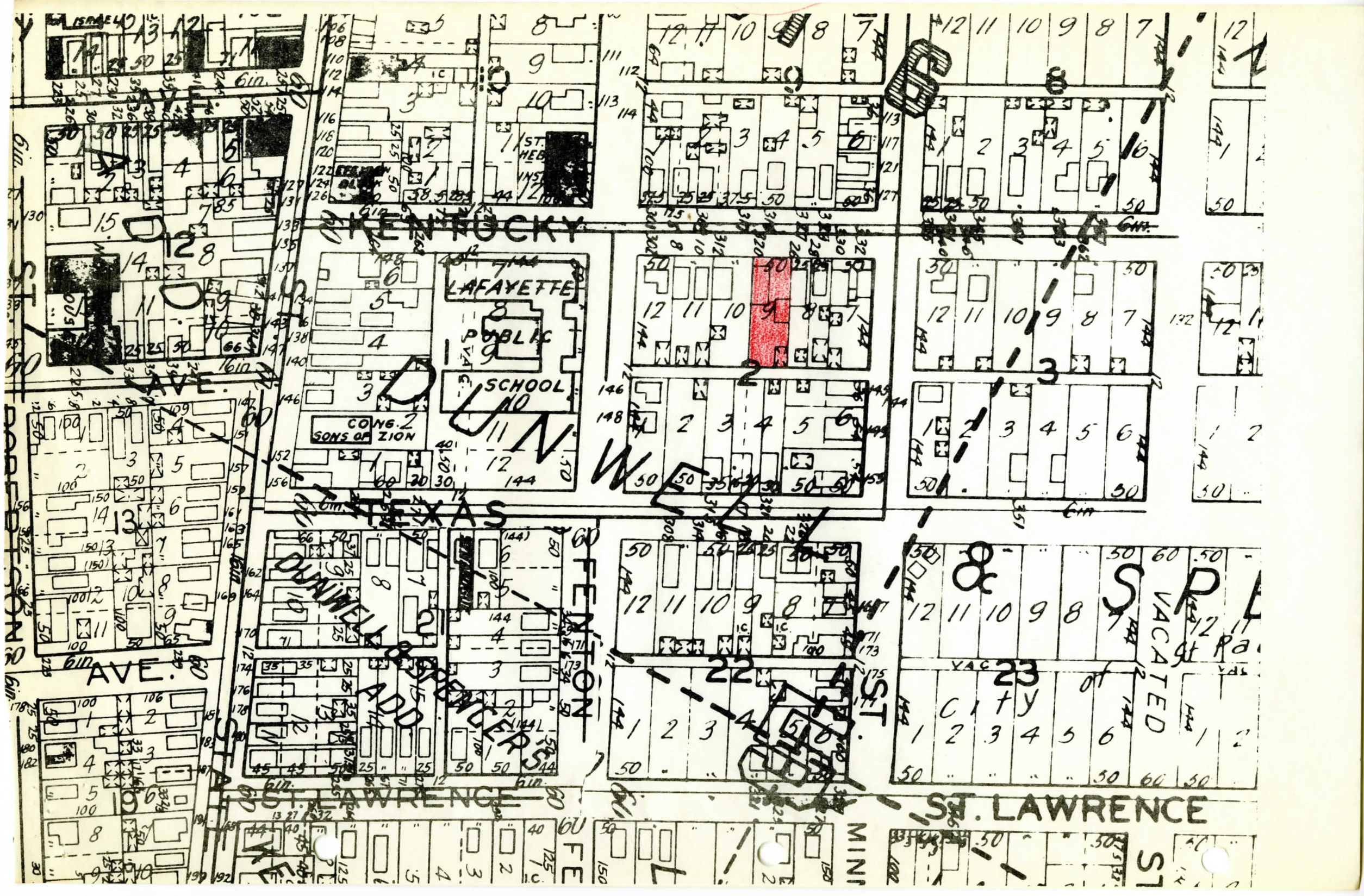
MISCELLANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition	Size	Area
Garage - detached						x	
Garage - attached						x	
Barn						x	
Hog house						x	
Chicken house						x	
Granary						x	
Machine shed						x	

SKETCH AND EXAMINATION BY _____

RIGHT OF WAY AGENT

DATE

PARCEL NO. 157



KENTUCKY

LAFAYETTE
PUBLIC
SCHOOL

CONG. 2
SONS OF ZION

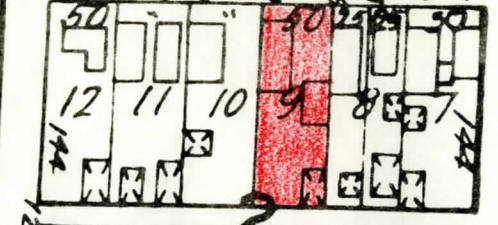
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FENION

LAWRENCE

ST. LAWRENCE

MINI



VACATED
City
ST. LAWRENCE

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. 157

Fee Owner Florentino & Romalda Hernandez Property Address 320 Kentucky

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale		<u>9-20-61</u>		<u>Mar. 1961</u>		<u>current listing</u>			
Address		<u>664-6 Thomas</u>		<u>82 Leech & 170 McBoal</u>		<u>317 Erie</u>			
Terms of Sale		<u>cash</u>		<u>cash</u>					
Rental Income Actual				<u>\$142.50</u>		<u>\$170</u>			
Rental Income Estimated		<u>\$135</u>							
Gross Monthly Multiplier		<u>63</u>		<u>63</u>		<u>63</u>			
Sale Price		<u>\$8,500</u>		<u>\$9,000</u>		<u>\$10,500 (listing)</u>			
Special Assmts., Time, Improvements									
Present Worth		<u>8,500</u>		<u>9,000</u>		<u>10,500</u>			
Less Estimated Lot Value, Garage, Porch, Fireplace, Etc.		<u>1,500</u>		<u>1,000</u>		<u>1,500</u>		<u>300</u>	
Net Sale Price Bldg. Only		<u>7,000</u>		<u>8,000</u>		<u>8,700</u>			
Lot Size		<u>40x124</u>		<u>51.8x150</u>		<u>50x125</u>			
Age		<u>old & 1904</u>		<u>1880</u>		<u>1880</u>			
CF or SF Content	Unit Cost New	<u>24,480</u>	<u>.65</u>	<u>18,524</u>	<u>.65</u>	<u>23,426</u>	<u>.60</u>	<u>17,188</u>	<u>.65</u>
		<u>10,080</u>	<u>.50</u>	<u>10,472</u>	<u>.50</u>	<u>23,328</u>	<u>.60</u>	<u>7,728</u>	<u>.50</u>
Unit Cost Depr.	% Depr.	<u>24¢</u>	<u>80%</u>	<u>24¢</u>	<u>60%</u>	<u>17¢</u>	<u>71%</u>	<u>35¢</u>	<u>44%</u>
Adjustment Items	Descriptive Items Subject Property	Adjustment Plus Minus		Adjustment Plus Minus		Adjustment Plus Minus		Adjustment Plus Minus	
Bldg. Size									
Age-Condition	<u>old</u>		<u>500</u>		<u>3,000</u>			<u>3,000</u>	
Lot Value	<u>50x144 \$750</u>		<u>750</u>		<u>250</u>			<u>750</u>	
Landscaping									
Garage		<u>300</u>		<u>300</u>					
Porches									
Fireplace									
Basement Impr.			<u>x500</u>	<u>500</u>		<u>500</u>			
Attic Impr.									
Carpeting									
Kb. & Bath Extras			<u>500</u>		<u>750</u>		<u>500</u>		<u>500</u>
Heating Extras				<u>1,000</u>		<u>500</u>			
		<u>300</u>	<u>1,750</u>	<u>1,800</u>	<u>4,000</u>	<u>1,000</u>	<u>4,250</u>		
Total Adjustment									
Net Adjustment			<u>- 1,450</u>		<u>- 2,200</u>		<u>- 3,250</u>		
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.									
Present Worth of Comparables Adjusted to Subject.			<u>7,050</u>		<u>6,800</u>		<u>7,250</u>		

Estimate of Value By Cost Approach:
 Repr. Cost: $\frac{24,480 \times .55}{.80} = 5,040$
 Less Depreciation: $\frac{11,138 \times .70}{.80} = 4,774$
 Deprec. Reprod. Cost: $\frac{4,040}{.80} = 1,000$
 Land Value $\frac{50 \times 144 \times \$15 \text{ f.f.}}{\text{Sq. Ft. or Ft.}} = 750$
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 300
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 6,824

Estimate of Value By Comparison: \$ 6,850
 Estimate Based on Rental Income:
 Monthly Rent X GMM
 $\frac{110 \times 63}{\text{or By Capitalization of Net Income on Form 2554}} = 6,930$
 Estimate By Cost Approach \$ 6,824
 Final Estimate By Correlation \$ 6,850

Appraisal By: [Signature] Reviewed By: [Signature]
 Date 12-4-61 Parcel No. 157

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 Area 1-A

COUNTY Ramsey

PARCEL 157

FEE OWNER Florentino & Romalda Hernandez Property Address 320 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 - \$1,000.00	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 - \$4000.00	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

50 front feet ~~at~~ at 15.00 = \$ 750.00

Data by: [Signature]
 Right Of Way Agent

12/21/67
 Date

Parcel No. 157

