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

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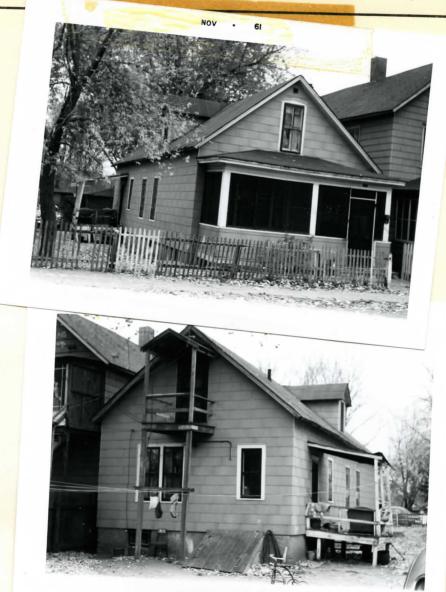
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STATE OF MINNESOTA DIVISION OF LANDS AND RIGHT OF WAY DEPARTMENT OF HIGHWAYS PHOTOGRAPHIC MOUNTINGS

S. P. 1-A	COUNTY		PARCEL.	
FEE OWNER Carl L. & Anna C. Engel	_ PROPERTY	ADDRESS	312 Kentucky	





Pho		
210	Description of Subject	Subject
1.	Subject property - front view	5.
2.	Subject property - rear view	
3.	Subject property - garage	
4.		
Date	of Photo:	By: 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 158
	Carl L. & Anna C. Engel	PROPERTY ADDRESS	







Photo No.	Description of Subject		Photo No.	Description of Subject
1	Comp. No. 1 - 647 Carroll		5	
2	Comp. No. 2 - 233 Ann		6	
3	Comp. No. 3 - 947 Juno		7	
4			8	
Date o	f Photo:	11 61	Ву:	James C Turbell
		11-01		Right of Way Agent

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

	1-A		_COUNTY_	Ramsey	PARCEL_	150
E OWNER	Carl L. & Anna	C. Engel	PROPERTY	ADDRESS 312 1		
- OWNER		THE REAL PROPERTY AND ADDRESS OF THE PARTY AND	THE RESERVE OF THE PERSON NAMED IN			
	LEGAL: Lot 7, Block	CARROLL	of Lot 10 and 11,	1 . 1 1 1		
	LISTING BROKER Clapp-T	STATE OF THE PERSON NAMED IN	SMAN Minger PHO	NE RES CA 1-7095 No. CA 2-7311		
	OWNER'S NAME Hargere	t A. Johnson and Edythe	H. Johnson r	YPE OF BLDG BURGE OW		
	Full & Bossa: seed wood &		L.R. z	B.R. x		
	Heat:	Piceplace D.R. z	Fireplace D.R. z	Buth Year Built 1923		
	h. woser oil f. air gas X	D. Spece x Kitch. 9.6 x 11.6	D. Space x	Exerier Frame		
	Water house:	nook orbiners pantry	nosk exhises p	cony Tassel 15,84 N.H.S. x H.S.		
	gal. side area	fon disposed d. wehr. Trim Fig.	fen disposal d. Trisu	wshr. Assessments Bldg. 32 x 22		
	gal, auto, gas	Bach full x Tile shr. 1/2	Bath full Tile shr.	12 Lot 40 x 148		
	Leandry subs x Toller	Den/S. Rm. x B.R. 10 x 11	Den/S. Rap. E B.R. E	allay driveway x floore—Lat harms. X mole		
	220 wising Shower Pump	B.R. 10 x 11 B.R. x	B.R. s	floors—2nd lidwd. soft		
	Itec. room 8 Innel, Walls Cail. W. Strip X	Porch 9 X 11 Ser. X GL X	B.B. 1	Sewet X City Wit. X S. Tank Well		
	Roof: comp. X word : late	сигр. фгарея	condition despai	Ger. 12 x 16.6 Att. Dec. ov. dex.		
	2nd fl. occ. by Mrs. Geo. A	phone		near \$65,00 day monthly meer dur		
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	LEGAL . Seven 1/2	of lates and a second		4116168		
	2.33	of Lots 1 and 2, Davis	Addition.	4/10/61		
	LISTING BROKER, J. J.	Buspek & Sons SALESMA	N Ja J. H. P	HONE: RESMT 9-2965 MIS CA 2-85	66_	
	OWNERS MAKE E. P.	and Mary A. Goubold		TYPE OF MIDG Bungalow		
	Full x Beam: steel wood	Int Floor	3.9 LR z	B.B. I		
	Hant: ganning free. states	Pineplace	Firepinen	B.B. x		
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	Water legenge: 30 gell side nem	fin disposed d. wa Z Trim Only and Benne		d. wahr. Tamer 1.36, 40 M.H.S. x M. Mile. 22 x 45		
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	220 veiring	x B.R. 9.6 x 1	2 88. 1	floors—2nd baled. so		
	Ross rouges #	Scr. perch Open	B.R. z	The state of the s		
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	in fl. occ by Mrs. But vi	d phone CA 4-	267) Lease Exp. Lease Exp.	read days		
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Y	Chardes All close Image. New Seventh Roses for selling. LEGAL: Lot 20, 8 947	lock 1, Bryant's Randol	Mtg. Commit. Will comfor code ph Street Addition. LENGTH WICK PH Leyise Endling	ONE RESMI 9-2918 BUS CA 2-856 TYPE OF BLDG Bungal OW Red Floor	6	
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Area 1-A

Parcel No. 158

Carl L. & Anna C. Engel Address: 312 Kentucky Street

SALIENT FACTS AND CONCLUSIONS

Market Value Estimate

\$4,500.00

Assessors Full and true value:

Land Buildings

400.00

Legal Description

Lot 10, Blk 2, Dunwell & Spencer's Addn to

Brooklynd

Lot Size:

 50×144

Zoning: "B" Residential

Cubical Content

19,104 cu. ft.

Age: Old

Description Of Improvements

Subject property is a 8 room, $1\frac{1}{2}$ story frame building with asphalt exterior covering, there being 5 rooms on the first floor and the attic or second floor has 3 walk-thru rooms. Plastered walls, hard-wood floors on first, softwood on second. Gravity hot air gas heat, 30 gallon gas water heater. Old fashioned bath off the large kitchen. Glazed front porch.

Full basement, limestone walls plastered. About 6 foot height. Concrete floor, rear cutside entrance, no laundry tubs or floor drain.

Garage and shed has swinging doors.

Lot is level with street grade. Property is serviced with city water and sewer. Street is hard surfaced. There is a sidewalk, no curb.

I have personally inspected the property and after thorough investigation it is the opinion of your appraiser that the Market Value of this property as of November 29, 1961 is:

Four Thousand Five Hundred Dollars

James @ Huspel

Date 11-29-61

DIVISION OF LANDS AND RIGHT OF WAY RIGHT OF WAY APPRAISAL TOTAL TAKING STATE OF MINNESOTA DEPARTMENT OF HIGHWAYS COST APPROACH URBAN PROPERTY PARCEL 158 S. P. Project Area 1-A COUNTY Ramsey FEE OWNER Carl L. & Anna C. Engel Property Address 312 Kentucky Street, Saint Paul, Minn. Legal Description (entire tract) Lot 10, Block 2, Dunwell & Spencer's Addition to Brooklynd dwelling Zoning B Residence Best use dwelling Size: Frontage 50 _____ Depth 144 Area ____
 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. 1100 Total 1500 Taxes 19 60 \$ 76.88 ______ Sewer ______ Street _____ Total _____ Outstanding special assessments: Water____ DETERMINATION OF COST FACTOR: Revenue Stamps ____ _____ Indicated Purchase Price Page ______ Boeckh's Manual Date Acquired _____ CONFIRMED PURCHASE PRICE \$___ Base Unit Cost.....\$___ ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY Base Cost adjustments..... Total Base Cost..... Local Index = 50 f.f. at \$ 15 for 144 ft. depth \$ 750.00 sq. ft. at \$_____ Total Base Cost x Local Index = Cost factor at \$_ Estimate of Replacement Cost of Principal Structure incl. appropriate porch area or cube per sq. ft. or cu. ft. $= x_{\text{SEX}} + x_{\text{SEX}} + x_{\text{SEX}} = x_{\text{SEX}} = x_{\text{SEX}} + x_{\text{SEX}} = x$ 19,104 _____% of total Plus flat charge adjustments Bone structure x Local Index \$__ __ = \$___ Life expectancy _ yrs. _____% per yr. Basic depreciation rate Depreciation all Total Replacement Cost \$_____ sources 75% Less Total Depreciation 10,030 Remodeled . Effective age __ Total Present Value \$ 3.343 Physical Depreciation - incurable in Bone structure Plus Present Value of Special Equipment ESTIMATE OF TOTAL DEPRECIATION: Plus Present Value of Miscellaneous Bldgs. \$ 400 Total replacement value of bone structure. \$___750 Plus Land Value from above TOTAL PRESENT VALUE OF ENTIRE PROPERTY _% of \$____ ___ = \$_ BY COST APPROACH \$ 4,493 Total Structure Bone Structure Estimate of Physical Depreciation - curable (in short lived items) Physical Depreciation - incurable Extent of cure or | Total Cost of | Chargeable Depreciation Curable Items replacement Amount _% of \$ __ $_{-} = \$_{-}$ Roof __ Bone Structure Chimney ____ Plus Physical Depreciation Down spouts - gutters_____ curable Exterior ___ Painting ____ TOTAL DEPRECIATION\$_ Storms - screens___ _____% of Total Replacement Cost Weatherstrip _ Spec. Equip - Present Value Plumbing - bath___ Kitchen ____ Furnace __ Wiring _____ Insulation _____ 400.00 Decorating __ Misc. Bldgs.____ Floors __ Total Depr. James 6 Total Cost of Short Lived Items \$_____ curable \$____ Estimate by _ _____% of Total Replacement Cost Right of Way Agent

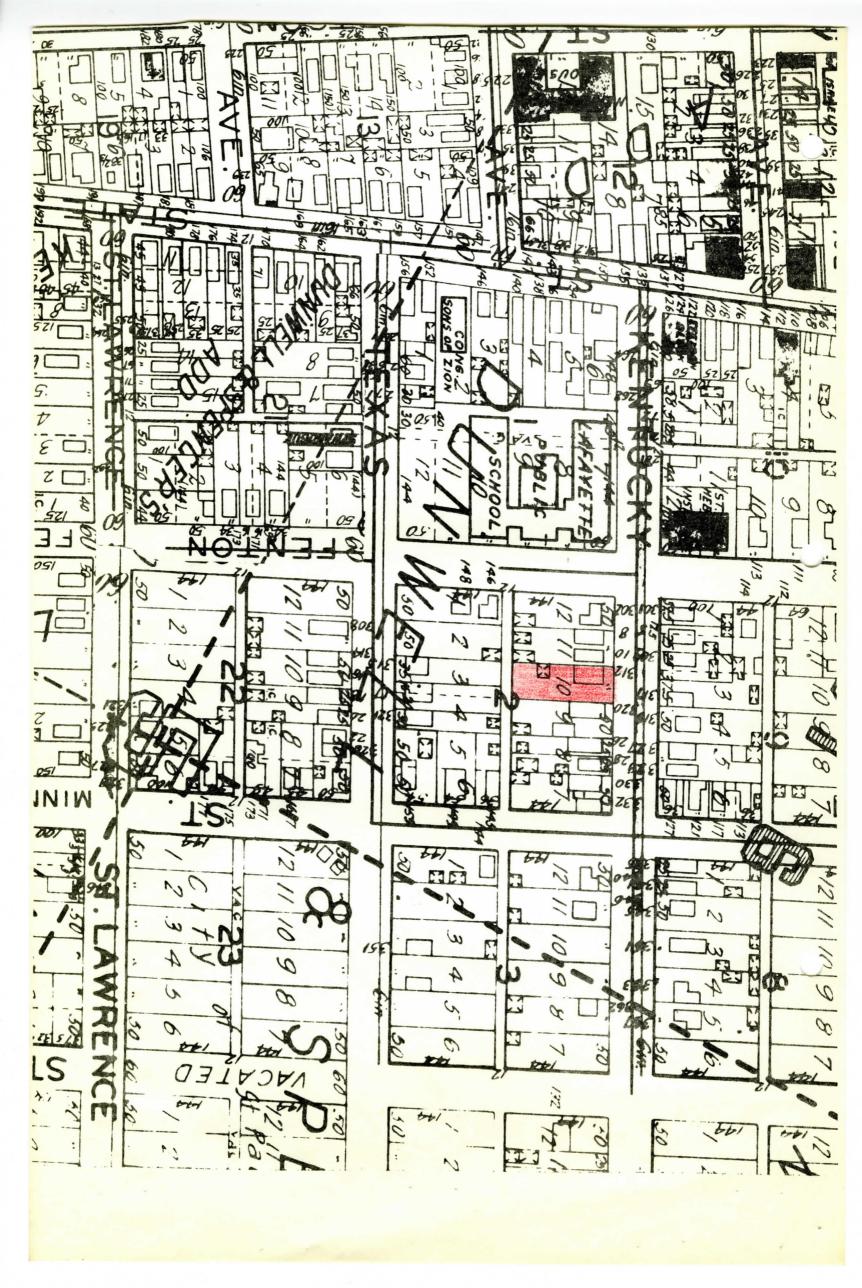
PARCEL NO. 158

_____% in Bone structure.

DEPARTMENT OF HIGHWAYS

DIVISION OF LANDS AND RIGHT OF WAY BUILDING SKETCH

.PPro	ject .	Area	I-A					COUNTY		Ramse	У		PARCEI	_1 58
EE OWNER	Car	1 L.	& Anna	a C. En	gel			PROPER	TY ADD	RESS 312	Kentu	icky Stre	eet,St.P	aul, Minn
etch of Buil	ding						how Room Nur							Ceiling
ale 1" = 10'			1111			SI	how Principal	Dimensions	TITI				Room No.	Ht.
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												g Room		
				++++					+++	++++	Kitche			
											Bed R	Room		
											Bed F	Room		
								++++	++++	+++++	Bath			
											Hall			
								6			Porch	1		
							7				Close	t		
											Store	Room		
												ement Room		
					+						Breez			
											Attack	ned Garage		
											BASEM			
											Heigh		or to top of	
							1					foundation	n	1
				5		1//	3							
					We	MA		++++	++++		Si	ze Sq.	Ft. Ht.	Cube
				G×	100	THE STATE OF					×	:		
							/				x			
					,					++++++++++++++++++++++++++++++++++++	x	:		
					1/	1				\Box				
					1/	97					SUPER	STRUCTURE	:	
					1/7	41			+++	+++++	Heigh	t: Top of for	undation to	
										\Box		eaves		
												Eaves to	ridge	
					-									
											Siz	se Sq.	Ft. Ht.	Cube
											×			
					0	n				+++++	x			
					- OT						×			
											×			•
					+++		1		+++	++++				
						19					Total o	ubic content		
					-/	-	+++							
					+++	++			+++		Chimne	y size:		
						\blacksquare								
												x by	ft. l	nigh.
					+++									
			+						+					
	-		T				1							
ISCELLANI	EOUS BU	ILDING	S Fou	ındation		Walls	Floor	R	oof	Condit	ion	Size		Area
Garage – de	etached											x		
Garage – at	tached							1				x		
Barn			1				* 1	W.				x		
Hog house									_	7		×		
Chicken hou	se									9		x		
Granary										1		×		
Machine she	ed											×		
								0						
						10	1							
KETCH AND	EXAM	NATION	BY	max	al (<u> </u>	dust	ex(1	112	9/61		
				1	F	RIGHT	OF WAY AGE	NT				DA	ATE	



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

					Comparab	le Properties					
Comparisor Date of Sa				No 3-16-	60	No. 2 4-16-58		No. 3	-60	No	
Address											
Terms of Sale				arroll	233		947				
Rental Inco		,		\$65		ca	sh	cas	sh		
	me Estimated			φυ		\$7	0	\$75			
ross Mon	thly Multiplier			109		10		100			
Sale Price				\$6,90		\$7,5		\$7,50			
	mts., Time, Ir	mprovements									
Present Wo	ted Lot Value			2 72							×
	e, Porch, Fire			1,50			00	1,50			
	rice Bldg. Onl			30 5.10			00	20			
ot Size		,		40x14		6,80		5,80 40x12			
Age				1923	0	1890		1918			
CF or SF Content	Unit Cost New	19.104	•70	12,672	•70	17.424	•70	13.824	.70		
Init Cost	% Depr.							1,000	• ()		
Depre.		.18	•75	.40	.43	-39	.44	.42	.40		
Adjust		Descriptive In Subject Prop	tems ertv	Adjus Plus			stment	Adjus			tment
Bldg. Size		- Casion Hop	,	1000	Minus	Plus	Minus	Plus	Minus	Plus	Minu
Age—Cond	ition			1000	2500		3500		2500		
ot Value					750	250))00		750		
andscaping					- 1						
Sarage				100		200		200			
orches					250			,			
ireplace Basement In						-					
Attic Impr.	ipr.					500					
Carpeting					7.	500			7.7		
lbg. & Bath	Extras				200	 	200		200		
eating Ext	ras				200		300		200		
				1100	2000	050	1,000	000	ol. vo		
otal Adjust	ment			1100	3700	950	4000	200	3450		
let Adjustm			1		2600		3050		3250		
roperties w	th of Compar ith Adjustmen provements S						Jese		رير		
	th of Compar										
djusted to					4,300		4,450		4,250		
r. Cost: 19	lue By Cost A	.70	\$ <u>13</u>	<u>373</u> 030				Comparison:	\$_	4.350	
	c. Reprod. Co	, -			343	Estimat	e pased on K	dental Income:			
	. 50 f.f	. @ \$15		_ = *	750	Me	onthly Rent >	(GMM			
		Sq. Ft. or Ft	•			_	45 >	tion of Net I	_ = \$_	4,500	
Plus Lands	_				l.c.	or	By Capitaliza Form 2554	tion of Net I	ncome		
	t Value Misc.				400						
Plus Preser	nt Value Speci	ial Equipment				Estimat	e By Cost A	pproach	\$_	4,493	
Estimate	d Value By C	ost Approach		\$_4	.493	Final E	stimate By C	orrelation	\$_	4,500	

	URBAN RROPERTY	STATE OF MINNESOTA	Form 2547-a
ANALYSIS OF COMPARABLE UNIMPROVED PROPERTIES	APPRAISAL BY COMPARISON OF MARKET DATA		

Compari-	Grantor - Grantee Legal Description Consideration.			Area Sq. Ft.	UNIT PRICE			ADJUSTED VALUE by time, depth and location in comparison to subject prope			
son No.	Date of Sale	Frontage	Depth	Acres	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. 156 - \$4,000.00	225	119	26775	17.75	.22¢		15.00			
5.	State of Minnesota-Rossini Constans, corner of Fenton Lots 15 thru 20, Block 1, Kettering & Constans Add. Jan. 1957 \$660	240	125	30000	2.75	.022¢		15.00			
Reviewed by	Proper action topograph topograph on Basis of Comparable market data:	ly, size,				, lecation					

Property Address 312 Kentucky Street, St. Paul, Minn. PARCEL_

158

S. P.

Project Area 1-A

COUNTY

Ramsey

FEE OWNER Carl L. & Anna C.

Engel

DEPARTMENT OF HIGHWAYS

XXXXX

Data by:

Right of Way Agent

Date

Parcel No.

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

S. P. No.	1-A	County Ram	s ey RECORD	OF TRANSF	ERS					
PAR.	GRANTOR		GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	INDICATED AMOUNT
158			Carl L. & Anna C. Engel			W. D.				
			Anna C. Engel	9-12-60		Divorce decree				
						1				
1										
1								T T		
				7		The state of		- <u> </u>		
								1.		
							ath Individu	al Damaall		

(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:

| 11-61 | | Approximation | Approximation

(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.

Appraiser or Right of Way Agent Date