



Collection Information:

Folder: Parcel No. 158. 312 Kentucky Street.

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

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Records.

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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 No. 158

FEE OWNER Carl L. & Anna C. Engel PROPERTY ADDRESS 312 Kentucky

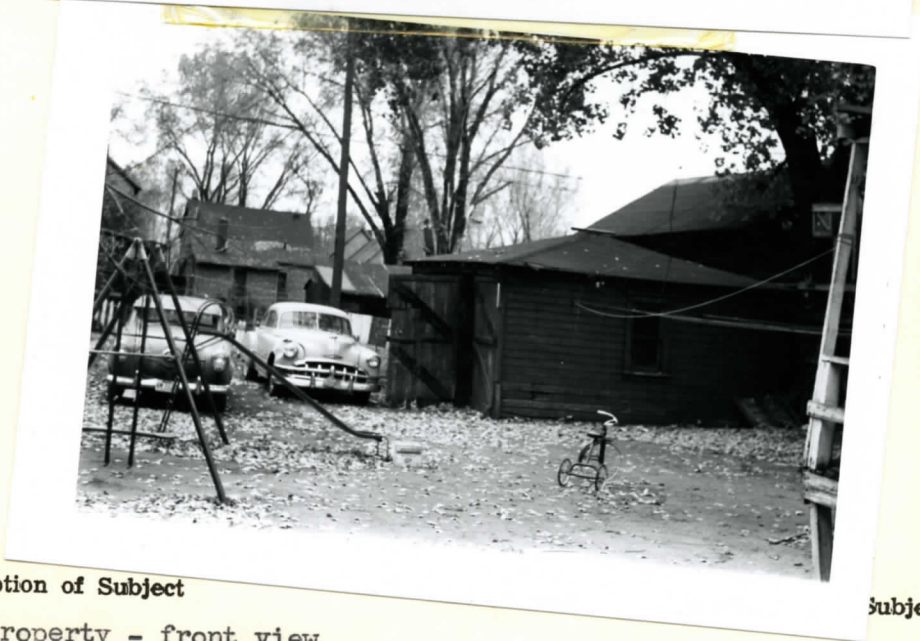
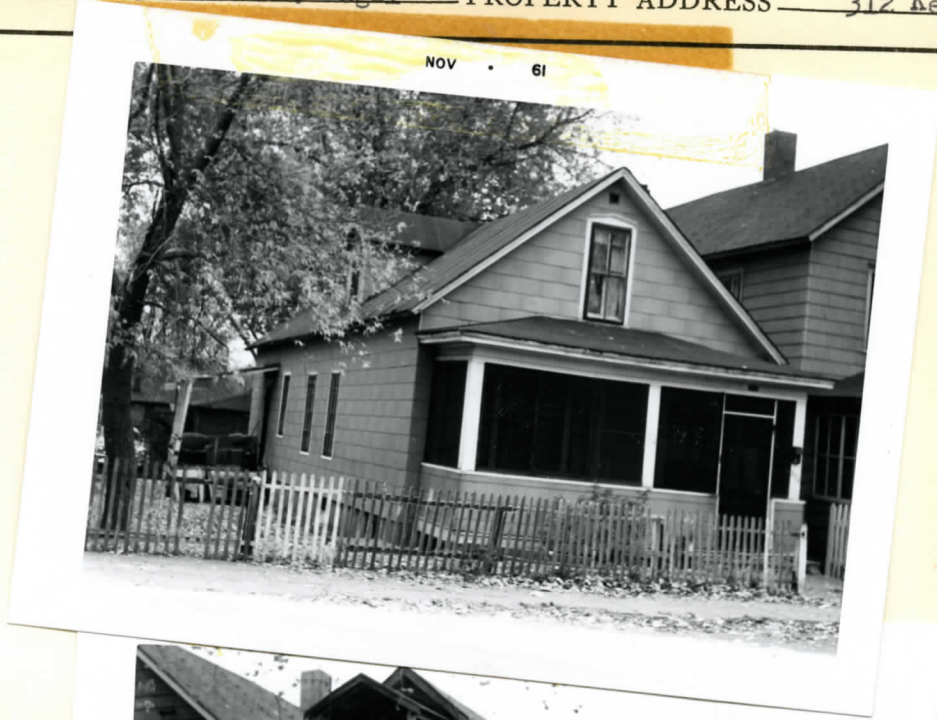


Photo No.	Description of Subject	Subject
1.	Subject property - front view	
2.	Subject property - rear view	
3.	Subject property - garage	
4.		
5.		
6.		
7.		
8.		

Date of Photo: 11-61

By: *James C. Tinsley*
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL 158
FEE OWNER Carl L. & Anna C. Engel PROPERTY ADDRESS 312 Kentucky



Photo No.	Description of Subject
1.	<u>Comp. No. 1 - 647 Carroll</u>
2.	<u>Comp. No. 2 - 233 Ann</u>
3.	<u>Comp. No. 3 - 947 Juno</u>
4.	_____

Date of Photo: 11-61

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

By: James C. Kuspel
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 FEE OWNER Carl L. & Anna C. Snell PROPERTY ADDRESS 312 Kentucky

LEGAL: Lot 7, Block 1, Swift's Addition of Lot 10 and 11, Smith & Lotts Outlots. 647 CARROLL 1/14/60 LISTING BROKER Clapp-Thomson Co. SALESMAN Winger PHONE RES CA 7-7095 BUS CA 2-7311 OWNER'S NAME Margaret A. Johnson and Edythe H. Johnson TYPE OF BLDG Bungalow

LEGAL: South 1/2 of Lots 1 and 2, Davis Addition. 233 ANN 4/16/69 LISTING BROKER J. J. Husek & Sons SALESMAN J. J. H. PHONE RES MI 9-2965 BUS CA 2-8566 OWNER'S NAME E. P. and Mary A. Osgold TYPE OF BLDG Bungalow

LEGAL: Lot 20, Block 1, Bryant's Randolph Street Addition. 947 JUNO 1/10/61 LISTING BROKER James Husek & Sons SALESMAN DICK PHONE RES MI 9-2918 BUS CA 2-8566 OWNER'S NAME Delis C. Ridge, guardian for Lyle's Ending TYPE OF BLDG Bungalow

Photo No.

De

ect

- 1. Comp. No. 1 - 647 CARROLL
2. Comp. No. 2 - 233 Ann
3. Comp. No. 3 - 947 Juno
4. _____

- 5. _____
6. _____
7. _____
8. _____

Date of Photo: 11-61

By: James C. Husek Right of Way Agent

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	400.00
Buildings	1,100.00

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

Lot Size: 50 x 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, hardwood 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 outside 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 C. Karpel

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 158

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

Present use dwelling Zoning B Residence Best use dwelling
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. 1100 Total 1500 Taxes 19 60 \$ 76.88
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 _____
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. 400.00

Estimate by James E. Husfeld
Date 11-29-61 Right of Way Agent

Revenue Stamps _____ Indicated Purchase Price \$ _____
Date Acquired _____ CONFIRMED PURCHASE PRICE \$ _____

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY
Land Value:
50 f.f. at \$ 15 for 144 ft. depth \$ 750.00
_____ sq. ft. at \$ _____
_____ at \$ _____

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

19,104 ~~sq. ft.~~ cu. ft. x 70¢ = \$ 13,373
Plus flat charge adjustments
x Local Index \$ _____ x _____ = \$ _____

Depreciation all sources 75% Total Replacement Cost \$ _____
Less Total Depreciation 10,030
Total Present Value \$ 3,343

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ 400

Plus Land Value from above \$ 750

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
BY COST APPROACH \$ 4,493

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			

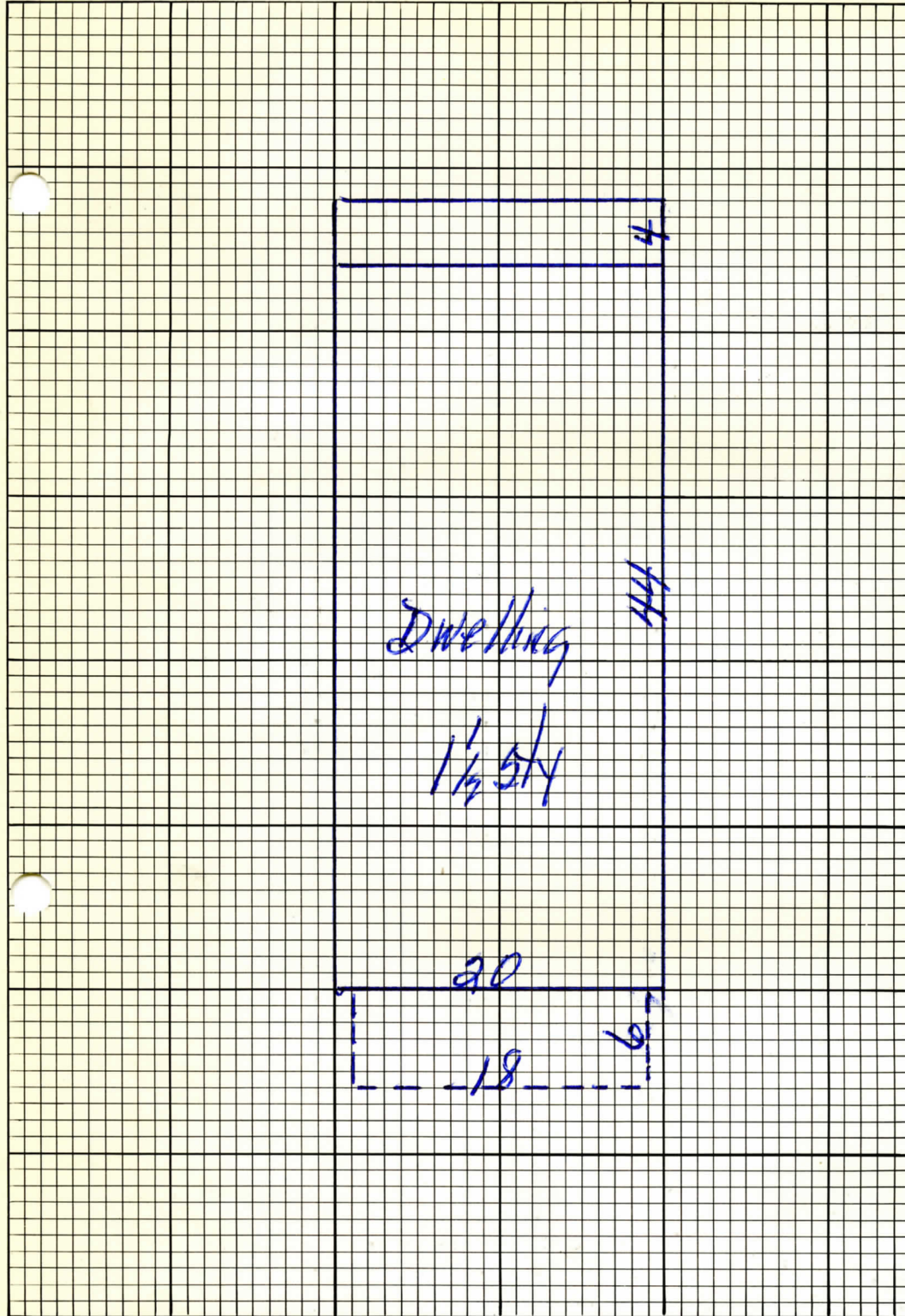
Total Cost of Short Lived Items \$ _____ Total Depr. curable \$ _____
_____ % of Total Replacement Cost
with _____ % in Bone structure. PARCEL NO. 158

S.P. Project Area 1-A COUNTY Ramsey PARCEL 158

FEE OWNER Carl L. & Anna C. Engel PROPERTY ADDRESS 312 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	

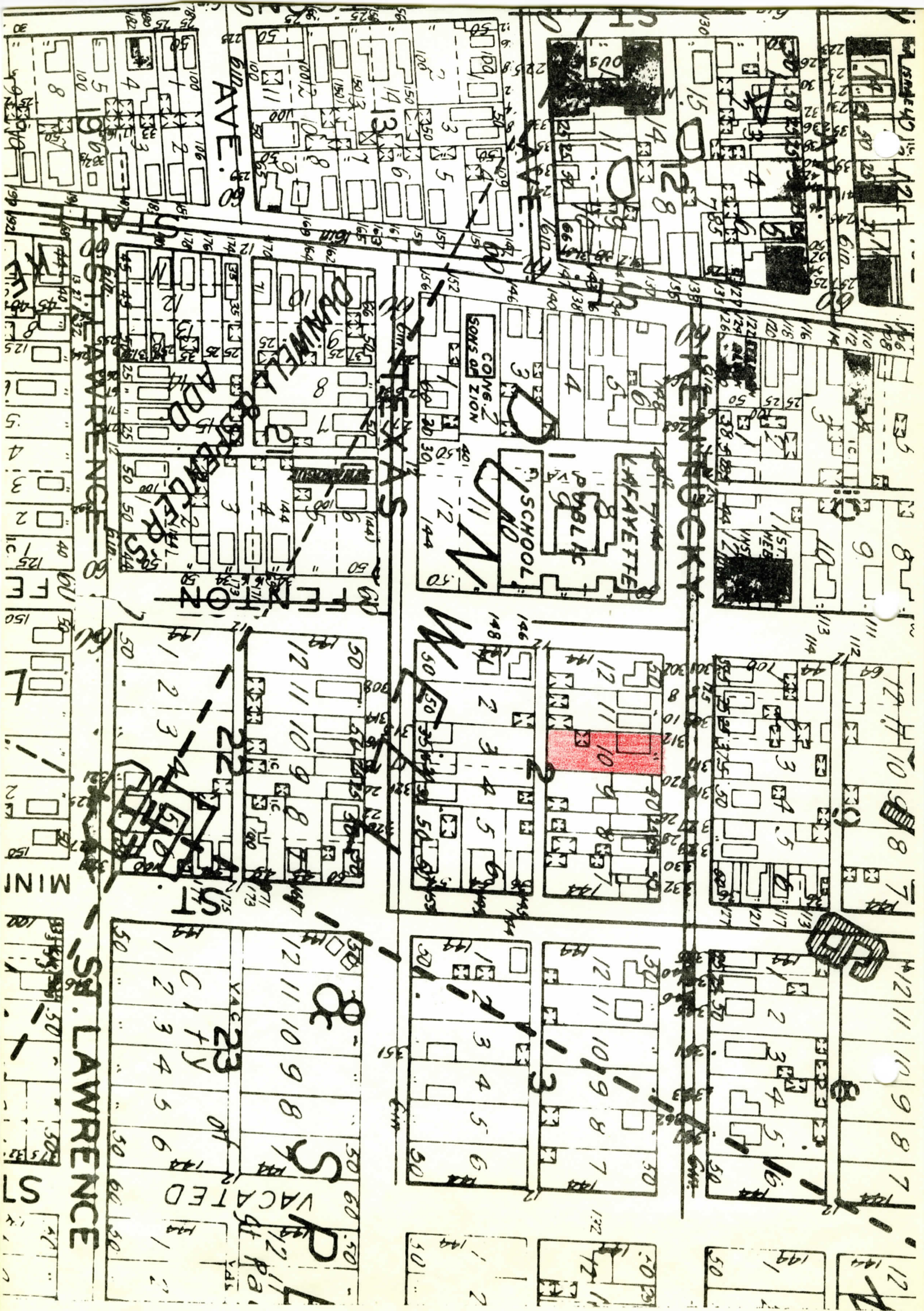
SKETCH AND EXAMINATION BY

James C. Husfeldt
RIGHT OF WAY AGENT

11/29/61

DATE

PARCEL NO. 158



ST. LAWRENCE

VACATED

CITY

SONS OF ZION

SCHOOL PUBLIC

LAFFAYETTE

ST. FRANKLIN

ST. HELEN



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

S. P. Project Area 1-A County Ramsey Parcel No. 158

Fee Owner Carl L. & Anna C. Engel Property Address 312 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>4-16-58</u>		<u>12-5-60</u>		_____	
Address		<u>647 Carroll</u>		<u>233 Ann</u>		<u>947 Juno</u>			
Terms of Sale		<u>cash</u>		<u>cash</u>		<u>cash</u>			
Rental Income Actual		<u>\$65</u>							
Rental Income Estimated				<u>\$70</u>		<u>\$75</u>			
Gross Monthly Multiplier		<u>109</u>		<u>107</u>		<u>100</u>			
Sale Price		<u>\$6,900</u>		<u>\$7,500</u>		<u>\$7,500</u>			
Special Assmts., Time, Improvements									
Present Worth									
Less Estimated Lot Value,		<u>1,500</u>		<u>500</u>		<u>1,500</u>			
Garage, Porch, Fireplace, Etc.		<u>300</u>		<u>200</u>		<u>200</u>			
Net Sale Price Bldg. Only		<u>5,100</u>		<u>6,800</u>		<u>5,800</u>			
Lot Size		<u>40x148</u>		<u>41.25x75</u>		<u>40x128</u>			
Age		<u>1923</u>		<u>1890</u>		<u>1918</u>			
CF or SF Content	Unit Cost New	<u>19,104</u>	<u>.70</u>	<u>12,672</u>	<u>.70</u>	<u>17,424</u>	<u>.70</u>	<u>13,824</u>	<u>.70</u>
Unit Cost Depr.	% Depr.	<u>.18</u>	<u>.75</u>	<u>.40</u>	<u>.43</u>	<u>.39</u>	<u>.44</u>	<u>.42</u>	<u>.40</u>
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size		<u>1000</u>							
Age—Condition			<u>2500</u>		<u>3500</u>		<u>2500</u>		
Lot Value			<u>750</u>	<u>250</u>			<u>750</u>		
Landscaping									
Garage		<u>100</u>		<u>200</u>		<u>200</u>			
Porches			<u>250</u>						
Fireplace									
Basement Impr.									
Attic Impr.				<u>500</u>					
Carpeting									
P/bg. & Bath Extras			<u>200</u>		<u>200</u>		<u>200</u>		
Painting Extras					<u>300</u>				
		<u>1100</u>	<u>3700</u>	<u>950</u>	<u>4000</u>	<u>200</u>	<u>3450</u>		
Total Adjustment									
Net Adjustment			<u>2600</u>		<u>3050</u>		<u>3250</u>		
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.									
Present Worth of Comparables Adjusted to Subject.		<u>4,300</u>		<u>4,450</u>		<u>4,250</u>			

Estimate of Value By Cost Approach:

Repr. Cost: 19,104 × .70 = \$ 13,373
 Less Depreciation: 75 % 10,030
 Deprec. Reprod. Cost = \$ 3,343
 Land Value 50 f.f. @ \$15 = 750
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 400
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 4,493

Estimate of Value By Comparison: \$ 4,350

Estimate Based on Rental Income:

Monthly Rent × GMM
45 × 100 = \$ 4,500
 or By Capitalization of Net Income on Form 2554

Estimate By Cost Approach \$ 4,493

Final Estimate By Correlation \$ 4,500

Appraisal By:

Reviewed By:

James C. Engel

Date 11-29-61 Parcel No. 158

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 158

PRE OWNER Carl L. & Anna C. Engel

Property Address 312 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. 1956 - \$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		

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:

50 ^{front feet} ~~square feet~~ at 15.00 = \$ 750.00

Reviewed by

Data by:

James C. Harpell
 Right of Way Agent

11/29/61
 Date

Parcel No. 158

