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S. P. 1-A COUNTY Ramsey PARCEL 160
FEE OWNER Francisco & Elvira A. Yanez PROPERTY ADDRESS 308 Kentucky



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: *Francisco Yanez*
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL 160

FEE OWNER Francisco & Elvira A. Yanez PROPERTY ADDRESS 308 Kentucky



PR 1-2225

Siding work
H.S. H.S.K

x 50

x 120
driveway

x soft

by W. x

Well

x 18

v. des.

ays

rooms on



LIST

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- Photo No. Description of Subject
1. Comp. No. 1 - 749 York
 2. Comp. No. 2 - 929 Woodbridge
 3. Comp. No. 3 - 590 Bush
 4. _____

Date of Photo: 11-61

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

By: *R. M. Yanez*
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 160

FEE OWNER Francisco & Elvira A. Yanez PROPERTY ADDRESS 308 Kentucky

LEGAL: Lot 13, Block 29, Arlington Hills Addition.

749 YORK **4/20/61**

LISTING BROKER C. J. Falk Co. SALESMAN Falk PHONE: RES PR 1-1379 BUS PR 1-2225

OWNER'S NAME John L. and Ann A. Buckley TYPE OF BLDG. Duplex

Equipment	1st Floor	2nd Floor
Full 1/5 Beam: steel wood	L.R. 14 x 15	L.R. 14 x 15
Heat: 2 oil space heat	Fireplace	Fireplace
gravity fur.	D.R.	D.R.
h. water	D. Space	D. Space
f. air	Kitch. 12 x 15	Kitch. 13 x 16
annual fuel cost	nook cabinets pantry	nook cabinets pantry
Water heater:	fan disposal d. wabr.	fan disposal d. wabr.
gal. side arm	Trim <u>Soft - Painted</u>	Trim <u>Soft - Painted</u>
gal. auto. elec.		
30 gal. auto. gas	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2
Incinerator	Den/S. Rm.	Den/S. Rm.
Laundry tubs	B.R. 13 x 15	B.R. 14 x 14
220 wiring	B.R. 8 x 11	B.R. 7 x 8
Pump	B.R. 8 x 16	B.R. 7 x 9
Rec. room	Porch Open Scr. Gl.	
Instal. Walls	Cond. <u>Needs work</u>	Cond. <u>Needs work</u>
Roof: comp. X wood shes	carp. drapes	carp. drapes
1st fl. occ. by <u>Rebecca Lee</u>	phone <u>PR 6-1029</u>	phone <u>PR 6-1029</u>
2nd fl. occ. by	Lease Exp. <u>high Johnson</u>	Lease Exp. <u>high Johnson</u>
Schools: Public grade <u>Cleveland</u>		
Churches: <u>All close</u>		
Transp. <u>3 lines - 2 blocks</u>	Present Mfg. <u>\$4,493.66 - C/D</u>	Mfg. Commis.
Reason for selling: <u>Moving to Midway</u>	Will consider trade	Possession <u>30 days</u>
Remarks: <u>Across the street from Johnson High School - needs work but having three bedrooms on each floor is a good deal for someone.</u>		

LEGAL: Upon request 749 York

929 Woodbridge **Sold 5500 Cash offer**

LISTING BROKER Delta Realty, Inc. SALESMAN Isbell PHONE: RES HU 9-2610 BUS RI 8-0800

OWNER'S NAME Anna Hesson TYPE OF BLDG. Duplex

Equipment	1st Floor	2nd Floor
Full Beam: steel wood X	L.R. 10 x 12	L.R. 10 x 12
Heat: 2 heaters	Fireplace	Fireplace
gravity fur.	D.R.	D.R.
h. water	D. Space	D. Space
f. air	Kitch. 10 x 11	Kitch. 10 x 11
annual fuel cost <u>\$55.00 Each</u>	nook cabinets pantry X	nook cabinets pantry
Water heater:	fan disposal d. wabr.	fan disposal d. wabr.
gal. side arm	Trim <u>Painted</u>	Trim <u>Painted</u>
gal. auto. elec.		
30 gal. auto. gas	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2
Incinerator	Den/S. Rm.	Den/S. Rm.
Laundry tubs	B.R. 11 x 12	B.R. 11 x 12
220 wiring	B.R. 6 x 12	B.R. 6 x 12
Pump	B.R. 5 x 16	B.R. 5 x 16
Rec. room	Porch 5 x 16 Scr. X Gl. X	
Instal. Walls	Cond. <u>Good</u>	Cond. <u>Good</u>
Roof: comp. X wood shes	carp. drapes	carp. 2 Rooms drapes
1st fl. occ. by	phone	phone
2nd fl. occ. by	phone	phone
Schools: Public grade <u>1 block</u>	high <u>Johnson - 3 blocks</u>	parochial <u>St. Bernard - 5 blocks</u>
Churches: <u>Rice Street - 2 blocks</u>	Present Mfg.	Mfg. Commis.
Reason for selling: <u>Bought other home</u>	Will consider trade	Possession <u>30 days</u>
Remarks: <u>Tool shed 8 x 10 attached to garage. Front yard - all floors covered with linoleum or tile - rear side glazed porch 5 x 13.</u>		

LEGAL: Lot 11, Block 1, Burnt Point Addition.

590 Bush **7/22/60**

LISTING BROKER United Realty Co. SALESMAN Bull PHONE: RES HI 5-4943 BUS CA 4-7814

OWNER'S NAME Louise A. Clasen TYPE OF BLDG. Duplex

Equipment	1st Floor	2nd Floor
Full 3/4 Beam: steel wood X	L.R. 11.4 x 13	L.R. 11.4 x 13
Heat:	Fireplace	Fireplace
gravity fur. X	D.R. 12.6 x 13	D.R. 12.6 x 13
h. water	D. Space	D. Space
f. air	Kitch. 11 x 13	Kitch. 11 x 13
annual fuel cost	nook cabinets X pantry X	nook cabinets X pantry X
Water heater:	fan disposal d. wabr.	fan disposal d. wabr.
gal. side arm	Trim <u>Painted</u>	Trim <u>Painted</u>
gal. auto. elec.		
30 gal. auto. gas	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2
Incinerator	Den/S. Rm.	Den/S. Rm.
Laundry tubs	B.R. 10 x 11.8	B.R. 10 x 11.8
220 wiring	B.R. 10.3 x 12	B.R. 10.3 x 12
Pump	B.R. 5 x 12	B.R. 5 x 12
Rec. room	Porch Scr. Gl.	
Instal. Walls	Cond. <u>Good</u>	Cond. <u>Good</u>
Roof: comp. X wood shes	carp. drapes	carp. drapes
1st fl. occ. by <u>Owner</u>	phone <u>PR 5-6623</u>	phone <u>PR 5-6623</u>
2nd fl. occ. by <u>Friend Frank</u>	Lease Exp. <u>high Johnson - 6 blocks</u>	Lease Exp. <u>high Johnson - 6 blocks</u>
Schools: Public grade <u>Lincoln - 5 blocks</u>	Present Mfg. <u>\$5,700.00 - C/D - \$65.00 - 7%</u>	Mfg. Commis.
Churches: <u>Rayne - 1/2 block</u>	Will consider trade	Possession <u>30 days</u>
Reason for selling: <u>Combination window - see space heater upstairs.</u>		

Photo No. Description of Subject

1. Comp. No. 1 - 749 York
2. Comp. No. 2 - 929 Woodbridge
3. Comp. No. 3 - 590 Bush

Date of Photo: 11-61

7. _____
8. _____
By: [Signature]
Right of Way Agent

Project Area 1-A
Parcel No. 160
308 Kentucky St.

Owner: Francisco & Elvira A. Yanez
Legal: Ex. E. 23 feet Lot 11, Block 2, Dunwell & Spencers
Addn. to Brooklynd
Lot Size: 27 x 144 feet
Zoning: "B" Residential
Built: 1909
Assessor's Value: Land 225 - Building 1,200 - Total 1,425.

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

Dwelling used for two families.

First floor has 5 rooms and old type bath off kitchen. Kitchen has small cabinet area, cabinet sink, good linoleum, 30 gallon gas water heater, gas space heater.

Second floor has 5 rooms and old type bath off kitchen, fair linoleum, wall sink, side arm gas water heater, gas space heater.

Full basement, 6 feet high, limestone walls, concrete blocks, dirt floor, no laundry tubs or drain.

Cost Approach:

21,528 cubic feet @ .55¢ per cu ft.	11,840.00
Physical Depreciation 50%	
Economic Depreciation 10%	7,104.00
Economic & Physical Depreciated Value	4,736.00
Depreciated Value of Outbuilding	100.00
Depreciated Value of Improvements	4,836.00
Land - 27 x 144 feet	400.00
Indicated Value by Cost Approach	5,236.00

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	400.00
Improvements	4,850.00
Total	5,250.00

"FIVE THOUSAND TWO HUNDRED FIFTY DOLLARS"

(\$5,250.00)

Roy J. Yanez
11/29/01

S. P. Project Area 1-A COUNTY Ramsey PARCEL 160

FEE OWNER Francis & Elvira A. Yanez Property Address 308 Kentucky Street, St. Paul, Minn.

Legal Description (entire tract) Ex. E. 23 feet Lot 11, Blk 2, Dunwell & Spencers Addn. to Brooklynd

Present use Residence Zoning "B" Residential Best use Present
Size: Frontage 27 Depth 144 Area 3,888 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 225 Bldgs. 1200 Total 1425 Taxes 19 60 \$ 70.14
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 1909
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. _____

Outbuilding (depr. value) 100.00

Estimate by [Signature]
Right of Way Agent
Date 11/29/60

Revenue Stamps _____ Indicated Purchase Price \$ _____

Date Acquired _____ **CONFIRMED PURCHASE PRICE** \$ _____

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:
27 f.f. at \$ 15.00 for 144 ft. depth \$ 400.00
_____ sq. ft. at \$ _____
_____ at \$ _____

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

21,528 ~~sq. ft.~~ or cu. ft. x .55¢ = \$ 11,840.00

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

Physical Depr. 50%
Economic Depr. 10% Total Replacement Cost \$ 11,840.00
Total 60% Less Total Depreciation 7,104.00

Total Present Value \$ 4,736.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. Depr. Value \$ 100.00

Plus Land Value from above \$ 400.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
SAY 5,250.00 BY COST APPROACH \$ 5,236.00

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 \$ _____

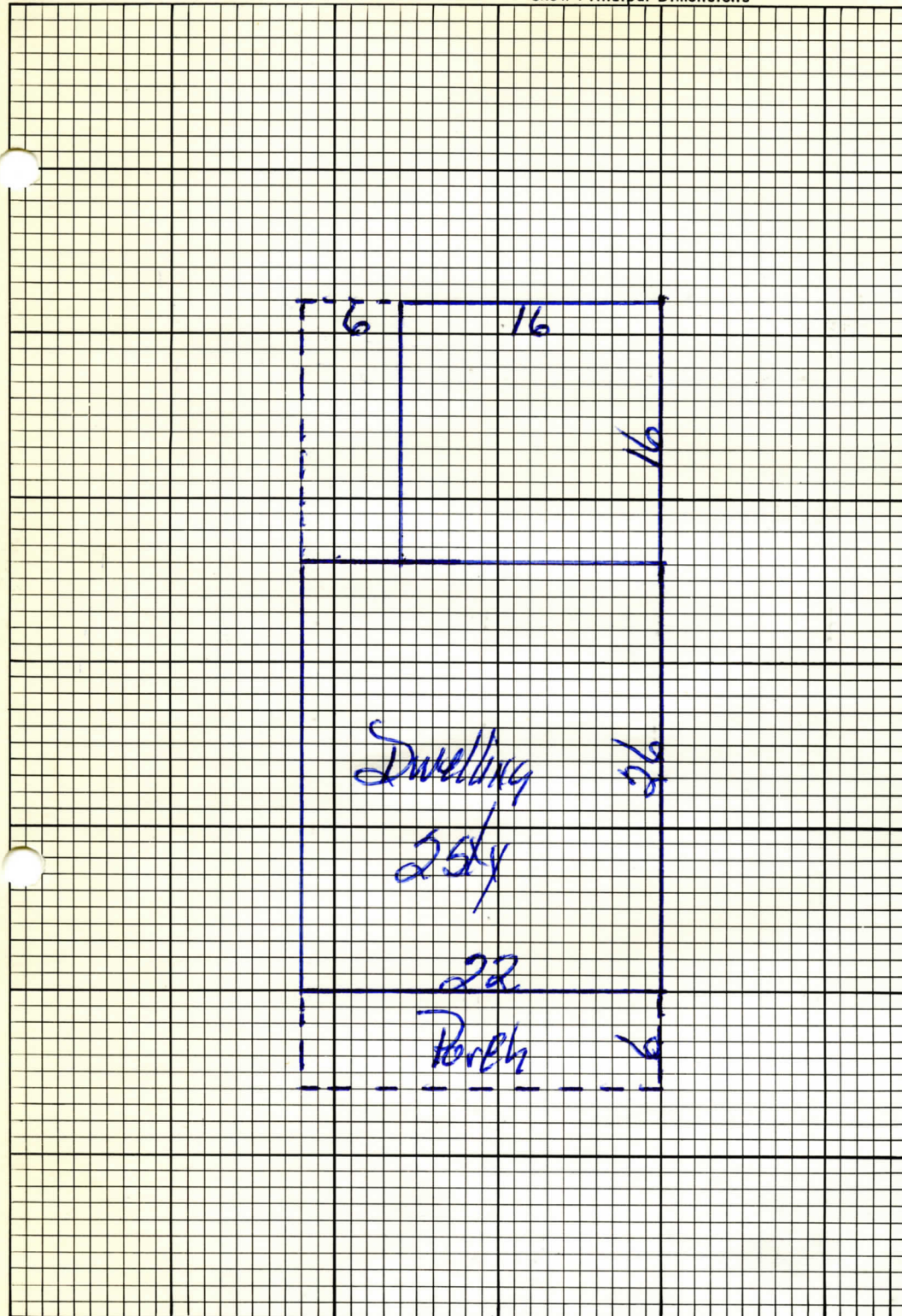
_____ % of Total Replacement Cost
with _____ % in Bone structure. **PARCEL NO. 160**

S.P. Project Area 1-A COUNTY Ramsey PARCEL 160

FEE OWNER Francisco & Elvira A. Yanez PROPERTY ADDRESS 308 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	

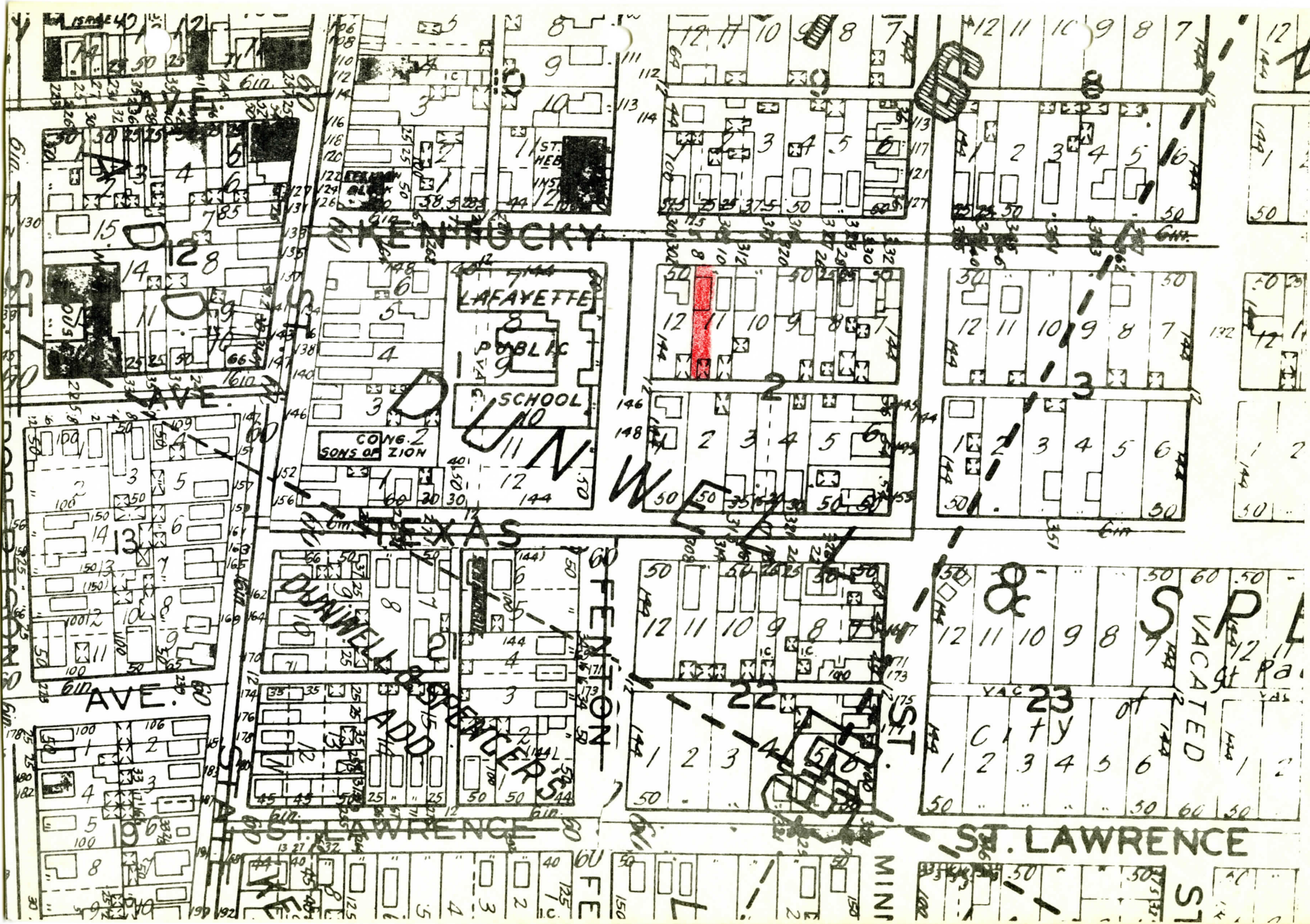
SKETCH AND EXAMINATION BY _____

RIGHT OF WAY AGENT

Francisco A. Yanez

11/29/61
DATE

PARCEL NO. 160



ST. ROCKY

LAFAYETTE

PUBLIC

SCHOOL

CONG. 2
SONS OF ZION

TEXAS

PENN

AVE.

LAWRENCE

ST. LAWRENCE

MINN

VACATED
City

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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. 160

Fee Owner Francisco & Elvira A. Yanez Property Address 308 Kentucky

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale		4-20-61		7-25-61		7-22-60			
Address		749 York		929 Woodbridge		590 Bush			
Terms of Sale		cash		cash		\$150 down			
Rental Income Actual									
Rental Income Estimated		\$90		\$80		\$90			
Gross Monthly Multiplier		67		69		79			
Sale Price		\$6,000		\$5,500		\$7,950			
Special Assmts., Time, Improvements									
Present Worth		6,000		5,500		7,150			
Less Estimated Lot Value,		1,500		400		700			
Garage, Porch, Fireplace, Etc.		100		300		350			
Net Sale Price Bldg. Only		4,400		4,800		6,100			
Lot Size		40x120		35x123.75		45x135			
Age		1887		1884		1879			
CF or SF Content	Unit Cost New	21,528	55¢	22,560	55¢	16,200	60¢	24,528	60¢
Unit Cost Depr.	% Depr.	22¢	60%	20¢	65%	29¢	51%	19¢	68%
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size	21,528		1,000	500			500		
Age-Condition	1909	500							
Lot Value	27x144 \$400		1,100				300		
Landscaping									
Garage					200		250		
Porches					250		200		
Fireplace									
Basement Impr.		500							
Attic Impr.									
Carpeting									
Bldg. & Bath Extras									
Heating Extras		300					500		
		1,300	2,100	500	450		1,750		
Total Adjustment									
Net Adjustment		- 800		+ 50		- 1,750			
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.									
Present Worth of Comparables Adjusted to Subject.		5,200		5,550		5,400			

Estimate of Value By Cost Approach:

Repr. Cost: $21,528 \times .55 = \$11,840$
 Less Depreciation: $60\% = 7,104$
 Deprec. Reprod. Cost $= \$4,736$
 Land Value $27 \times 144 = 400$
 $\$15 \text{ f.f.} \times \text{Sq. Ft. or Ft.} = 400$
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 100
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 5,236

Estimate of Value By Comparison: \$ 5,250

Estimate Based on Rental Income:
 Monthly Rent X GMM
 $80 \times 66 = \$5,280$
 or By Capitalization of Net Income on Form 2554
 Estimate By Cost Approach \$ 5,236
 Final Estimate By Correlation \$ 5,250

Appraisal By: [Signature] Reviewed By: [Signature]
 Date 11-29-61 Parcel No. 160

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 160

PRE OWNER Francisco & Elvira A. Yanez

Property Address 308 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

front feet 27 ~~square feet~~ at 15.00 = \$ 400.00

Data by: *James H. Yanez*
Right of Way Agent

Date: *11/24/60*

Parcel No. 160

