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Folder: Parcel No. 161. 302 Kentucky Street.

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

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S. P. 1-A COUNTY Ramsey PARCEL 161

FEE OWNER Louis and Ruth Capp PROPERTY ADDRESS 302 Kentucky

• NOV • 61

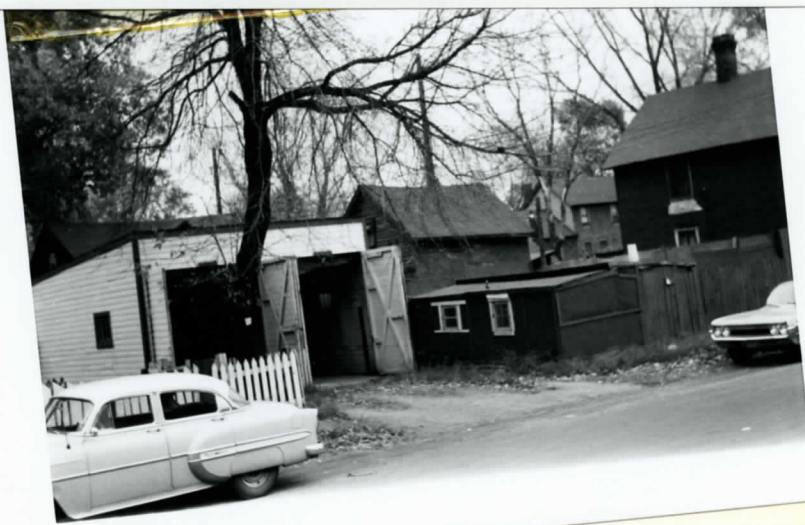


Photo No.	Description of Subject
1.	<u>Subject property - front view</u>
2.	<u>Subject property - rear view</u>
3.	<u>Subject property - garage</u>
4.	_____

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

Date of Photo: 11/61

By: James C. Huspell
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL 161
FEE OWNER Louis and Ruth Capp PROPERTY ADDRESS 302 Kentucky

NOV • 61



Photo No.	Description of Subject
1.	<u>Comp. No. 1 - 266 Goodrich</u>
2.	<u>Comp. No. 2 - 769 Carroll</u>
3.	<u>Comp. No. 3 - 88 W. Magnolia</u>
4.	_____

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5.	_____
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By: James C. [Signature]
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL 161
FEE OWNER Louis and Ruth Capp PROPERTY ADDRESS 302 Kentucky

LEGAL: West 1/2 of Lot 1, Block 1, Winlow's Addition to St. Paul.
266 GOODRICH

LISTING BROKER Huspek & Sons SALESMAN W. J. H. Huspek PHONE RES MI 9-2965 BUS CA 2-8566
OWNER'S NAME William and Alma M. Klinge TYPE OF BLDG Bungalow

Basement	1st Floor	2nd Floor	3rd Floor
Full 1/2 Beam: steel wood	L.R. 12 x 12.8	L.R. x	B.R. x
Heat: Fireplace	Fireplace	Fireplace	Bath
gravity fur: boiler	D.R. 13.4 x 13.6	D.R. x	Year Built 016
h. water: X oil X	D. Space	D. Space	Exterior: Stucco
annual fuel cost	Kitch. 11.6 x 12	Kitch. x	Cond: Fair
Water heater: gas	nook cabinets x pantry	nook cabinets x pantry	Taxes 104.45 N.H.S. H.S. x
gal. auto elec.	Trim Paint	Trim	Assessments
50 gal. auto gas X	Den/S. Rm. 13.9 x 14	Den/S. Rm. x	Bldg. 20.5 x 52
Incinerator	B.R. 12.9 x 7.5	B.R. x	Lot 8 x 26.5
Laundry tubs: Toilet	B.R. 11.3 x 9.8	B.R. x	40.75 x 114.7
220 wiring X Shower	Porch 6 x 20	B.R. x	Floors: 1st bed. x soft
Pump	condition Very good	condition	Floors: 2nd bed. x soft
Rec. room	carp.	carp.	Sewer: X City W. x
Insul. Walls: Ceil. W. Strip	carp.	carp.	S. Tank
Roof: comp. X wood slat	carp.	carp.	Gar. Shed 12 x 18
1st fl. occ. by <u>Dener</u>	phone CA 2-3678	Lease Exp. <u>rent</u>	Ant. Det. or. det.
2nd fl. occ. by	high	Lease Exp. <u>rent</u>	due
Schools: Public grade	Jefferson	Lease Exp. <u>rent</u>	due
Churches: <u>Close</u>	Monroe	parochial	St. Stanislaus
Transp. <u>1/2 block</u>		parochial	
Reason for selling: <u>Too large</u>		Will consider trade	No
Remarks			Possession 30 from closing

LEGAL: 769 CARROLL

LISTING BROKER Elmquist Realty Co. SALESMAN W. J. H. Huspek PHONE RES MI 4-8338 BUS CA 4-9694
OWNER'S NAME D. Johna Gardner TYPE OF BLDG 2 Story

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	Fireplace	Fireplace	Bath
gravity fur: boiler	D.R. 12 x 15	D.R. x	Year Built 1916
h. water: oil	D. Space	D. Space	Exterior: Siding
annual fuel cost \$180.00	Kitch. 14 x 10	Kitch. x	Cond: GOOD
Water heater: gas X	nook cabinets x pantry	nook cabinets x pantry	Taxes 135.00 N.H.S. H.S. x
gal. auto elec.	Trim Painted	Trim	Assessments
50 gal. auto gas X	Den/S. Rm. 9 x 9	Den/S. Rm. x	Bldg. 40 x 24
Incinerator	B.R. 12.6 x 9	B.R. x	Lot 46 x 120
Laundry tubs: Toilet	B.R. 11 x 9	B.R. x	alley driveway
220 wiring X Shower	B.R. x	B.R. x	Floors—1st bed. x soft
Pump	Porch	B.R. x	Floors—2nd bed. x soft
Rec. room	condition	condition	Sewer: X City W. x
Insul. Walls: Ceil. W. Strip	carp.	carp.	S. Tank Well
Roof: comp. wood slat	carp.	carp.	Gar. Single x
1st fl. occ. by <u>Gainer</u>	phone CA 5-7285	Lease Exp. <u>rent</u>	Ant. Det. or. det.
2nd fl. occ. by	high Central	Lease Exp. <u>rent</u>	due
Schools: Public grade 5 Blocks		Lease Exp. <u>rent</u>	due
Churches: <u>All Close</u>		parochial	6 Blocks - St. Peter
Transp. <u>1 Block</u>		Will consider trade	Yes
Reason for selling: <u>Want larger home</u>		Present Mgt. 4,900.00	Mgt. Comm. 6,800.00 - 12 yrs. 63/10%
Remarks: <u>illumin doors and windows</u>		Will consider trade	Yes Possession 60 days if nec.

LEGAL: 88 W. MAGNOLIA

LISTING BROKER Matt J. Waldron Co. SALESMAN Matt PHONE RES MI 4-8338 BUS CA 4-9694
OWNER'S NAME Walter T. Ryan, Adm. TYPE OF BLDG 2 Story

Basement	1st Floor	2nd Floor	3rd Floor
Full 1/2 Beam: steel wood	L.R. 8.8 x 22	L.R. x	B.R. x
Heat: Fireplace	Fireplace	Fireplace	Bath
gravity fur: boiler	D.R. x	D.R. x	Year Built 1889
h. water: oil	D. Space	D. Space	Exterior: Shake Siding
annual fuel cost	Kitch. 10 x 13.9	Kitch. x	Cond: Good
Water heater: gas X	nook cabinets x pantry	nook cabinets x pantry	Taxes 96.34 N.H.S. H.S. x
gal. auto elec.	Trim Enamel	Trim	Assessments
20 gal. auto gas X	Den/S. Rm. 10 x 10.4	Den/S. Rm. x	Bldg. 14 x 37
Incinerator	B.R. x	B.R. 10.2 x 10	11 x 15 + 8 x 13
Laundry tubs: Toilet	B.R. x	B.R. 8.9 x 13.5	Lot 40 x 124.69
220 wiring X Shower	B.R. Porch 7.8 x 21 +	B.R. x	alley x driveway
Pump	Porch 7.8 x 11	B.R. x	Floors—1st bed. x soft x
Rec. room	condition Fair	condition Fair	Floors—2nd bed. x soft x
Insul. Walls: Ceil. W. Strip	carp.	carp.	Sewer: X City W. x
Roof: comp. X wood slat	carp.	carp.	S. Tank Well
1st fl. occ. by	phone	Lease Exp. <u>rent</u>	Gar. x
2nd fl. occ. by	high	Lease Exp. <u>rent</u>	Ant. Det. or. det.
Schools: Public grade		parochial	due
Churches: <u>St. Bernard</u>		Will consider trade	No
Transp. <u>Rice - 1 block</u>		Present Mgt.	Mgt. Comm. No Possession immediate
Reason for selling: <u>Death</u>		Will consider trade	No
Remarks			

Photo No. Description of Subject

1. Comp. No. 1 - 266 Goodrich

2. Comp. No. 2 - 769 Carroll

3. Comp. No. 3 - 88 W. Magnolia

4. _____

Date of Photo: 11-61

Photo No. Description of Subject

5. _____

6. _____

7. _____

8. _____

By: James C. Humpal
Right of Way Agent

Project Area 1-A

Parcel No. 161

Louis & Ruth Capp
302 Kentucky Street

SALIENT FACTS AND CONCLUSIONS

Market Value Estimate		\$6,900.00
Assessors full and true value:		
	Land	450.00
	Buildings	1,700.00
Legal Description:	Lot 12, Block 2, Dunwell & Spencer's Addition to Brooklynd	
Lot Size:	50 x 144	Zoning: B Residential
Cubical Content:	19,116 cu.ft.	Age: Old

DESCRIPTION OF IMPROVEMENTS

Subject property is a 6-room, 1 story frame bungalow with asphalt exterior covering, there being 6 rooms on one floor, good storms and screens, insulated. Plastered walls, enameled woodwork, hardwood floors. Carpeting in living room and dining room not considered part of the property. Decorating is good, cabinet sink, good linoleum, in the kitchen. Hot water gas heat; 30-gallon gas water heater, glazed rear porch.

Full basement under entire house and porch. Some limestone and some concrete block walls. About 8 foot height, concrete floor. No laundry tubs or floor drain.

21x27 frame 2-car garage with concrete floor and swinging doors.

Three other frame and metal outbuildings used as chicken coops. High frame fence around rear of the lot. Picket fence encloses front yard.

Corner lot is level with street grade. Property is serviced with city water and sewer. Kentucky Street is hard surfaced, has sidewalk, no curb. Fenton Street is graded but not surfaced.

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 30, 1961, is:

SIX THOUSAND NINE HUNDRED DOLLARS.

James C. Inspeck

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 No. 161

FEE OWNER Louis & Ruth Capp Property Address 302 Kentucky Street, Saint Paul, Minn.

Legal Description (entire tract) Lot 12, Block 2, Dunwell & Spencer's Add. to Brooklynd

Present use dwelling Zoning B Residence Best use dwelling
Size: Frontage 50 Depth 144 Area 7,200 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 on Kentucky

Full and true valuation, 19 60 Land 450 Bldgs. 1700 Total 2150 Taxes 19 60 \$ 128.26
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. garage -
doops - barn 400.00

Estimate by James C. Knapf
Date 11-30-61 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 \$ _____
19,116 ~~sq. ft. x~~ cu. ft. x .75 = \$ 14,337.00

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

Total Replacement Cost \$ _____

Depreciation all sources 60%
Less Total Depreciation 8,602.00

Total Present Value \$ 5,735.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ 400.00

Plus Land Value from above \$ 750.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
BY COST APPROACH \$ 6,885.00

Estimate of Physical Depreciation - curable (in short lived items)

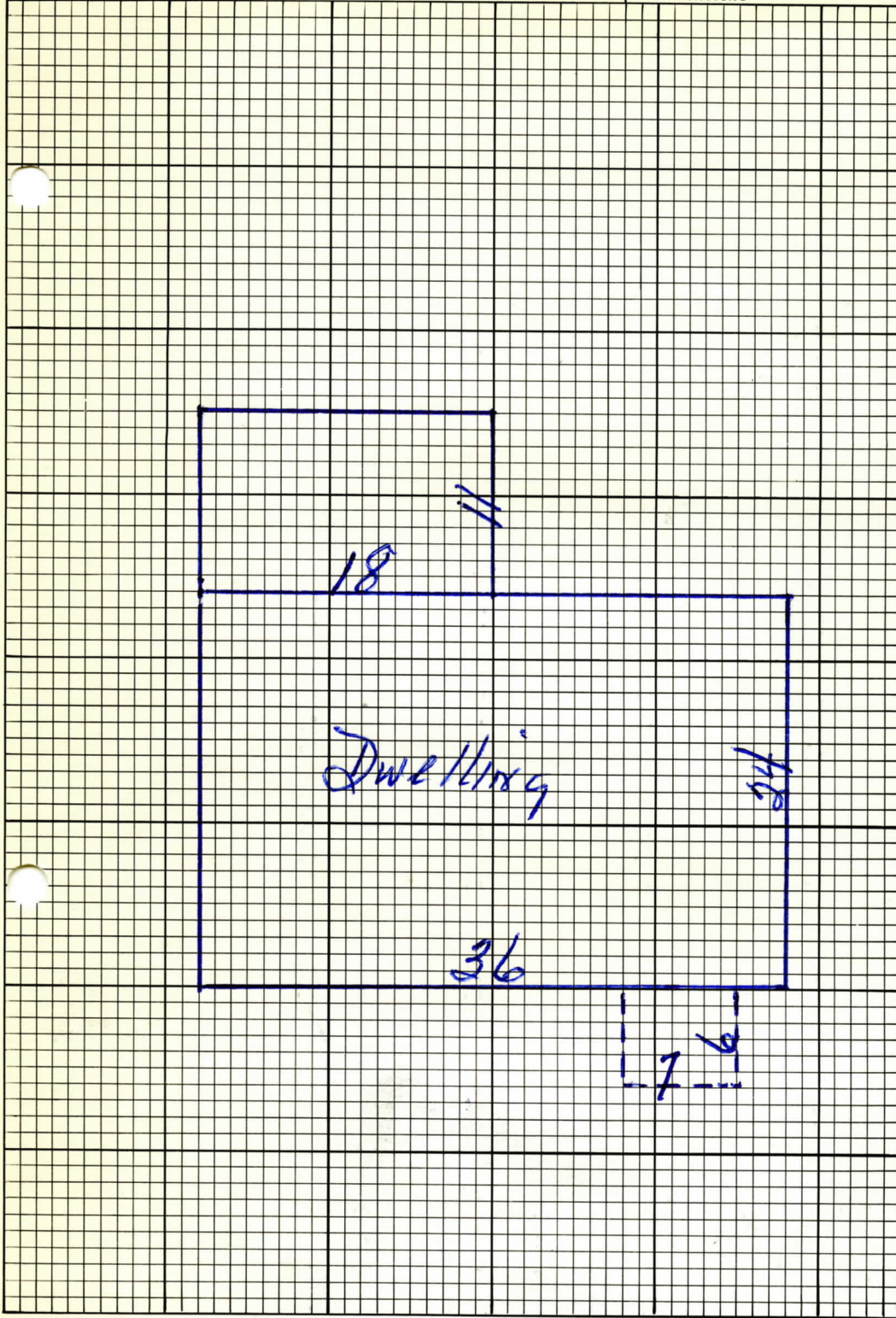
Items	Extent of cure or replacement	Total Cost of Curable Items	Chargeable Depreciation %	Amount
Roof				
Chimney				
Down spouts - gutters				
Exterior				
Painting				
Storms - screens				
Weatherstrip				
Plumbing - bath				
Kitchen				
Furnace				
Wiring				
Insulation				
Decorating				
Floors				

Total Cost of Short Lived Items \$ _____
_____ % of Total Replacement Cost
with _____ % in Bone structure. Total Depr. curable \$ _____
PARCEL NO. 161

S. P. Project Area 1-A COUNTY Ramsey PARCEL 161
 FEE OWNER Louis & Ruth Capp PROPERTY ADDRESS 302 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.

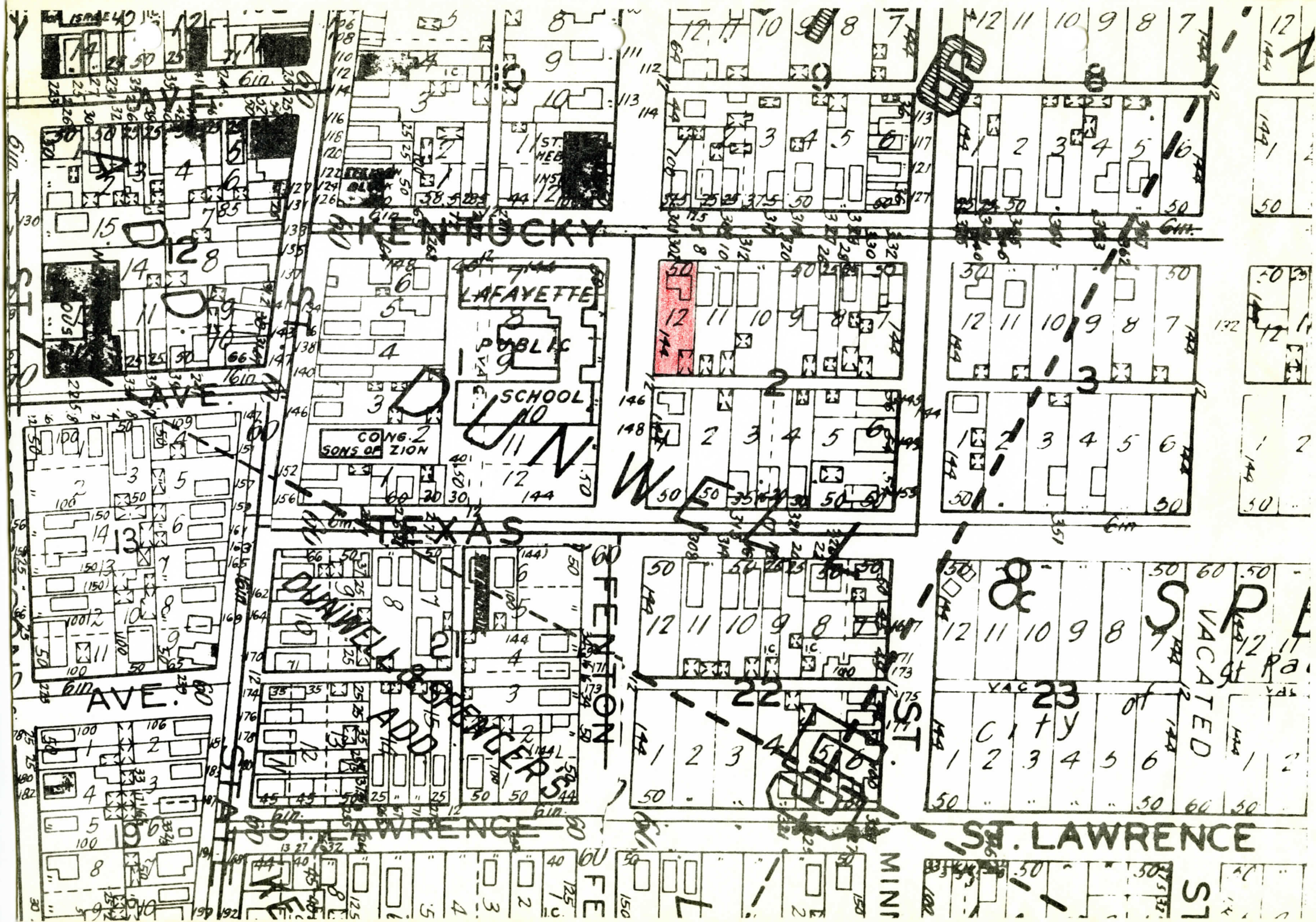
MISCELLANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition	Size	Area
Garage - detached						x	
Garage - attached						x	
Barn						x	
Hog house						x	
Chicken house						x	
Granary						x	
Machine shed						x	

SKETCH AND EXAMINATION BY

James C. [Signature]
RIGHT OF WAY AGENT

11/30/61
DATE

PARCEL NO. 161



KENTUCKY

LAFAYETTE
PUBLIC
SCHOOL

CONG. 2
SONS OF ZION

TEXAS

DUNNELL
ADD
ST. LAWRENCE

ST. LAWRENCE

12 11 10 9 8 7

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VACATED

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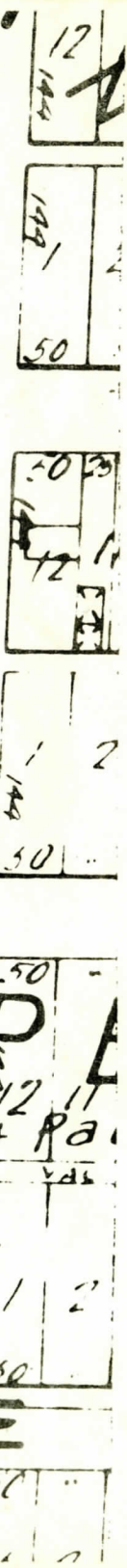
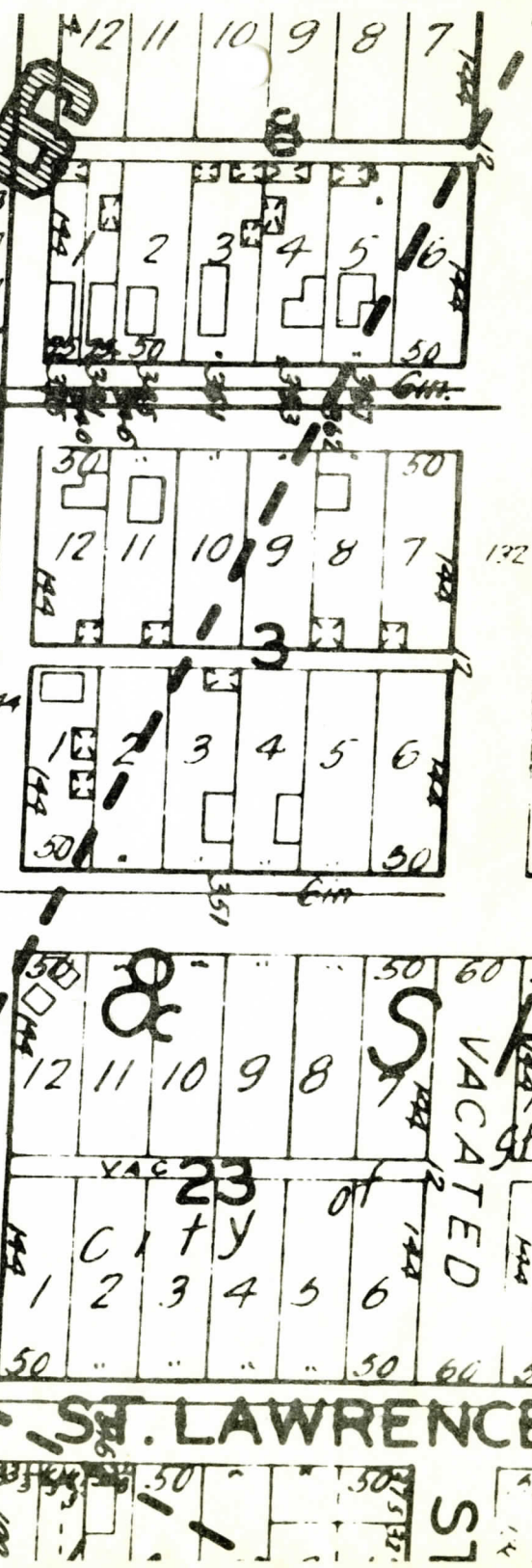
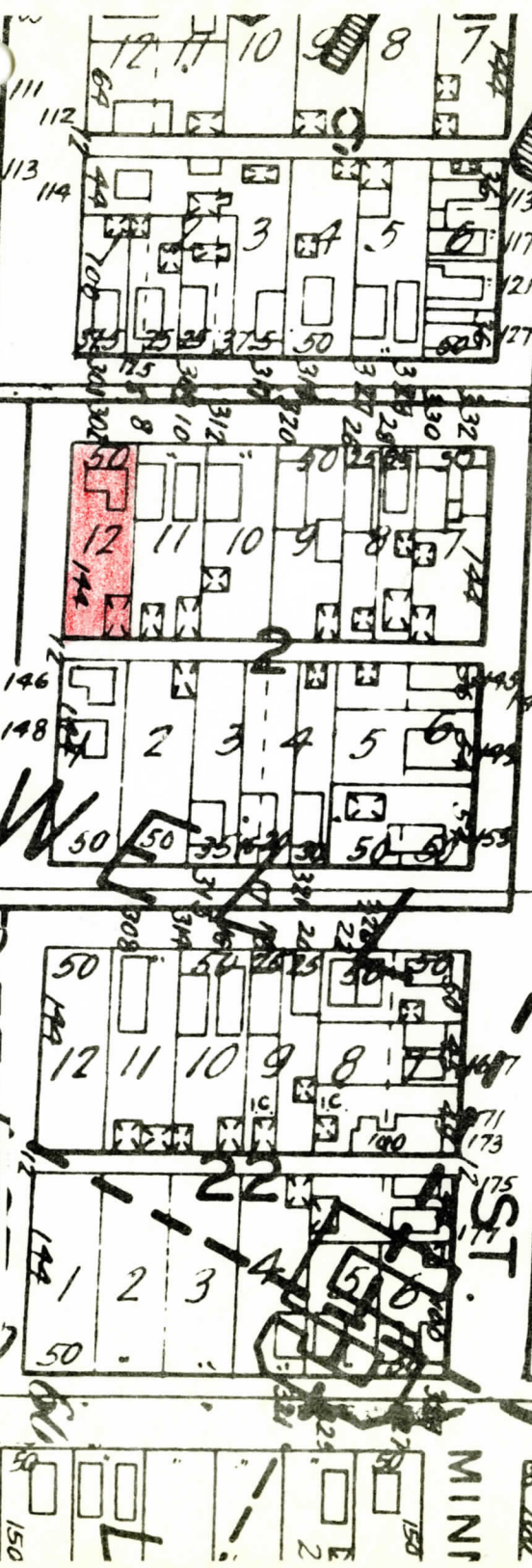
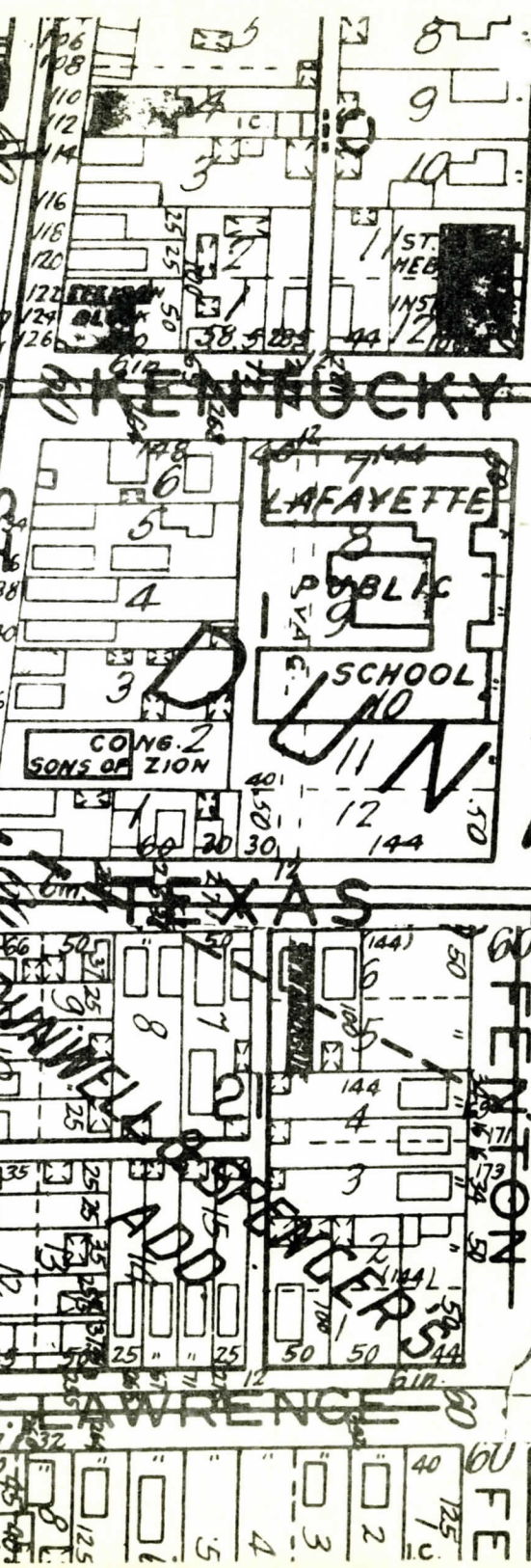
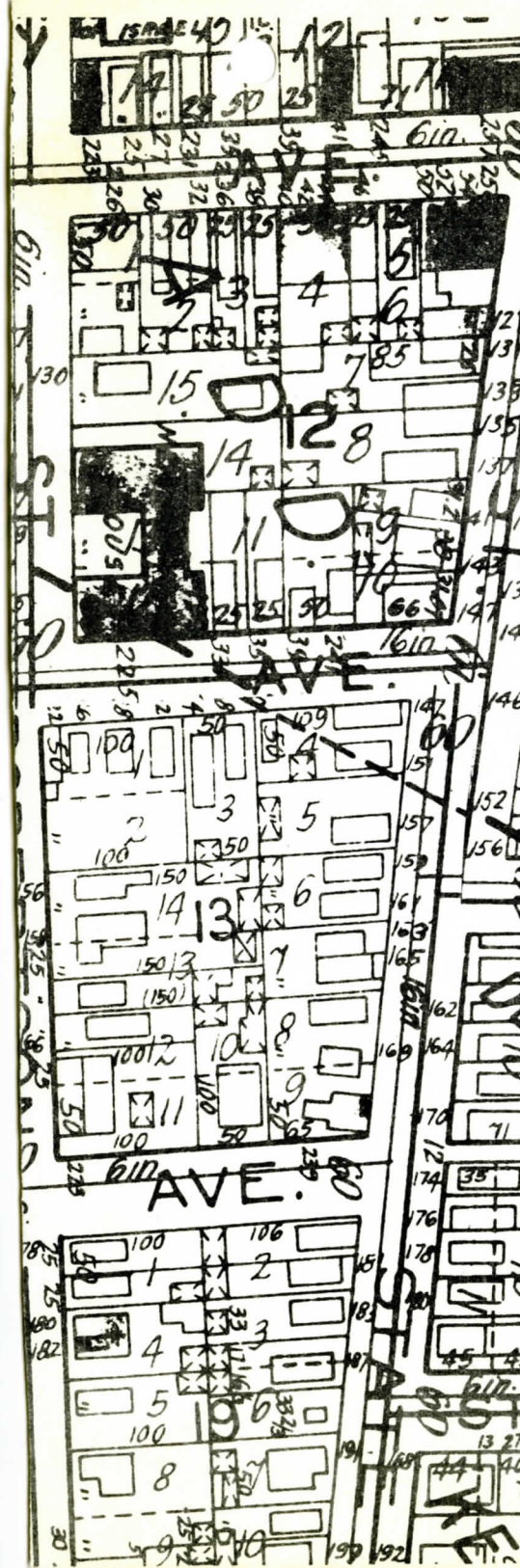
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DIVISION OF LANDS AND RIGHT OF WAY
APPRAISAL BY COMPARISON OF MARKET DATA
ANALYSIS OF COMPARABLE SALES OF IMPROVED PROPERTIES

S. P. Project Area 1-A County Ramsey Parcel No. 161
Fee Owner Louis and Ruth Capp Property Address 302 Kentucky Street

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale		7-6-59		3-16-60		4-12-60			
Address		266 Goodrich		769 Carroll		88 W. Magnolia			
Terms of Sale		cash		cash		cash			
Rental Income Actual									
Rental Income Estimated		\$85		\$90		\$60			
Gross Monthly Multiplier		94		103		88			
Sale Price		\$8,000		\$9,300		\$5,300			
Special Assmts., Time, Improvements									
Present Worth									
Less Estimated Lot Value, Garage, Porch, Fireplace, Etc.		1,200 100		2,000 200		2,000			
Net Sale Price Bldg. Only		6,700		7,100		3,800			
Lot Size		40x75x114.7		46x120		40x124.62			
Age		1874		1919		1889			
CF or SF Content	Unit Cost New	19,116	.75	23,464	.75	16,884	.75	11,888	.75
Unit Cost Depr.	% Depr.	.30	.60	.29	.62	.42	.44	.72	.57
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size			1500				1000		
Age—Condition					1000	1000			
Lot Value			450		1250		1250		
Landscaping									
Garage		300		200		400			
Porches									
Fireplace					500				
Basement Impr.		300				500			
Attic Impr.									
Carpeting									
Plbg. & Bath Extras			100						
Painting Extras		300							
		900	2050	200	2750	2900	1250		
Total Adjustment									
Net Adjustment			1150		2550	1650			
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.									
Present Worth of Comparables Adjusted to Subject.		6,850		6,750		6,950			

Estimate of Value By Cost Approach:

Repr. Cost: $19,116 \times .75 = \$14,337$
 Less Depreciation: $60\% = 8,602$
 Deprec. Reprod. Cost $= \$5,735$
 Land Value $50 \text{ f.f.} @ \$15 = 750$
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 400
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach $\$6,885$

Estimate of Value By Comparison: \$ 6,850

Estimate Based on Rental Income:

Monthly Rent X GMM
 $75 \times 90 = \dots \$6,750$
 or By Capitalization of Net Income on Form 2554

Estimate By Cost Approach \$ 6,885

Final Estimate By Correlation \$ 6,900

Appraisal By:

Reviewed By:

James C. Huse

Date 11-30-61

Parcel No. 161

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 161

FRE OWNER Louis & Ruth Capp

Property Address 302 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 Basil & Roberts Add. Sold Dec. '56 - \$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 and 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:

Reviewed by

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

Data by:

James C. Jankoff
 Right of Way Agent

11/30/61
 Date

Parcel No. 161

