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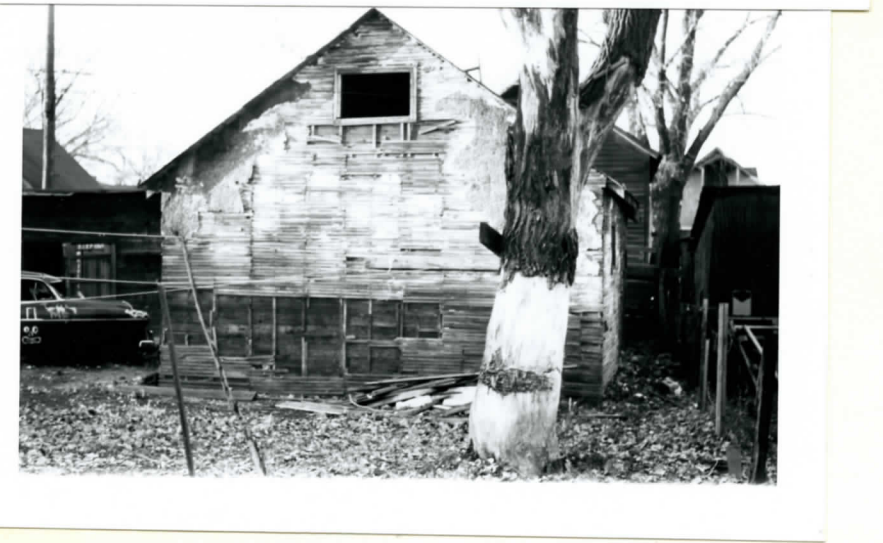
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S. P. 1-A COUNTY Ramsey PARCEL 162

FEE OWNER A. M. and Albert Goldrich PROPERTY ADDRESS 146 Fenton Street



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

Date of Photo: 11-61

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

By: *R. J. Amey*
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL 162

FEE OWNER A. M. and Albert Goldrich PROPERTY ADDRESS 146 Fenton



Photo No.

Descr

Description of Subject

- 1. Comp. No. 1 - 590 Bush
- 2. Comp. No. 2 - 267 Goodhue
- 3. Comp. No. 3 - 929 Woodbridge
- 4. _____

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

Date of Photo: 11-61

By: _____

Ray St. James
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 162

FEE OWNER A. M. and Albert Goldrich PROPERTY ADDRESS 146 Fenton

LEGAL: Lot 11, Block 2, Serat Payne Addition. 590 BUSH 71-2160 LISTING BROKER United Realty Co. SALESMAN Bill PHONE: RES HI 5-4953 BUS. CA 4-7814 OWNER'S NAME Louise A. Glendon

LEGAL: Winslow's Addition, East 1/2 of Lot 10, Block 2, Belnhaimers Addition, Lot 10, Block 3. 267 GOODHUE LISTING BROKER Cushing & Briscoe, Inc. SALESMAN Haggerty PHONE: RES. BUS. CA 2-2703 OWNER'S NAME Mr. and Mrs. Adolph Skok

LEGAL: Upon request 929 WOOD BRIDGE Sold 5500 Cash offer LISTING BROKER Delta Realty, Inc. SALESMAN Tunell PHONE: RES HI 9-2610 BUS. HI 8-0480 OWNER'S NAME Anna Masson

- Photo No. Description 1. Comp. No. 1 - 590 Bush 2. Comp. No. 2 - 267 Goodhue 3. Comp. No. 3 - 929 Woodbridge 4. Date of Photo: 11-61

6. 7. 8. By: Right of Way Agent

Project Area 1-A
Parcel No. 162
146 Fenton Street

Owner: A. M. & Albert Goldrich - Masedenia
Vasquez

Legal: Part of Lots 1 & 2, Block 2, Dunwell & Spencer's
Addn. to Brooklynd

Lot Size: 40 x 100 Feet

Zoning: "B" Residential

Built: 1904

Assessor's
Value: Land 100 - Building 1150 - Total 1250.

This is a 2 story, 2 family frame building with imitation brick asphalt covering and asphalt roof. Fenton Street is dirt oiled, no sidewalk or curb. All improvements are in the street and connected to the property.

First floor consists of 4 rooms and old type bath off the kitchen, poor flooring in bath. All floors are softwood with congoleum covering, poor kitchen, poor plaster.

Second floor consists of 5 rooms and toilet only, no bath. Rooms are small, heated by space oil heater, no hot water, small cabinets, wall sink. Hardwood floors, good plaster, good decorating, screened porch. Much better condition than first floor.

Full Basement, limestone and blocks, part concrete, part dirt floor. Hot water gas furnace heats only first floor, sidearm gas water heater, no tubs or drain. Outbuildings shed garage.

Cost Approach:

19,632 cubic feet @ .65¢ per cu. ft. -	12,760.00
Physical Depreciation 65%	
Economic Depreciation 10%	9,570.00
Depreciated Value of Building	<u>3,190.00</u>
Depreciated Value of Shed Garage	200.00
Depreciated Value of Improvements	<u>3,390.00</u>
Land - 40 x 100 feet	400.00
Indicated Value by Cost Approach	<u>3,790.00</u>

This is a total taking. Based on the Cost Approach and the Comparable Sales Approach it is your appraiser's opinion that the total damages are:

Land	400.00
Improvements	3,400.00
Total	<u>3,800.00</u>

"THREE THOUSAND EIGHT HUNDRED DOLLARS"

(\$3,800.00)

Ray St. James
12/4/61

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 162

FEE OWNER A.M. & Albert W. Goldrich - Property Address 146 Fenton Street, St. Paul, Minn.

Masedenia Vasquez

Legal Description (entire tract) Part of Lots 1 & 2, Blk 2, Dunwell & Spencer's Addn to Brooklynd

Present use Residence Zoning "B" Residential Best use Present
Size: Frontage 40 Depth 100 Area 4000 Sq. Ft.

Utilities and : Sewer Yes Septic tank _____ Cesspool _____
Street : City water Yes Private well _____ Elec. pump _____
Improvements : Surfacing Dirt Oiled Curb and gutter No Sidewalk No

Full and true valuation, 1960 Land 100 Bldgs. 1150 Total 1250 Taxes 19 60 \$ 111.46
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 1904 _____
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.
Shed Garage (Dep'd) 200.00

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

Revenue Stamps _____ Indicated Purchase Price \$ _____

Date Acquired _____ CONFIRMED PURCHASE PRICE \$ _____

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:
40 f.f. at \$ 10.00 for 100 ft. depth \$ 400.00
_____ sq. ft. at \$ _____
_____ at \$ _____

Estimate of Replacement Cost of Principal Structure
incl. appropriate porch area or cube \$ _____
19,632 sq. ft. or cu. ft. x 65% = \$ 12,760.00

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

Physical Dep. 65% Total Replacement Cost \$ 12,760.00
Economic Dep. 10% Less Total Depreciation 9,570.00
Total 75% Total Present Value \$ 3,190.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. Shed Garage \$ 200.00

Plus Land Value from above \$ 400.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
SAY 3,800.00 BY COST APPROACH \$ 3,790.00

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				

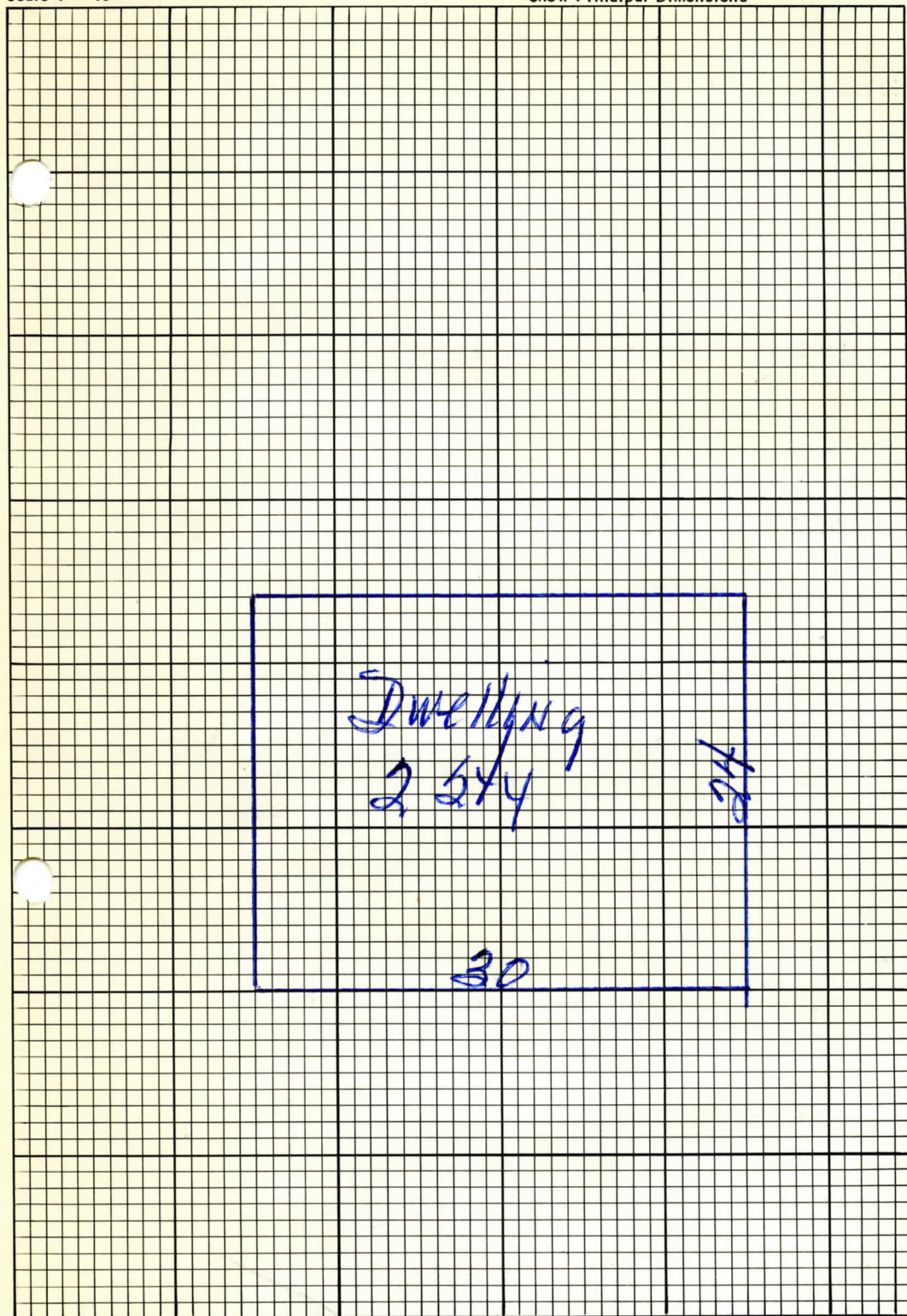
Total Cost of Short Lived Items \$ _____ Total Depr. curable \$ _____
_____ % of Total Replacement Cost
with _____ % in Bone structure. PARCEL NO. 162

S.P. Project Area 1-A COUNTY Ramsey PARCEL 162

FEE OWNER A. M. & Albert W. Goldrich - Masedenia Vasquez PROPERTY ADDRESS 146 Fenton 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

Ray J. Lanning

12/4/61

DATE

PARCEL NO. 162

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. 162
 Fee Owner A. M. & Albert Goldrich Property Address 146 Fenton

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale		<u>7-26-60</u>		<u>5-23-61</u>		<u>7-25-61</u>			
Address		<u>590 Bush</u>		<u>267 Goodhue</u>		<u>929 Woodbridge</u>			
Terms of Sale		<u>\$150 down</u>		<u>cash</u>		<u>cash</u>			
Rental Income Actual				<u>\$80</u>		<u>\$80</u>			
Rental Income Estimated		<u>\$90</u>		<u>\$85</u>		<u>\$80</u>			
Gross Monthly Multiplier		<u>79</u>		<u>76</u>		<u>69</u>			
Sale Price		<u>\$7,950</u>		<u>\$6,500</u>		<u>\$5,500</u>			
Special Assmts., Time, Improvements									
Present Worth		<u>7,150</u>		<u>6,500</u>		<u>5,500</u>			
Less Estimated Lot Value, Garage, Porch, Fireplace, Etc.		<u>700</u> <u>300</u>		<u>1,500</u> <u>200</u>		<u>400</u> <u>300</u>			
Net Sale Price Bldg. Only		<u>6,100</u>		<u>4,800</u>		<u>4,800</u>			
Lot Size		<u>45x135</u>		<u>80x107</u>		<u>25x123.75</u>			
Age		<u>1879</u>		<u>1880</u>		<u>1884</u>			
CF or SF Content	Unit Cost New	<u>19,632</u>	<u>65¢</u>	<u>24,528</u>	<u>60¢</u>	<u>21,704</u>	<u>55¢</u>	<u>16,200</u>	<u>60¢</u>
Unit Cost Depr.	% Depr.		<u>75%</u>	<u>19¢</u>	<u>68%</u>	<u>22¢</u>	<u>60%</u>	<u>29¢</u>	<u>51%</u>
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size			<u>1,000</u>						
Age—Condition	<u>1904</u>		<u>1,200</u>		<u>1,000</u>		<u>1,000</u>		
Lot Value	<u>40x100 \$400</u>		<u>300</u>		<u>1,100</u>		<u>100</u>		
Landscaping									
Garage			<u>150</u>				<u>100</u>		
Porches									
Fireplace									
Basement Impr.									
Attic Impr.									
Carpeting									
Bkg. & Bath Extras			<u>800</u>		<u>600</u>		<u>300</u>		
Heating Extras									
			<u>3,450</u>		<u>2,700</u>		<u>1,500</u>		
Total Adjustment			<u>- 3,450</u>		<u>- 2,700</u>		<u>- 1,500</u>		
Net Adjustment									
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.									
Present Worth of Comparables Adjusted to Subject.			<u>3,700</u>		<u>3,800</u>		<u>4,000</u>		

Estimate of Value By Cost Approach:
 Repr. Cost: 19,632 c.f. 65¢ = \$ 12,760
 Less Depreciation: 75 % = 9,750
 Deprec. Reprod. Cost = \$ 3,190
 Land Value 40x100 \$10 f.f. = 400
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 200
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 3,790

Estimate of Value By Comparison: \$ 3,800
 Estimate Based on Rental Income:
 Monthly Rent X GMM
57.50 X 66 = \$ 3,795
 or By Capitalization of Net Income on Form 2554
 Estimate By Cost Approach \$ 3,790
 Final Estimate By Correlation \$ 3,800

Appraisal By: Ray J. Fleming Reviewed By: _____

Date 12-4-61 Parcel No. 162

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 162

FEE OWNER A. M. & Albert Goldrich - Masadenia Vasquez

Property Address 146 Fenton 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.	Tracey to Larson Clinton & Congress Lot 10-Blk 66, W.St.Paul Proper Nov. 1957 - Cash \$800.00	50	100	5000	16.00	.16¢		15.00		
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¢		10.00		
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.	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

40 front feet ~~square feet~~ at 10.00 = \$ 400.00

Data by: [Signature]
 Right of Way Agent

Date: 12/4/61

Parcel No. 162

