

Collection Information:

Folder: Parcel No. 162. 146 Fenton Street.

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

Collection: Port Authority of the City of Saint Paul.

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_162
		nd Albert Goldrich PROPERTY	ADDRESS	





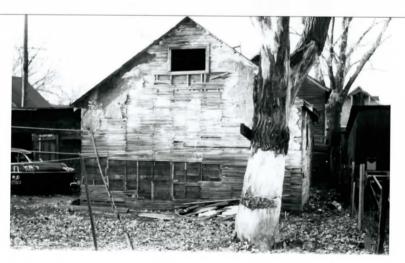


	Photo No.	Description of Subject	Photo No.	Description of Subject
	1.	Subject property - front view	5	
	2.	Subject property - rear view	6	
	3.	Subject property - shed garage	7	
	4.		8	CA Al-Y
1	Date	of Photo:11_61	Ву:	Day of Honey
				Right of Way Agent

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 Goldri	PROPERTY AD	DRESS	146 Fenton	
	· NOV · bl		N X X		
			ELA. 20.5 107 very sub; sub;		
Photo No. Descr	S. S	NOV . DI		Of Subject	
1. Comp. No. 1 2. Comp. No. 2		5 6 7 8	Description	or subject	
Date of Photo:	1	1_61 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_	162
EEE OUN	ED A M	472 4 0 7 4 4 4	ACCOUNT OF THE PARTY			
FEE OWN	EK A M	and Albert Goldrich	PROPERTY	ADDRESS	146 Fenton	
	59	90 10057	7/~	160		
	DWHEE'S NAME	Helted Realty Co. SALES	AN BILL PHONE BES	NI E hote		
	Full 3/4 Dosm: Nov	list Flear	Ind Press	BLDG Duplan		
	Plent:	Plemplear	LR 11.4 x 13 Piruplace	B.R. X		
	p. mores.	oil x D. Space x	D.R. 12,6 x 13	Posts Year Basic Gld		
	f. nic annuni fuel cost	gas Kitch. x 19	D. Space x Kuch. x 13	henerior Asb, \$1dlng		
	Water heater: gal. side sem	annok cabiness X penery X fan disposal d. wahe.	nock enbiners X pentry X fon disposal d. wshr.	Tomes 92,00 M.H.S. H.S. H.		
	30 gal suco. gas	Trim Palnted	Trim Painted	Mda To follow x		
	Incinerator Laundry tube	Dec S. Ren. X	Besth full X Tile shr. 1/2 Den/S. Res.	Lox 45 = 135		
	220 wiring	Shows AR 10 z 11.8	RR. 10 x 11.8	floors—Let belowd. soft X		
	Rec room	B.R. I	MA. 10.3 x 12	Servec X City War. X		
	Rent: comp. X wood	W. Satio condition Good	ondition Good	S. Tank Well		
	2nd fl. oec by Consect	phones 4-6623 L	trace Sep.	Azz. Dec. ev. dec.		
	Schools: Public grade Chutcher	1. Incoln - 5 blks high Johnson -	6 blocks procedul	.00 due		
	Transp. Fayme -	1/9 block	weet Mage. \$5,700,00 - C/D	- \$65,00 - 75%		
	Remarks Comb Lo		He countdor made P	teresion " 30 days		
	LEGA	Winslow's Addition, East 1/2 Block 3.	of Let 10, Black 2, Bel	Inhaimers Addition, Lot	0,	
		BROKER Cushing & Driscoll. Inc.	SALRSMAN Haggeriy	ONE DEC CA	2-2701	
		'S NAME Ar, and Ars, Adolph Skol Reconsect lat Place	É	TYPE OF MIDG Duplex	2-2/0;	
	Full Hear:	Beam: reci wood X L.R. 12,4 x \$tove Paspico	19.3 LR 12 x	19.3 B.L. 2		
	gravity b. water	feer, regime D.R. 11 y	Piespiace	1 Year Built 1880		
	f. sir	gae Kloch 10 4 z	15 .4 Kitch 10 .4 x	15.4 Cond. Asphelt	- Harris	
	Water hes	ster: fan disposel	panary nout cubients d. wehr. tan dispusal	d. webs. Accommens	X HA	
	ga	A saide aren Trica Painted	Trim	Beig. 50.5 x	20.6	
	Incinerator	Description 1	1/2 Bech full X Tile she Den/S. R.ss. X	OM 8	107	
	Loundry n 220 wicin	Mar. 12.0 2	13.3 RR 13 x	11.10 flunes-lit helved.	sole ;	
	Bec. roam	B.R. x	B.R. s	Screen X Cay Wo.	eaft /	
	Ional, Wal	the Cest. W. Strip condition	oxadition	S. Tunk Well Ger. 1 Car x		
	lat fl. oct.	by Mrs. Haasia shoes CA	2-3341 Lense Bup.	man \$45.00 dec		
	ecasors: P	sheec grade high	Mores Lease Exp.	iner \$35_0Q dea		
	Chefcher Transp.	All near	Present Mage. Mage. Consult.			
	Remon for Remarks	Shad on rear JO X P.	Will consider trade	Posession Arrengs		
	-					
		LEGAL: Upon requesty	- b. 411	7161		
		929 WOOD BR	1046	& =500 C	1/4	
		OWNER'S NAME Anna Massen Space Beaumont	Inc. SALESMAN T	Une PHONE: RES HILL 9-2	ool glugg	
		Full Beam: seed wood X LR. Hest: 2 heaters	let Plear	2nd Floor	Duplex	
		gravity fur.	Pirreplace	10 x 12 B.R.	Ind Finer	
		h. weser oil X D. Space I air gas X Kitch.	Z D.R. Z D. Space	H Year Buil	Older E	
		Water heater:	10 z 11 Kitch.	10 x 11 Cond.	Asphalt Siding	
		gal side arm Trim	disposal d. wshr. fan Painted Trim	disposal d. wahr. Assessment	OO NHS Ne	
		30 gal. auto. gas X Bath full	x Tile shr. 16 P	PAInted Bldg.	20 * 50	
		Laundry tubs Toilet B.R.	L z Den/S. Ra	Tile shr. ½ v Lot n. z alley	25 × 123,75	
			x 12 BR	61 I 12 floors	n hdwd. soft x	
		Inmi. Walls X Cell W Series Porch 5)		X Sewer	and Andread. and to X X City Wtr. X	
		Let fl. occ. by	GOOd condition drapes carp. 2 B.	Good Gor.	Well 20	
		2nd fl. oor. by Schools: Public erade block	phone Lease Exp.	rear .	L. X ov. des.	
The state of		Cautcher Traces 9 1 - 2 Co	Johnson - 3 bloc	POINT	tue .	
Photo No.	Description	Transp. Rice Street - 2 blocks Resson for selling Bought other home Remarks' Tool shed 8 y 100	Present Mage Mage. Comm		- 5 blocks	
	Description	Ramarks' Tool shed 8 X 10 attach linoleum or tile - rear side gla	and to garage - fenced y	rende Pomenion	30 days	
	. No. 1 -	77	3# 13#	COvered Covered	MITH	
		267 Goodhue	6			
3. <u>Como</u>	. No. 3 -	929 Woodbridge	_ 7		11.1	
4			8			
Date of Phot	0:	11-61	Ву:	Day	M Halle	
				Right of V	Vay Agent	11.4

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 3,190.00
Depreciated Value of Shed Garage 200.00
Depreciated Value of Improvements 3,390.00

Land - 40 x 100 feet
Indicated Value by Cost Approach

400.00

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

Total

3,400.00

"THREE THOUSAND EIGHT HUNDRED DOLLARS"

(\$3,800.00)

14/4/4/

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 Masedenia Vasquez	Property Address 146 Fenton St	treet, St. Paul, Minn.
Legal Description (entire tract) Part of Lots 1	& 2, Blk 2, Dunwell & Spe	encer's Addn to Brooklynd
Present use Residence	Zoning "B" Residential	Best use Present
Size: Frontage 40	Depth 100	Area4000 Sq. Ft.
Utilities and : Sewer Yes	Septic tank	Cesspool
Street : City water Yes	Private well	Flec numn
Improvements: Surfacing Dirt Oiled	Curb and gutter No	SidewalkNo
Full and true valuation, 1960 Land 100 Outstanding special assessments: Water	Bldgs. 1150 Total 1250 Sewer Street	Taxes 19 60 \$ 111.46 Total
DETERMINATION OF COST FACTOR:	Revenue Stamps Indicate	ed Purchase Price
Page Boeckh's Manual		
Base Unit Cost\$	Date AcquiredCONFII	RMED PURCHASE PRICE \$
Base Cost adjustments	ESTIMATE OF MARKET VALUE	OF ENTIRE PROPERTY
Total Base Cost	Land Value:	
Local fluex	40 f.f. at \$ · 10.00 for sq. ft. at \$	100 ft. depth \$_400.00
Total Base Cost x Local Index = Cost factor	at \$	
x = \$	Estimate of Replacement Cost of Princincl. appropriate porch area or	
per sq. ft. or cu. ft.		
Bone structure% of total	Plus flat charge adjustments	x _65¢ = \$_12,760.00
Life expectancy yrs.		x = \$
Basic depreciation rate% per yr.	Physical Dep. 65%	
Date built 1904	Economic Dep. 10%	al Replacement Cost \$ 12,760.00
Remodeled	Total 75% Less	Total Depreciation 9,570.00
Effective ageyrs.	Tota	al Present Value \$3.190.00
Physical Depreciation - incurable in Bone structure		
in Bone structure	Plus Present Value of Special Equipme	s
ESTIMATE OF TOTAL DEPRECIATION: Total replacement value of bone structure.	Plus Present Value of Miscellaneous I	Bldgs. Shed Garage \$ 200.00
W 40	Plus Land Value from above	\$ <u>400.00</u>
7 of \$ = \$ Bone Structure	TOTAL PRESENT VALUE OF E. SAY 3,800.00 BY	NTIRE PROPERTY COST APPROACH \$ 3,790.00
	Estimate of Physical Depreciation - cu	
Physical Depreciation - incurable	Items Extent of cure or	Total Cost of Chargeable Depreciation
% of \$ = \$	Roof	Curable Items % Amount
Bone Structure Plus Physical Depreciation	Chimney	
curable \$	Down spouts - gutters Exterior	
TOTAL DEPRECIATION\$	Painting	
% of Total Replacement Cost	Storms - screens	
Spec. Equip - Present Value \$	WeatherstripPlumbing - bath	
	Kitchen	
	Furnace	
	Insulation	
Misc. Bldgs	Decorating	
	110015	
Estimate by Hulls	Total Cost of Short Lived Items \$_	Total Depr. curable \$
Pate 17 4 Right of Way Agent	% of Total Replacement C	Cost
Date	with% in Bone structure.	PARCEL NO. 162

DIVISION OF LANDS

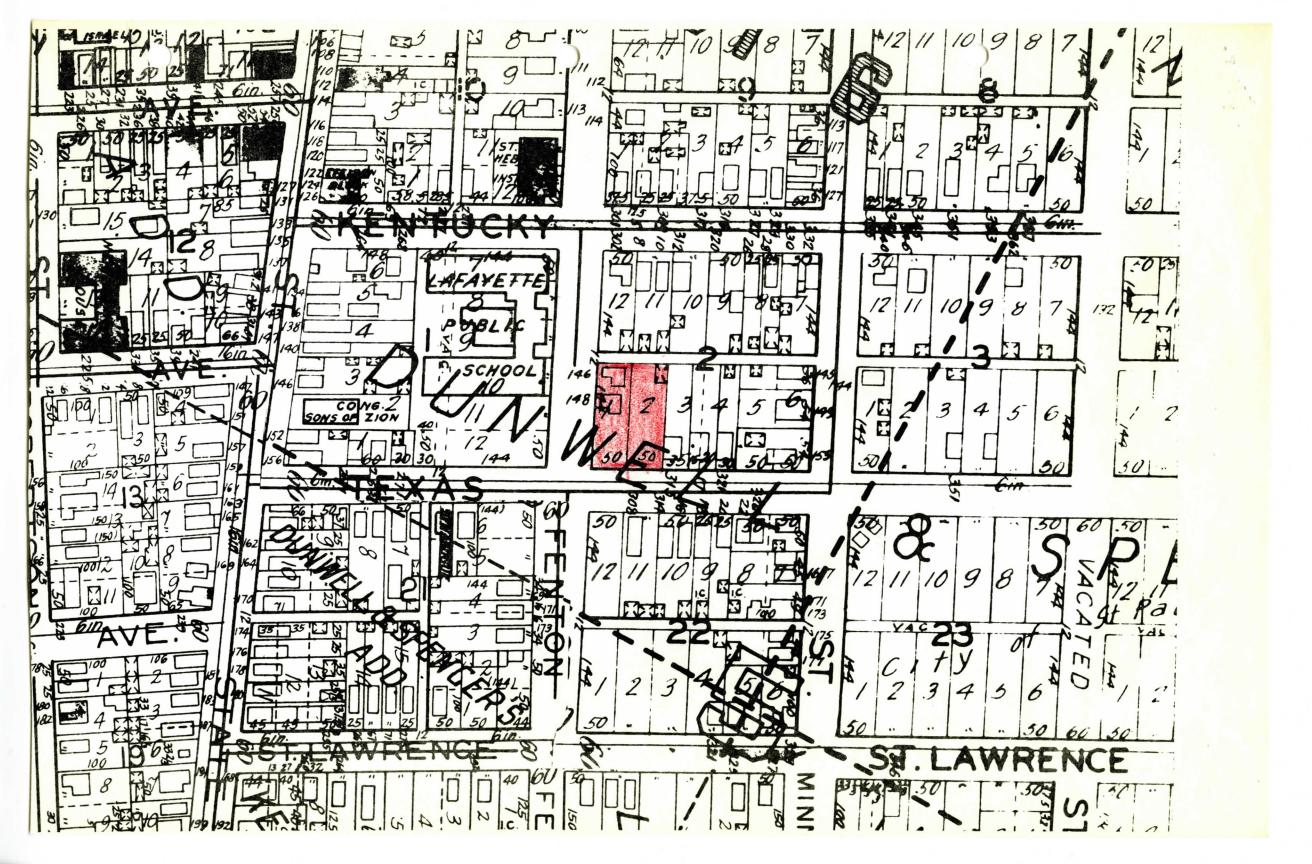
STATE OF MINNESOTA AND RIGHT OF WAY BUILDING SKETCH ____ COUNTY____ Ramsey s.p. Project Area 1-A FEE OWNER A. M. & Albert W. Goldrich - Masedenia PROPERTY ADDRESS 146 Fenton Street, St. Paul, Minn. Vasquez Sketch of Building Scale 1" = 10" Show Room Number on Sketch Ceiling Ht. Room No. Show Principal Dimensions Living Room Dining Room Kitchen Bed Room Bed Room Bath Hall Porch Closet Store Room Amusement Room Breezeway Attached Garage BASEMENT: Floor thickness Height: Top of floor to top of foundation _ Size Sq. Ft. Cube × SUPERSTRUCTURE: Height: Top of foundation to eaves___ Eaves to ridge_ _ft. Size Sq. Ft. Ht. Cube Total cubic content Chimney size: _ x ____ by ____ ft. high_

MISCELL ANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition	Size	Area
Garage — detached						×	
Garage — attached						x	
Barn						×	
Hog house						×	
Chicken house						×	
Granary						x	
dachine shed			, 1			x	

SKETCH AND EXAMINATION BY_

RIGHT OF WAY AGENT

162 PARCEL NO.



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

5. P	-	1-A	County_	Rai	nsey			_Parcel No	162	
ee Owner_	A. M. &	Albert Goldrick	<u> </u>		_Property Ad	dress	146 Fer	nton		
				Comparab	e Properties					
Comparison Date of Sa			No	1	No 5-23	2	No	3	No	
	110		7-26	-60	5-23	-61	7-25	-61		
Address			590	Bush	267	Goodhue	929	Woodbride		
Terms of S	ale			down	cash		cash	Ψ	e	
Rental Inco					\$80					
	ome Estimated thly Multiplie		\$90		\$85		\$80			
Sale Price	inly Multiplie	r	79 \$7.9	=0	76	00	69			
	mts., Time, I	mprovements	Ψ/•9.	00	\$6,5	00	\$5,5	00		
Present Wo			7,1	50	6,5	00	5.5	00		
	ted Lot Valu		70	00	1,5			00		
	e, Porch, Fire rice Bldg. On			00		00		00		
Lot Size	rice blag. On	ily	6,10		4,8		4,8			
Age			45x13) 5	80x1 1880		25x1 1884	23.75		
CF or SF Content	Unit Cost New	20 (00 (1)								
Unit Cost	% Depr.	19.632 65¢	24,528	60¢	21,704	55#	16,200	60¢		
Depre.	,,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	75%	19#	68%	224	60%	29#	57%		
Adjus		Descriptive Items		stment	Adju	stment	Adju	ıstment	Adju	stment
Bldg. Size	ms	Subject Property	Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Age—Cond	ition	1904		1,000		7 000		2 000		
Lot Value		40x100 \$400		300		1,000		1,000		
Landscaping				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		1,100		100		
Garage				150				100		
Porches Fireplace			-							
Basement In	npr.		-							
Attic Impr.										
Carpeting										
bg. & Bath				800		600		300		
Heating Ext	ras		-							
			-							
			1							
				3,450		2,700		1,500		
Total Adjust Net Adjustn			-	3,450		2,700		- 1,500		
Present Wa	th of Compa	rable						-,,,,,		
Properties w	ith Adjustme	rable nts for Since Purchase.								
	rth of Compa			3,700		3 900		11 000		
				7,700		3,800		4,000		
	9,632 c		2.760		Estima	te of Value B	y Comparisor	n: \$_	3,800	
Less Dans	eciation:		9,750		Ections	te Based on F	Pontal Incom			
Depre	ec. Reprod. C	Cost	\$	3.190	Latinia	Dasou On I	Tomai meome			
Land Valu	e 40x100	\$10 f.f. Sq. Ft. or Ft.	=	400		onthly Rent >				
		Sq. Ft. or Ft.			_	57.50 >	<u>66</u>	= \$_	3,795	
Plus Lands		DI.I.			or	Form 2554	THOIR OF NET	Income		
	nt Value Misc nt Value Spec	c. Bldgs. cial Equipment	Maria de la compansión de	200	Estima	te By Cost A	pproach	\$_	3,790	
		Cost Approach	, 2	790				\$_		
		· · · · · · · · · · · · · · · · · · ·	*>	1/30		, o			7,000	
praisal By:		Reviewed By								
1 15		Taux								
	IL VIII					12-4-	-		162	

URBAN RROPERTY

S. P.

Project

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.	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		per acre
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		1/
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.	22 5	119	26775	17.75	•22¢		15.00		
Reviewed by	Proper ad topograph; ESTIMATEC VALUE OF LAND IN SUBJECT PR ON BASIS OF COMPARABLE MARKET DATA: 40	OPERTY	feet	en made for ale, etc.		location,				

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

COUNTY

PARCEL 162

DEPARTMENT OF HIGHWAYS

Data by:

Parcel No.

162

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

. P. No.	1-A County	Ramsey	OF TRANSF	ERS					
PAR.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	INDICATED AMOUNT
162		A. M. Goldrich & Albert W. Goldrich	10-31-5	0	W. D.				
					. 1		-		
					*			- 2	
								-	
of acq	the past five years must uisition by present owner	Information) al parcel which have been made t be listed above. Actual date r only (from attorneys opinion than five years previous.		am awar	by certify the certify the certify the trace the trace the past five	e with Individue at in making my insfers of the see years. I also ated future into	appraisal ame which h	ave been m	ade no