



## **Collection Information:**

**Folder:** Parcel No. 162-A. 148 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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S. P. 1-A COUNTY Ramsey PARCEL 162-A

FEE OWNER A. M. Albert Goldrich PROPERTY ADDRESS 148 Fenton Street

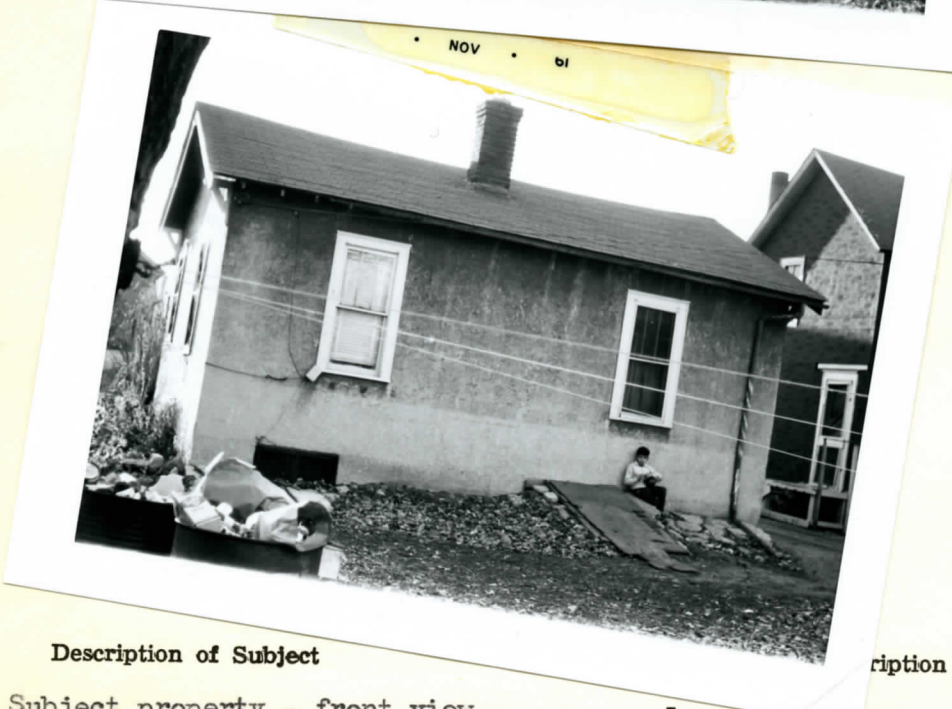
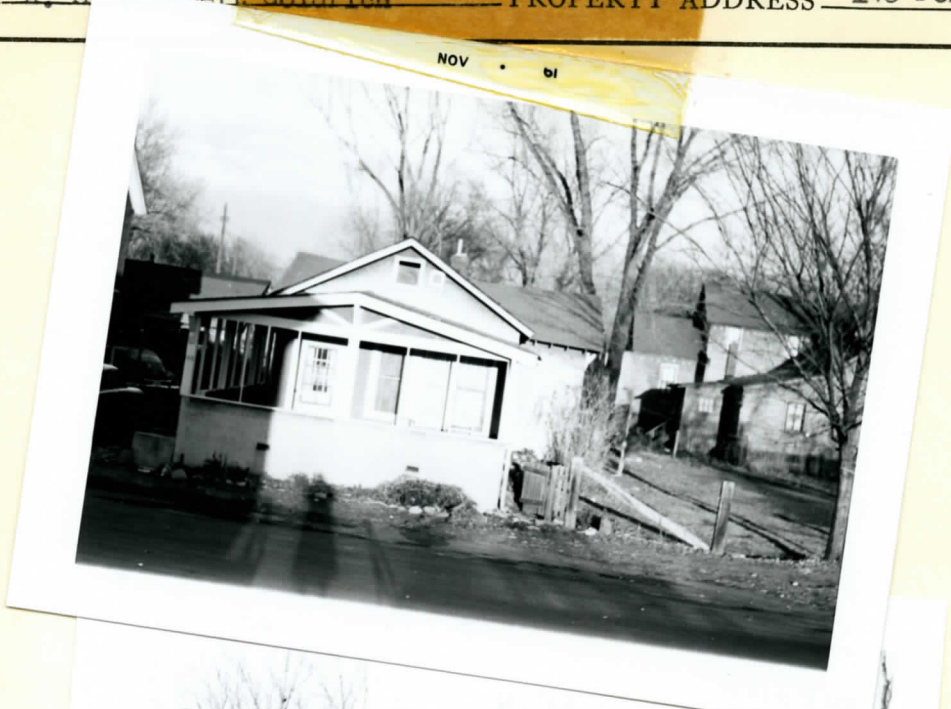


Photo No.

Description of Subject

Description of Subject

- 1. Subject property - front view
- 2. Subject property - side view
- 3. Subject property - rear view
- 4. \_\_\_\_\_

- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_

Date of Photo: 11-61

By: *R. J. H. [Signature]*  
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL 162-A  
FEE OWNER A. M. & Albert Goldrich PROPERTY ADDRESS 148 Fenton

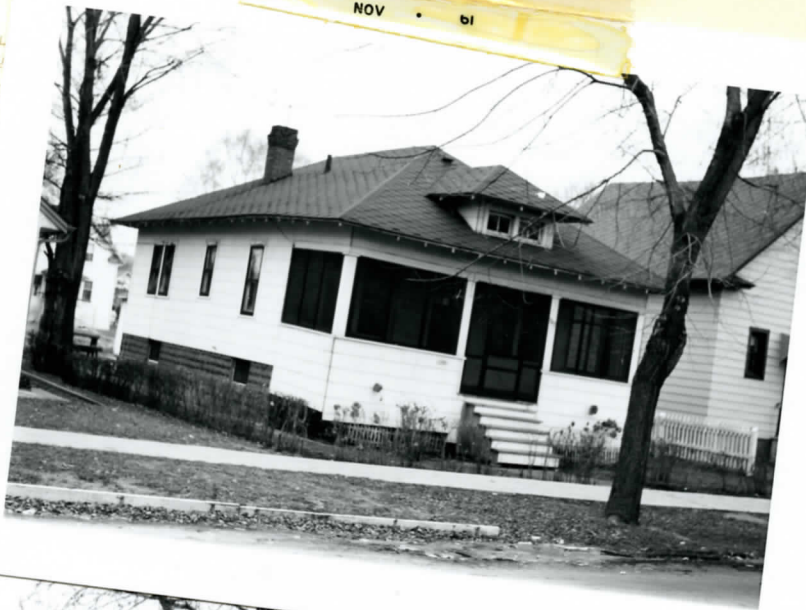


Photo No.

Description of Subject

- 1. Comp. No. 1 - 947 Juno
- 2. Comp. No. 2 - 647 Carroll
- 3. Comp. No. 3 - 233 Ann
- 4. \_\_\_\_\_

Date of Photo: 11-61

Description of Subject

- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_

By: *[Signature]*  
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL 162-A  
FEE OWNER A. M. & Albert Goldrich PROPERTY ADDRESS 148 Fenton

LEGAL: Lot 20, Block 1, Bryant's Randolph Street Addition.

947 Jeno

LISTING BROKER James Hasepek & Sons SALESMAN DICK  
OWNER'S NAME Deris Ridge, guardian for Louise Endling PHONE RES MI 9-2918 BUS CA 2-8566

Basement	1st Floor	2nd Floor	3rd Floor
Full x Beam steel	wood x L.R.	10.3 x 12.6	L.R.
Hear	Fireplace	10.6 x 12.6	Fireplace
granite fur	D.R.	10.6 x 13.6	D.R.
h. water	D. Space	Kitch	D. Space
oil	Kitch	nook cabinets pantry	Kitch
annual fuel cost	nook cabinets pantry	trim disposal d. wchr.	trim disposal d. wchr.
Water heater	trim disposal d. wchr.	trim disposal d. wchr.	trim disposal d. wchr.
gal side arm	Bath full x Tile shr 1/2	Bath full Tile shr 1/2	B.R.
gal auto elec	Den S. Rm	Den S. Rm	B.R.
gal auto gas	B.R. 10 x 10	B.R.	B.R.
Incinerator	B.R. 9.6 x 7.6	B.R.	B.R.
Laundry tubs	Porch 22 x 8	condition	condition
220 wiring	carp	carp	carp
Pump	phone CA 6-7048	Lease Exp	Lease Exp
Rec room	high	Monroe - 5 blocks	Lease Exp
Insul Walls	St. James - 5 or 8 blocks	Present Mgr	parochial
Roof comp. x wood	St. James - 5 or 8 blocks	Mgr Commit	parochial
1st fl. occ. by Louise Endling	Will consider trade	No	Possession 30 days
2nd fl. occ. by			
Schools Public grade Adams - 2 blocks			
Churches Close			
Transp. Randolph - 1 block			
Reason for selling illness			
Remarks			

LEGAL: Lot 7, Block 1, Bryant's Randolph Street Addition.

647 Carroll

LISTING BROKER Clapp-Thomson Co. SALESMAN Winger PHONE RES LK 7-2111 BUS CA 2-8566

OWNER'S NAME Margaret A. Johnson and Edythe H. Johnson TYPE OF BLDG Bungalow

Basement	1st Floor	2nd Floor	3rd Floor
Full x Beam steel	wood x L.R.	18 x 11.6	L.R.
Hear	Fireplace	18 x 11.6	Fireplace
granite fur	D.R.	9.6 x 11.6	D.R.
h. water	D. Space	Kitch	D. Space
oil	Kitch	nook cabinets pantry	Kitch
annual fuel cost	nook cabinets pantry	trim disposal d. wchr.	trim disposal d. wchr.
Water heater	trim disposal d. wchr.	trim disposal d. wchr.	trim disposal d. wchr.
gal side arm	Bath full x Tile shr 1/2	Bath full Tile shr 1/2	B.R.
gal auto elec	Den S. Rm	Den S. Rm	B.R.
gal auto gas	B.R. 10 x 11	B.R.	B.R.
Incinerator	B.R. 10 x 11	B.R.	B.R.
Laundry tubs	Porch 9 x 11	condition	condition
220 wiring	carp	carp	carp
Pump	phone CA 5-0610	Lease Exp	Lease Exp
Rec room	high	Monroe - 1 mile	Lease Exp
Insul Walls	St. Stanislaus - 2 1/2 blocks	Present Mgr	parochial
Roof comp. x wood	St. Stanislaus - 2 1/2 blocks	Mgr Commit	parochial
1st fl. occ. by Mrs. Geo. Allen	Will consider trade	No	Possession Sub. to tenants
2nd fl. occ. by			
Schools Public grade McKinley			
Churches Close			
Transp. McKinley - 1 block			
Reason for selling illness			
Remarks would like as much cash as possible.			

LEGAL: Lots 1 and 2, Davis Addition.

233 Ann

LISTING BROKER J. J. Hasepek & Sons SALESMAN J. J. H. PHONE RES MI 9-2965 BUS CA 2-8566

OWNER'S NAME E. P. and Mary A. Gombold TYPE OF BLDG Bungalow

Basement	1st Floor	2nd Floor	3rd Floor
Full x Beam steel	wood x L.R.	11.8 x 13.9	L.R.
Hear	Fireplace	12.6 x 15	Fireplace
granite fur	D.R.	11.6 x 13.3	D.R.
h. water	D. Space	Kitch	D. Space
oil	Kitch	nook cabinets pantry	Kitch
annual fuel cost	nook cabinets pantry	trim disposal d. wchr.	trim disposal d. wchr.
Water heater	trim disposal d. wchr.	trim disposal d. wchr.	trim disposal d. wchr.
gal side arm	Bath full x Tile shr 1/2	Bath full Tile shr 1/2	B.R.
gal auto elec	Den S. Rm	Den S. Rm	B.R.
gal auto gas	B.R. 9.6 x 12.6	B.R.	B.R.
Incinerator	B.R. 9.6 x 12	B.R.	B.R.
Laundry tubs	Porch 9 x 11	condition	condition
220 wiring	carp	carp	carp
Pump	phone CA 4-2671	Lease Exp	Lease Exp
Rec room	high	Monroe - 1 mile	Lease Exp
Insul Walls	St. Stanislaus - 2 1/2 blocks	Present Mgr	parochial
Roof comp. x wood	St. Stanislaus - 2 1/2 blocks	Mgr Commit	parochial
1st fl. occ. by Mrs. Buivid	Will consider trade	No	Possession
2nd fl. occ. by			
Schools Public grade Davis - 6 blks.			
Churches All close			
Transp. West Seventh - 1 block			
Reason for selling			
Remarks			

Photo No. 1. Comp.

2. Comp. No. 2 - 233 Ann

3. Comp. No. 3 - 233 Ann

4. \_\_\_\_\_

Date of Photo: 11-61

By: [Signature] Right of Way Agent

All representations and recollections must be made through listing broker. All information subject to confirmation.

Project Area 1-A  
Parcel No. 162-A  
148 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: 100 x 104 Feet  
Zoning: "B" Residential  
Built: 1922  
Assessor's Value: Land 700 - Building 1250 - Total 1950.

This is a one story stucco bungalow with asphalt roof. Open porch along the north side. Fenton Street and Texas Street are dirt oiled, no sidewalk or curb. All improvements are in the street and connected to the property.

This is a 5 room bungalow with bath off the kitchen, old tub, new toilet. Hardwood floor and trim. Good plaster, good decorating, kitchen has good cabinets, cabinet sink. Bedrooms papered, linoleum poor.

Full basement only 1/3 dug out, 7 foot height. 30 gallon gas water heater, no tub, no drain. Garage shed included in appraisal of Parcel No. 162.

Cost Approach:

14,985 cubic feet @ .70¢ per cu. ft. -	10,490.00
Physical Depreciation 45%	
Economid Depreciation 10%	5,770.00
Depreciated Value of Dwelling	4,720.00
Land - 100 x 104 Feet	1,200.00
Indicated Value by Cost Approach	5,920.00

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	1,200.00
Improvements	4,800.00
Total	6,000.00

"SIX THOUSAND DOLLARS"

(\$6,000.00)

*R. J. Hancey*  
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 Parcel 1-A COUNTY Ramsey PARCEL 162-A

FEE OWNER A.M. & Albert W. Goldrich Property Address 148 Fenton Street, St. Paul, Minn.  
Masendenia 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 100 Depth 104 Area 10,400 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, 19 60 Land 700 Bldgs. 1250 Total 1950 Taxes 1960 \$111.62  
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 1922  
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. \_\_\_\_\_

Estimate by \_\_\_\_\_  
Right of Way Agent

Date 12/4/61

Revenue Stamps \_\_\_\_\_ Indicated Purchase Price \$ \_\_\_\_\_

Date Acquired \_\_\_\_\_ CONFIRMED PURCHASE PRICE \$ \_\_\_\_\_

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:  
100 f.f. at \$ 12.00 for 104 ft. depth \$ 1,200.00  
\_\_\_\_\_ sq. ft. at \$ \_\_\_\_\_  
\_\_\_\_\_ at \$ \_\_\_\_\_

Estimate of Replacement Cost of Principal Structure  
incl. appropriate porch area or cube \$ \_\_\_\_\_  
14,985 ~~sq. ft.~~ cu. ft. x .70¢ = \$ 10,490.00

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

Physical Dep. 45% Total Replacement Cost \$ 10,490.00  
Economic Dep. 10%  
Total 55% Less Total Depreciation 5,770.00

Total Present Value \$ 4,720.00

Plus Present Value of Special Equipment \$ \_\_\_\_\_

Plus Present Value of Miscellaneous Bldgs. \$ \_\_\_\_\_

Plus Land Value from above \$ 1,200.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY  
SAY 6,000.00 BY COST APPROACH \$ 5,920.00

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-A

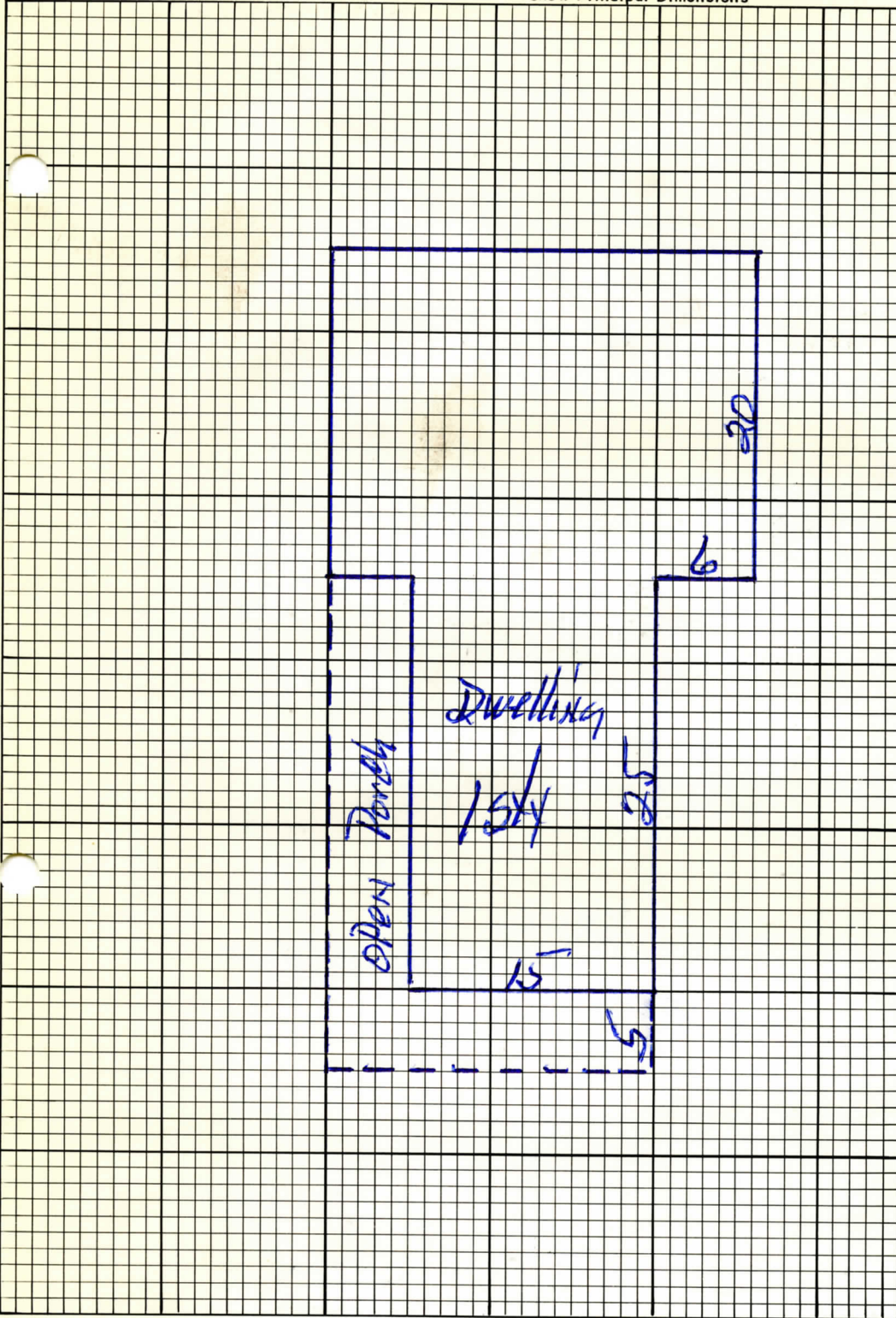
DIVISION OF LANDS  
AND RIGHT OF WAY BUILDING SKETCH

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

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

*R. J. Loney*

*12/4/61*

DATE

PARCEL NO. 162A





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-A  
Fee Owner A. M. and Albert Goldrich Property Address 148 Fenton

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale		12-5-60		3-16-60		4-16-58			
Address		947 Juno		647 Carroll		233 Ann			
Terms of Sale		cash		cash		cash			
Rental Income Actual				\$65					
Rental Income Estimated		\$75				\$65			
Gross Monthly Multiplier		100		106		107			
Sale Price		\$7,500		\$6,900		\$7,500			
Special Assmts., Time, Improvements									
Present Worth		7,500		6,900		7,500			
Less Estimated Lot Value,		1,250		1,500		500			
Garage, Porch, Fireplace, Etc.		250		400		300			
Net Sale Price Bldg. Only		6,000		5,000		6,700			
Lot Size		40x120		40x148		41.25x75			
Age		1918		1923		1890			
CF or SF Content	Unit Cost New	14,895	.70	13,824	.70	12,672	.75	17,424	.70
Unit Cost Depr.	% Depr.	.32	55%	.43	38%	.40	47%	.38	45%
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size				500			500		
Age—Condition	1922								
Lot Value	100x104 \$1,200		50		300	900			
Landscaping									
Garage			250		400		300		
Porches									
Fireplace									
Basement Impr.			500		<del>500</del>		500		
Attic Impr.							500		
Carpeting									
Wkg. & Bath Extras			200		200		200		
Heating Extras									
			1,000	500	1,400	900	2,000		
Total Adjustment									
Net Adjustment			- 1,000		- 900		- 1,100		
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.									
Present Worth of Comparables Adjusted to Subject.			6,500		6,000		6,400		

Estimate of Value By Cost Approach:

Repr. Cost:  $14,985 \text{ c.f.} \times .70\% = \$ 10,490$   
 Less Depreciation:  $55\% = 5,770$   
 Deprec. Reprod. Cost  $= \$ 4,720$   
 Land Value  $100 \times 104 \text{ } \$12 \text{ f.f.} = 1,200$   
 Sq. Ft. or Ft.  
 Plus Landscaping \_\_\_\_\_  
 Plus Present Value Misc. Bldgs. \_\_\_\_\_  
 Plus Present Value Special Equipment \_\_\_\_\_  
 Estimated Value By Cost Approach  $\$ 5,920$   
 Rounded to  $\$ 6,000$

Estimate of Value By Comparison: ..... \$ 6,000

Estimate Based on Rental Income:

Monthly Rent X GMM  
 $60 \times 100 = \dots \$ 6,000$   
 or By Capitalization of Net Income on Form 2554

Estimate By Cost Approach ..... \$ 5,920

Final Estimate By Correlation ..... \$ 6,000

Appraisal By:

Reviewed By:

*Ray E. Fanning*

Date 12-4-61 Parcel No. 162-A

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-A  
 FEE OWNER A. M. & Albert Goldrich Property Address 148 Fenton Street, St. Paul, Minn.  
Masedenia Vasquez

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¢		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. '56 - \$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

front feet  
~~XXXXXXXX~~  
~~XXXXXX~~  
100 at 12.00 = \$ 1200.00

Data by: [Signature] Parcel No. 162-A  
 Right of Way Agent Date 12/11/61

25003

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

S. P. No. 1-A County Ramsey RECORD OF TRANSFERS

PAR.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSIDERATION	REV. STAMPS	INDICATED AMOUNT
162-A		A. M. Goldrich & Albert W. Goldrich	10-31-50		W. D.				

(For Use as Project Information)

All transfers of each individual parcel which have been made during the past five years must be listed above. Actual date of acquisition by present owner only (from attorneys opinion of title) need be shown if more than five years previous.

Information by:

Right of Way Agent \_\_\_\_\_ Date 12-4-61

(For Use with Individual parcel)

I hereby certify that in making my appraisal of this parcel, I am aware of the transfers of the same which have been made during the past five years. I also certify that I have no present or contemplated future interest in this property.

*Ray D. Lanning* \_\_\_\_\_ Date 12/4/61