



Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota:
Redevelopment project files

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COMPARABLE SALES



No. 1
Address
City
State

No. 2
Address
City
State

COMPARABLE SALES



No. 3
Address
City
State

No. 4
Address
City
State

COMPARABLE SALES



No. 5
Address
City
State

No. 6
Address
City
State

COMPARABLE SALES

No. 7

Address 51 Litchfield

Width of lot 45

Area 6097

Assessed Value \$

Lot \$

Bldgs. \$

Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms 5

No. of Apts. 1

Exterior Asb. Sid.

Basement Full

Heat GHA Gas

Age 46

Curt. Sq.ft. 1080

Condition Good

Garage 12x18

Date of Sale 1/58

Price \$ 9000 - \$1200 down

REMARKS

COMPARABLE SALES

No. 8

Address 301 E. Robie

Width of lot 40

Area 5060

Assessed Value \$

Lot \$

Bldgs. \$

Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms 7

No. of Apts. 1

Exterior Frame

Basement Full

Heat HW oil

Age 44

Curt. Sq.ft. 1440

Condition Fair

Garage

Date of Sale 11/57

Price \$ \$10,500 Cash

REMARKS

COMPARABLE SALES

No. 9

Address 496 Andrew

Width of lot 45

Area 4500

Assessed Value \$

Lot \$

Bldgs. \$

Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms 6

No. of Apts. 1

Exterior Frame

Basement Full

Heat HW Stoker

Age 31

Curt. Sq.ft. 1008

Condition Fair

Garage 10 x 18

Date of Sale 8/57

Price \$ 7500 - \$1000

REMARKS

House has been painted since sale



COMPARABLE SALES

No.	4		
Address	40 W. Chicago		
Width of lot	29	Area	1508
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	5	No. of Apts.	1
Exterior	Comp. sid.	Basement	x
Heat	Stove	Age	65 - 70 yr.
Curt. Sq.ft.	756	Condition	Fair
Garage			
Date of Sale	5/57	Price \$	2800 Cash

REMARKS

COMPARABLE SALES

No.	5		
Address	816 Park Ave.		
Width of lot	25	Area	2750
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	4	No. of Apts.	1
Exterior	Frame	Basement	1/3
Heat	Stove	Age	69
Curt. Sq.ft.	724	Condition	Good
Garage			
Date of Sale	3/58	Price \$	5250 - \$500 down

REMARKS

COMPARABLE SALES

No.	6		
Address	245 Front		
Width of lot	44	Area	5756
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	5	No. of Apts.	1
Exterior	Stucco	Basement	2/3
Heat	Stove	Age	73
Curt. Sq.ft.	927	Condition	Fair
Garage			
Date of Sale	5/58	Price \$	7500 \$500 down

REMARKS

COMPARABLE SALES



COMPARABLE SALES



COMPARABLE SALES



COMPARABLE SALES

No.	19		
Address	81 S. Western		
Width of lot	40	Area	4800
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	4	No. of Apts.	1
Exterior	Asb. Sid.	Basement	Full
Heat	GHA Gas	Age	65
Curt. Sq.ft.	924	Condition	Fair
Garage	10x16		
Date of Sale	6/58	Price \$	7500 - \$500 down

REMARKS

COMPARABLE SALES

No.	20		
Address	233 Ann St.		
Width of lot	41.25	Area	3094
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	5	No. of Apts.	1
Exterior	Frame	Basement	Full
Heat	HW Gas	Age	58
Curt. Sq.ft.	990	Condition	Good
Garage	9 x 16		
Date of Sale	4/58	Price \$	7500 - Cash

REMARKS

COMPARABLE SALES

No.	21		
Address	196 E. Acker		
Width of lot	100	Area	12500
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	8	No. of Apts.	2
Exterior	Frame	Basement	1/2
Heat	Stove	Age	58
Curt. Sq.ft.	1354	Condition	Fair
Garage			
Date of Sale	5/57	Price \$	6600 - \$400 down

REMARKS



COMPARABLE SALES

No.	16		
Address	81 E. King		
Width of lot	25	Area	3125
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	4	No. of Apts.	1
Exterior	Asb. Sid.	Basement	$\frac{1}{2}$
Heat	GHA Gas	Age	72
Gross Sq.ft.	580	Condition	Fair
Garage			
Date of Sale	7/57	Price \$	5200 \$2000 dn.

REMARKS

COMPARABLE SALES

No.	17		
Address	165 Atwater		
Width of lot	50	Area	6000
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	3	No. of Apts.	1
Exterior	Asp. Sid.	Basement	Full
Heat	FA oil	Age	58
Gross Sq.ft.	720	Condition	good
Garage			
Date of Sale	6/57	Price \$	6900 - \$300 down

REMARKS

COMPARABLE SALES

No.	18		
Address	435 Superior		
Width of lot	22 $\frac{1}{2}$	Area	1687
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	5	No. of Apts.	1
Exterior	Frame	Basement	$\frac{1}{2}$
Heat	Stove	Age	65
Gross Sq.ft.	792	Condition	Good
Garage			
Date of Sale	5/57	Price \$	6900 - \$700 down

REMARKS

COMPARABLE SALES



COMPARABLE SALES

No.	13		
Address	192 Water		
Width of lot	50	Area	6000
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	3	No. of Apts.	1
Exterior	Frame	Basement	None
Heat	Stove	Age	50
Gr. ft. Sq.ft.	432	Condition	Fair
Garage	12x20		
Date of Sale	9/57	Price \$	3000 - \$250.00 down

REMARKS

COMPARABLE SALES

No.	14		
Address	473 Hatch		
Width of lot	25	Area	3312
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	4	No. of Apts.	1
Exterior	Asb.Sid.	Basement	$\frac{1}{2}$
Heat	Stove	Age	65
Gr. ft. Sq.ft.	569	Condition	Fair
Garage	14 $\frac{1}{2}$ x 25		
Date of Sale	3/58	Price \$	3000 Cash

REMARKS

COMPARABLE SALES

No.	15		
Address	403 Michigan		
Width of lot	26	Area	3146
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	4	No. of Apts.	1
Exterior	Frame	Basement	$\frac{1}{2}$
Heat	Stove	Age	65
Gr. ft. Sq.ft.	870	Condition	Poor
Garage			
Date of Sale	9/57	Price \$	5500 - \$500 down

REMARKS

Exterior has been painted since sale



COMPARABLE SALES

No. 10

Address 401 E. Page

Width of lot 80

Assessed Value \$

Lot \$

Bldgs. \$

Area 9840

Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms 5

Exterior Asb. Sid.

Heat GHA Oil

Gross Sq.ft. 924

Garage

Date of Sale 5/57

No. of Apts. 1

Basement Full

Age 44

Condition Fair

Price \$ 7900 - \$1000 down

REMARKS

COMPARABLE SALES

No. 11

Address 375 Colburn

Width of lot 26.33

Assessed Value \$

Lot \$

Bldgs. \$

Area 3291

Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms 4

Exterior 1/2" siding

Heat HW Gas

Gross Sq.ft. 932

Garage 12 x 17

Date of Sale 10/57

No. of Apts. 1

Basement Full

Age 79

Condition Good

Price \$ 5300 Cash

REMARKS

COMPARABLE SALES

No. 12

Address 446 S. Wabasha

Width of lot 30

Assessed Value \$

Lot \$

Bldgs. \$

Area 2250

Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms 5

Exterior Frame

Heat Stove

Gross Sq.ft. 720

Garage

Date of Sale 8/57

No. of Apts. 1

Basement 1/3

Age About 70

Condition Fair

Price \$ 3950 Cash

REMARKS



COMPARABLE SALES

No.	22		
Address	445 E. Page		
Width of lot	50	Area	3000
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	8	No. of Apts.	2
Exterior	Frame	Basement	Full
Heat	FA Gas	Age	74
Cont. Sq.ft.	2112	Condition	Good
Garage			
Date of Sale	5/58	Price \$	8900 - \$400.00 down

REMARKS

COMPARABLE SALES

No.	23		
Address	916 Albemarle		
Width of lot	26	Area	2545
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	9	No. of Apts.	2
Exterior	Brick	Basement	3/4
Heat	Stove	Age	75
Cont. Sq.ft.	2024	Condition	Fair
Garage	15x8		
Date of Sale	5/58	Price \$	4950 - \$1000 down

REMARKS

COMPARABLE SALES

No.	24		
Address	593 - 595 - 597 - 599 Carroll - 2 double houses		
Width of lot	79	Area	10665
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	24	No. of Apts.	4
Exterior	Frame	Basement	Full
Heat	Stove in 3 apts.	Age	56
Cont. Sq.ft.	4040	Condition	poor
Garage			
Date of Sale	5/57	Price \$	6000 - \$500 dn.

REMARKS

COMPARABLE SALES



No. 1
Address 512 N
City of St. Louis
Date of Sale

Value of Property
Amount of Loan
Interest Rate
Type of Sale

COMPARABLE SALES



No. 2
Address 512 N
City of St. Louis
Date of Sale

Value of Property
Amount of Loan
Interest Rate
Type of Sale

COMPARABLE SALES



No. 3
Address 512 N
City of St. Louis
Date of Sale

Value of Property
Amount of Loan
Interest Rate
Type of Sale

COMPARABLE SALES

No.	1		
Address	259 Colburne		
Width of lot	42	Area	5040
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	5	No. of Apts.	1
Exterior	Frame	Basement	$\frac{1}{2}$
Heat	Stove	Age	58
Curt. Sq.ft.	1100	Condition	Good
Garage			
Date of Sale	9/57	Price \$	6800 - \$200 down

REMARKS

COMPARABLE SALES

No.	2		
Address	804 Stewart Ave.		
Width of lot	40	Area	5800
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	5	No. of Apts.	
Exterior	Asb. Sid.	Basement	Full
Heat	Stove	Age	56
Curt. Sq.ft.	940	Condition	Fair
Garage	10x18		
Date of Sale	6/58	Price \$	4950 Cash

REMARKS

COMPARABLE SALES

No.	3		
Address	312 Bay St.		
Width of lot	40	Area	4650
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	5	No. of Apts.	1
Exterior	Asb. Sid.	Basement	Full
Heat	GHA Gas	Age	60
Curt. Sq.ft.	824	Condition	Fair
Garage	16 x 18		
Date of Sale	9/57	Price \$	6200 - \$800 down

REMARKS

COMPARABLE

SALES

NUMBERS ONE THROUGH THIRTY

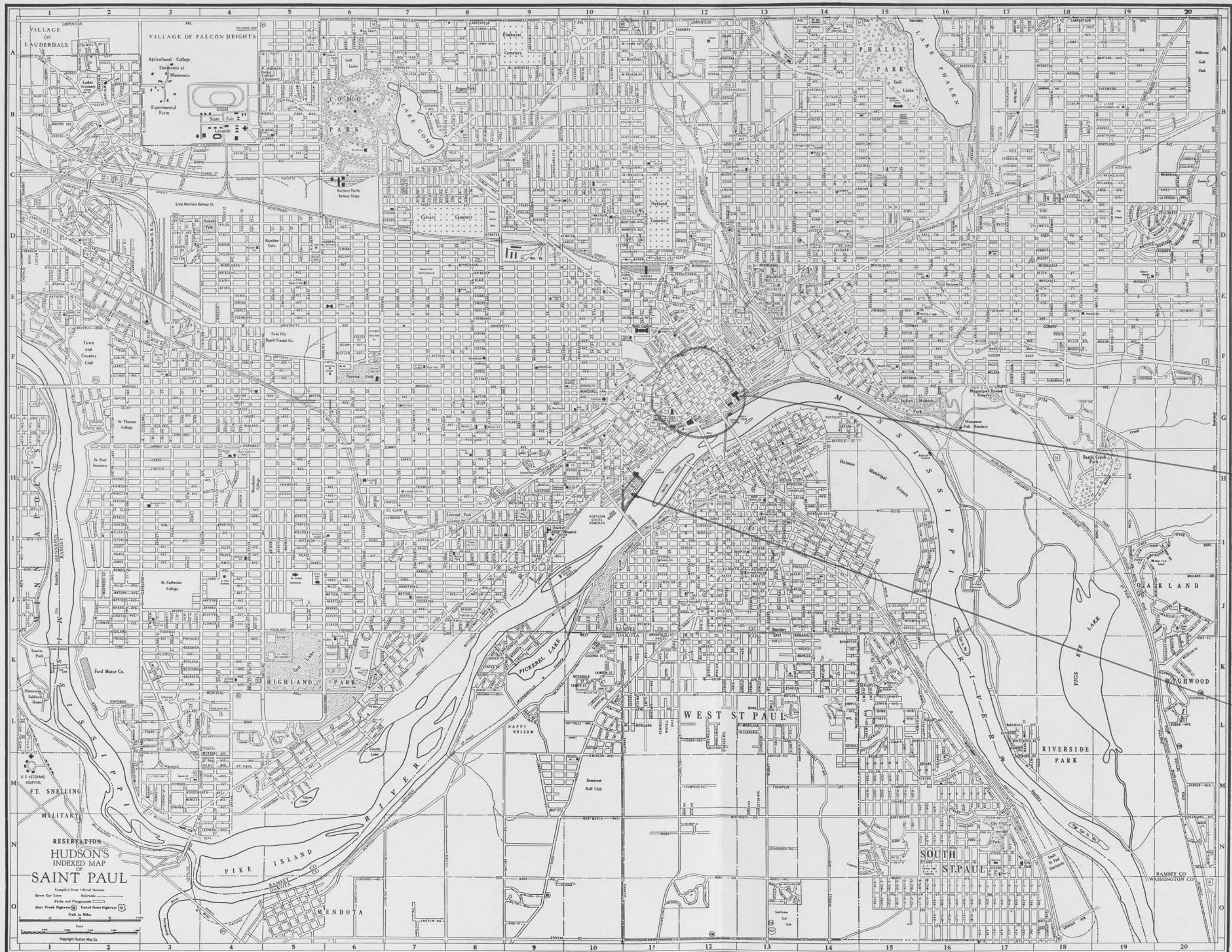




VIEW OF AREA TAKEN FROM HIGH BRIDGE



ANOTHER VIEW OF AREA SHOWING UPPER
LEVEE ROAD WITH RIVER ADJOINING



ST. PAUL

LOOP

SUBJECT
AREA

LEGAL DESCRIPTION

Lots Three (3) through Seventy-nine (79) Upper Levee Addition to St. Paul and Lots Eighty (80) through Ninety (90) Upper Levee Addition to St. Paul No. Two (2), Ramsey County, Minnesota.

DATE AND PURPOSE

To estimate a fair market value of the individual properties as of the date on the specific reports.

DEFINITION OF FAIR MARKET VALUE

Market value in this report is that amount of money that a property will bring if exposed for sale on the open market for a reasonable length of time with both the buyer and the seller being fully informed as to the future benefits which the property can produce.

REGIONAL AND CITY DATA

St. Paul, Minnesota is the capital city and second largest in the State of Minnesota; with Minneapolis, its so called "twin city" it is the principle market and distribution center of the upper midwest. It is noted as being one of the most diversified industrial and manufacturing cities of its size in the nation. It is also known as one of the important transportation terminals in this part of the country being serviced by nine railroads and several large trucking companies. The Mississippi River also affords excellent economic transportation of cargo such as oil and coal.

PROPERTY RIGHTS TO BE APPRAISED

Title in fee simple unencumbered subject to the usual utility easements, if any.

ZONING

The entire district is zoned heavy industrial.

HIGHEST AND BEST USE

The highest and best use of the subject property, in the opinion of your appraiser, is conversion from residential use into industrial site or sites. In view of the fact that the zoning of the property is heavy industrial and the amenities that it enjoys because of the facility of transportation by rail, river, or truck as well as its proximity to an excellent labor market it appears to your appraiser that it is highly adaptable for industrial usage.

NEIGHBORHOOD DATA

The properties under appraisal are mostly single family homes with some two family residences concentrated in an area of slightly over nine acres. There are many instances where two homes have been built on one average size lot.

It is extremely difficult to find a similar community as it is bounded on the Southeast by the Shepard Road which adjoins the Mississippi River, on the Northwest by railroad right of way, on the Northeast by a grain elevator and on the Southwest by the Northern States Power Co. generating plant. In addition to the railroad yards on the Northwest there is a bluff approximately 150 ft. in height which creates an additional barrier beyond the railroad yard activities.

NEIGHBORHOOD DATA Con't.

The area was settled originally by immigrants from Italy and to a great extent they or their descendents still occupy the area.

TOPOGRAPHY

The entire area is level being about 15 feet above the normal summertime level of the river.

ADVERSE INFLUENCES

The area is subject to flooding as was evidenced in 1951 and 1952. In 1951 all the basements in the area were flooded to a distance of approximately 5 feet. In 1952 the water level rose to cover the first floor of the homes and buildings in the area and to a depth of approximately 3 feet above the first floor areas. There are several homes that have been unoccupied since that time and there is approximately 12% vacancy in the area at the present time.

Another detrimental influence is the isolation of the subject property being surrounded by industrial development on three sides, and the Mississippi River on the fourth. Such a situation stifles any potential growth or expansion and tends to create a declining neighborhood trend.

The closest school is approximately one and one-half mile and shopping and transportation is about a mile from the subject property which is another factor that adds to the decline of the neighborhood as it offers no amenities for people with children of school age. However, the area is serviced by school bus.

COMMENT ON COMPARABLE SALES

It is fairly difficult to find properties that are comparable to the subject property due to its unique location and characteristics. Your appraiser has, however, endeavored to find similarities of some sort in each of the comparables used in this appraisal, that is highly congested areas, small crowded lots and similarities of location such as on the southerly side of the river. I have adjusted them to conform as closely as possible to the properties under appraisement.

Land values offered the same problem as do the individual homes. I did, however, have sales of land in a similar locations, that is as far as general area was concerned.

I also had other sales that I thought were somewhat comparable but enjoyed superior amenities to the subject property because of proximity to schools, transportation, shopping, etc. and I adjusted them to the subject properties to the best of my ability.

CORRELATION AND CONCLUSION

After a careful analysis of all the factors involved and taking into consideration the poor marketability of homes in the subject area, considering all the factors that in my opinion affected the value of these properties, it is the opinion of your appraiser that an estimate of fair market value is as indicated on reports for each property.

Respectfully submitted,

James S. Stevens
JAMES S. STEVENS

July 8, 1958

APPRAISAL

for

The Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota
1745 City Hall and Court House
Saint Paul, 2, Minnesota

by

James S. Stevens
571 Stryker Ave.
St. Paul, Minnesota

of

Upper Levee Project

MINN. R-3

Consisting of

79 Parcels - 2 Volumes

Additional Exhibits in Vol. 1

Letter of Transmittal

2 Pictures of Entire Area

2 page Narrative Report

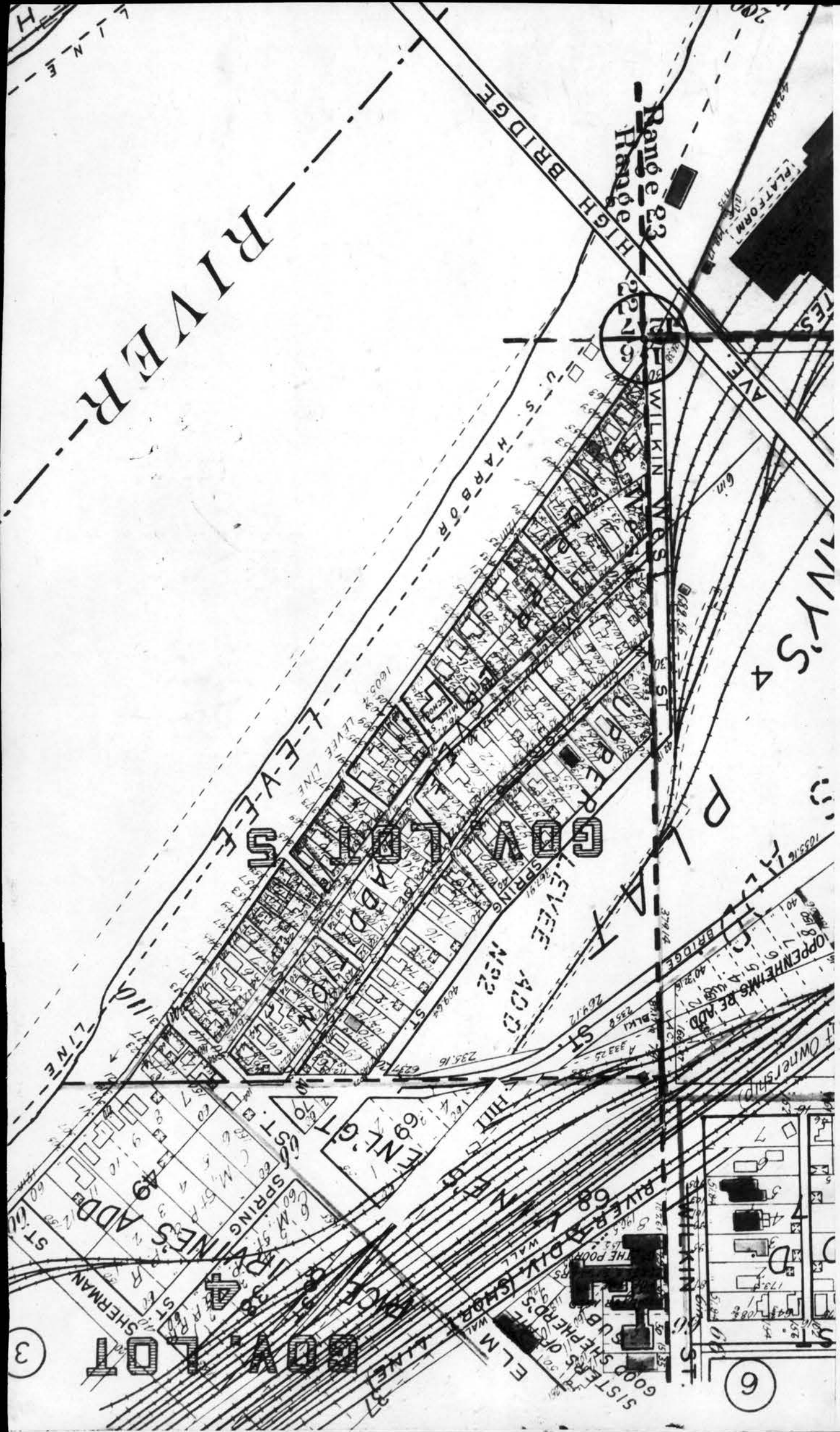
Appraiser's Qualifications

Limiting Conditions

Flat of Property

Map of St. Paul - showing
subject property in relation
to St. Paul Loop.

Book of Comparable Sales -
Nos. 1 through 30



MISSISSIPPI RIVER

Range 23
Range 22
HIGH BRIDGE

2275
WILKIN

GOV. LOT 5

UPPER SPRING ADD

GOV. LOT 4

6

3

JAMES S. STEVENS

APPRAISER - REALTOR

571 STRYKER AVE. • ST. PAUL 7, MINN.

July 8, 1958

The Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota
1745 City Hall & Court House
Saint Paul, 2, Minnesota

Re: Upper Levee Project - MINN R-3

Gentlemen:

Persuant to your request I have examined the property
in the Upper Levee Project, more fully described as follows:

"Lots 3 thru 79, Upper Levee Addition
to St. Paul, and,
Lots 80 thru 90, Upper Levee Addition
to St. Paul No. 2" Ramsey County, Minn.

in order to estimate a fair market value as of the dates on the
individual reports.

I have carefully inspected each of the properties
involved in this appraisal, have taken pictures of each property
and I have carefully analyzed all of the factors that I felt
would effect on the valuations of the properties under appraisal.

It is my opinion that an estimate of fair market value
is as indicated on the separate reports as of the date of each
report.

Respectfully submitted,

James S. Stevens
JAMES S. STEVENS

JSS:LKS

JAMES S. STEVENS

APPRAISER - REALTOR

571 STRYKER AVE. • ST. PAUL 7, MINN.

APPRAISER'S QUALIFICATIONS

Education: University of Minnesota Extension Courses -
Fundamentals of Real Estate Practice,
Real Estate Law,
Real Estate Appraisal.
American Institute of Real Estate Appraisers -
Case Study Course No. 2.
Society of Residential Appraisers -
2 courses on appraising.

Experience: Real Estate Broker since 1940.
Fee Appraiser for the following:
Veterans Administration
United Federal Savings and Loan Ass'n.
Minnesota State Bank
Twin City Federal Savings and Loan Ass'n.

Other Clients:
State of Minnesota
City of So. St. Paul
City of West St. Paul
Village of Mendota Heights
No. States Power Co.
Iowa Development Co.
Gr. Western R. R. Co.

Qualified as expert witness in following courts:
Dakota County District Court
Washington County District Court
United States Tax Court
Ramsey County District Court

Membership: St. Paul Board of Realtors
Director 1955, 1956, 1957
Minn. Ass'n. of Realtors
National Ass'n. of Real Estate Boards
National Institute of Real Estate Brokers

JAMES S. STEVENS

APPRAISER - REALTOR

571 STRYKER AVE. • ST. PAUL 7, MINN.

LIMITING CONDITIONS

This Appraisal is made subject to the following limiting conditions:

1. The legal descriptions as shown on the individual reports are assumed to be substantially correct.
2. I assume no responsibility for matters legal in character nor do I render any opinion as to the titles which are assumed to be marketable. Liens and encumbrances if any have been disregarded and the properties have been appraised as though free and clear.
3. The information in this report indentified as being furnished by others is believed to be reliable, but I assume no responsibility for its accuracy.
4. Possession of this report or a copy thereof does not carry with it the right for publication, nor may it be used for any purpose by anyone but the applicant without the previous written consent of the appraiser, or the applicant and in any event only with proper qualification.
5. I am not required to give testimony or attendance in court by reason of this appraisal with reference to the subject properties unless arrangements have previously been made therefor.
6. The distribution of the total valuation in this report between land and buildings applies only under conditions as exist in this property. The separate valuations for land and building must not be used in conjunction with any other appraisal and are not valid if so used.
7. Unless otherwise specified lot improvements such as walks, fences, trees, shrubs, etc. are included in the value estimated for the property.
8. The names of owners are correct to the best of the information obtained by me. Such information, however, must not be considered to be definitely accurate. No leasehold evaluations, (if there are any) have been made.

COMPARABLE SALES

No.	25		
Address	140 Concord St.		
Width of lot	20 - irregular	Area	4450
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	Store with apt. above	No. of Apts.	1
Exterior	Asb. Sid.	Basement	Full
Heat	HW oil	Age	55
Sq. Gr. ft.	1280	Condition	Good
Garage			
Date of Sale	6/58	Price \$	7500 Cash

REMARKS

COMPARABLE SALES

No.	26		
Address	33 E. George		
Width of lot	50	Area	5000
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	11 rms plus store	No. of Apts.	3
Exterior	Asph. Siding	Basement	3/4
Heat	HA oil in store	Age	65
Sq. Gr. ft.	2400	Condition	Fair
Garage			
Date of Sale	10/56	Price \$	10,000 Cash

REMARKS

COMPARABLE SALES

No.	27		
Address	422 Concord		
Width of lot	40	Area	4000
Assessed Value \$	Lot \$	Bldgs. \$	Total \$

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	Store and 2 apartments	No. of Apts.	2
Exterior	Brick	Basement	Full
Heat	GHA Gas	Age	70
Sq. Gr. ft.	2400	Condition	Fair
Garage			
Date of Sale	1/57	Price \$	10,000

REMARKS

COMPARABLE SALES

No.	28				
Address	L.10, B. 66, W.St.Paul Proper				
Width of lot	50		Area	5000	
Assessed Value \$		Lot \$	Bldgs. \$	Total \$	

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	Vacant lot	No. of Apts.	
Exterior		Basement	
Heat		Age	
Garage Sq.ft.		Condition	
Garage			
Date of Sale	10/57	Price \$	800.00

REMARKS

16¢ per sq.ft.

COMPARABLE SALES

No.	29				
Address	About 761 W. Central				
Width of lot	42		Area	5040	
Assessed Value \$		Lot \$	Bldgs. \$	Total \$	

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	vacant lot	No. of Apts.	
Exterior		Basement	
Heat		Age	
Garage Sq.ft.		Condition	
Garage			
Date of Sale	June '56	Price \$	1200.00

REMARKS

App. 24¢ per sq.ft. - about 40% better than subject land

COMPARABLE SALES

No.	30				
Address	773 W. Central				
Width of lot	42		Area	5040	
Assessed Value \$		Lot \$	Bldgs. \$	Total \$	

DESCRIPTION OF IMPROVEMENTS

No. of Rooms	Vacant lot	No. of Apts.	
Exterior		Basement	
Heat		Age	
Garage Sq.ft.		Condition	
Garage			
Date of Sale	June '56	Price \$	1200

REMARKS

App. 24¢ per sq.ft. About 40% better than subject land.

UPPER LEVEE PROJECT MINN R-3

APPRAISALS OF PARCELS 1-1 THROUGH 1-36