



## **Collection Information:**

**Folder:** Parcel No. 24. 300 Constans.

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

**Collection:** Port Authority of the City of Saint Paul.  
Records.

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Project Area 1-A  
Parcel No. 24  
300 Constans

Owners: Stanley and Jeanette Lufenski  
216-6th St., NW., North St. Paul

Legal: Lot 8, Block 2, Langevin's Addition

Lot Size:  $37\frac{1}{2}$  x 115 feet

Zoning: "B" Residential

Built: Assessor's office states "old".

Assessors Value: Land \$100.00, Buildings \$350.00, Total \$450.00.

This is a  $1\frac{1}{2}$  story frame bunga low with asphalt siding, rolled roof, aluminum storms and screens. No sewer, sidewalk or curb, water in dirt graded street.

Contains 3 rooms, good kitchen, living room and bedroom, no bath or toilet. Kitchen has cabinets and linoleum floor. There is an open stairs from living room to dormitory type room in the attic. 30 - gallon gas water heater. Part basement 5 foot high,  $\frac{2}{3}$  limestone walls, dirt floor. Stove heat.

Building in rear value not to exceed \$100.00.

Cost Approach:

10,956 cubic feet @ 50¢	\$5,478.00
Physical depreciation 45%	
Economic Depreciation 10%	3,012.00
Depreciated value of dwelling	<u>2,466.00</u>
Depreciated value of outbuildings	100.00
Depreciated value of improvements	<u>2,566.00</u>
Land:	
$37\frac{1}{2}$ x 115 feet (corner)	400.00
Indicated value by Cost Approach	<u>\$2,966.00</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	<u>2,600.00</u>
Total	<u>\$ 3,000.00</u>

"THREE THOUSAND DOLLARS"

(\$3,000.00)

*R. J. Farley*  
11/4/61

S. P. Project Area 1-A COUNTY Ramsey PARCEL 24

FEE OWNER Stanley & Jeanette Lufenski Property Address 300 Constans, St. Paul, Minn.

Legal Description (entire tract) Lot 8, Block 2, Langevin's Addition

Present use Residence Zoning "B" Residence Best use Present use  
Size: Frontage 37 1/2 Depth 115 Area 4,313 Sq. Ft.

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

Full and true valuation, 19 60 Land 100 Bldgs. 350 Total 450 Taxes 19 60 \$ 33.50  
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 Very old \_\_\_\_\_  
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 in rear 100.00

Estimate by [Signature]  
Date 11/9/61 Right of Way Agent

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

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

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:  
37 1/2 sq. ft. at \$ 11.00 for 115 ft. depth \$ 400.00  
\_\_\_\_\_ sq. ft. at \$ (corner) \_\_\_\_\_  
\_\_\_\_\_ at \$ \_\_\_\_\_

Estimate of Replacement Cost of Principal Structure  
incl. appropriate porch area or cube \$ \_\_\_\_\_

10,956 sq. ft. x 68 cu. ft. x \_\_\_\_\_ = \$ 5,478.00

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

Physical 45%  
Economic 10%  
Total 55%

Total Replacement Cost \$ 5,478.00

Less Total Depreciation 3,012.00

Total Present Value \$ 2,466.00

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

Plus Present Value of Miscellaneous Bldgs. \$ 100.00

Plus Land Value from above \$ 400.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY

Rounded to \$ 3,000.00 BY COST APPROACH \$ 2,966.00

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. 24

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. 24  
 Fee Owner Stanley & Jeanette Lufenski Property Address 300 Constans

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale		<u>5-25-59</u>		<u>4-16-59</u>		<u>9-4-59</u>			
Address		<u>630 Joy</u>		<u>173 W. Robie</u>		<u>800 Stewart</u>			
Terms of Sale		<u>\$100 down, cont.</u>		<u>Cash</u>		<u>Cash</u>			
Rental Income Actual									
Rental Income Estimated		<u>\$25</u>		<u>\$45</u>		<u>\$40</u>			
Gross Monthly Multiplier		<u>116</u>		<u>83</u>		<u>88</u>			
Sale Price		<u>\$2,900</u>		<u>\$3,700</u>		<u>\$3,500</u>			
Special Assmts., Time, Improvements									
Present Worth									
Less Estimated Lot Value, Garage, Porch, Fireplace, Etc.		<u>400</u>		<u>1,500</u>		<u>700</u>			
Net Sale Price Bldg. Only		<u>2,500</u>		<u>2,200</u>		<u>2,800</u>			
Lot Size		<u>40x120</u>		<u>50x116.5</u>		<u>40x145</u>			
Age		<u>old</u>		<u>old</u>		<u>old</u>			
CF on Content	Unit Cost New								
		<u>9,240</u>	<u>.50</u>	<u>11,664</u>	<u>.50</u>	<u>10,472</u>	<u>.50</u>		
Unit Cost Depr.	% Depr.								
		<u>27</u>	<u>46</u>	<u>19</u>	<u>62</u>	<u>27</u>	<u>46</u>		
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size									
Age—Condition		<u>400</u>		<u>400</u>					
Lot Value					<u>1,100</u>		<u>300</u>		
Landscaping									
Garage			<u>250</u>	<u>100</u>		<u>100</u>			
Porches			<u>100</u>			<u>100</u>			
Fireplace									
Basement Impr.									
Attic Impr.									
Carpeting									
Plbg. & Bath Extras				<u>HW 200</u>	<u>1,000</u>		<u>500</u>		
Painting Extras									
		<u>400</u>	<u>350</u>	<u>700</u>	<u>2,100</u>	<u>200</u>	<u>800</u>		
Total Adjustment									
Net Adjustment		<u>+ 50</u>		<u>- 1,400</u>		<u>- 600</u>			
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.		<u>2,900</u>		<u>3,700</u>		<u>3,500</u>			
Present Worth of Comparables Adjusted to Subject.		<u>2,950</u>		<u>2,300</u>		<u>2,900</u>			

Estimate of Value By Cost Approach:

Repr. Cost: 10,956 x .50 = 5,478  
 Less Depreciation: 55% = 3,013  
 Deprec. Reprod. Cost \$2,465  
 Land Value 37 1/2 x 115 @ \$10 f.f. + corner 400  
 Sq. Ft. or Ft.  
 Plus Landscaping \_\_\_\_\_  
 Plus Present Value Misc. Bldgs. 100  
 Plus Present Value Special Equipment \_\_\_\_\_  
 Estimated Value By Cost Approach \$2,965  
 Rounded to \$3,000

Estimate of Value By Comparison: \$ 3,000.00

No. 1 Comp. most reliable for location, size & facilities  
 Estimate Based on Rental Income:

Monthly Rent X GMM  
25 x 116 = \$ 2,900.00  
 or By Capitalization of Net Income on Form 2554

Estimate By Cost Approach \$ 3,000.00

Final Estimate By Correlation \$ 3,000.00

Appraisal By: [Signature] Reviewed By: \_\_\_\_\_

Date 11/9/61 Parcel No. 24

S. P. 1 - A COUNTY RAMSEY PARCEL 24

FEE OWNER Stanley & Jeanette Lufenski PROPERTY ADDRESS 300 Constans



Photo No.	Description of Subject
1.	<u>Front view - subject property</u>
2.	<u>Rear view - subject property</u>
3.	_____
4.	_____

Date of Photo: 10/61

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

By: *Ray J. Lufenski*  
Right of Way Agent

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 24

FREE OWNER Stanley & Jeanette Iufenski

Property Address 300 Constance, 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¢		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 - \$4,000.00	225	119	26775	17.75	.22¢		10.00		

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

$37\frac{1}{2}$  front feet ~~times cost~~ at \$10.00 = \$ 400.00

Data by: *[Signature]*  
 Right of Way Agent

Date: *11/9/57*

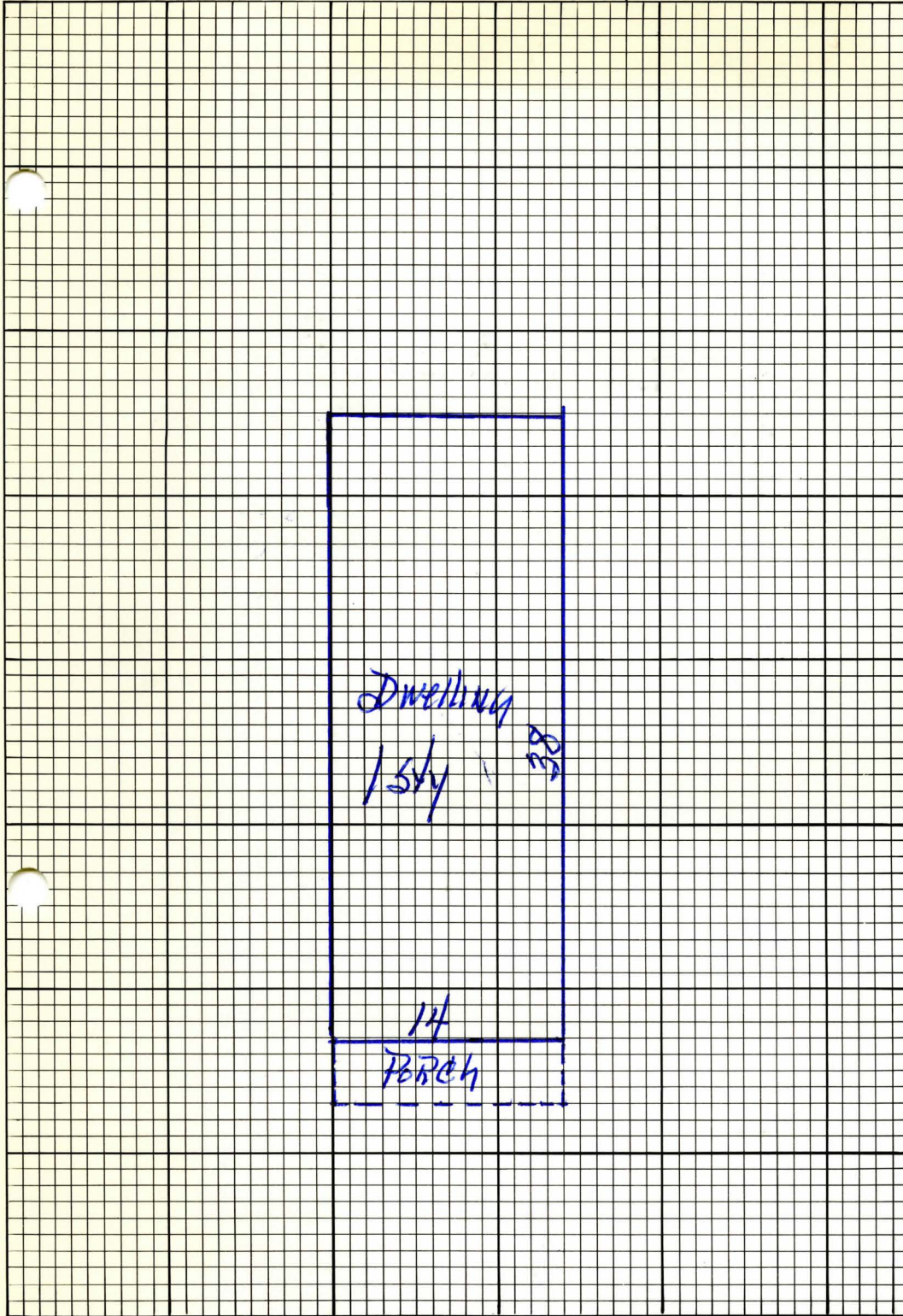
Parcel No. 24

S. P. Project Area 1-A COUNTY Ramsey PARCEL 24

FEE OWNER Stanley & Jeanette Lufenski PROPERTY ADDRESS 300 Constans, 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.

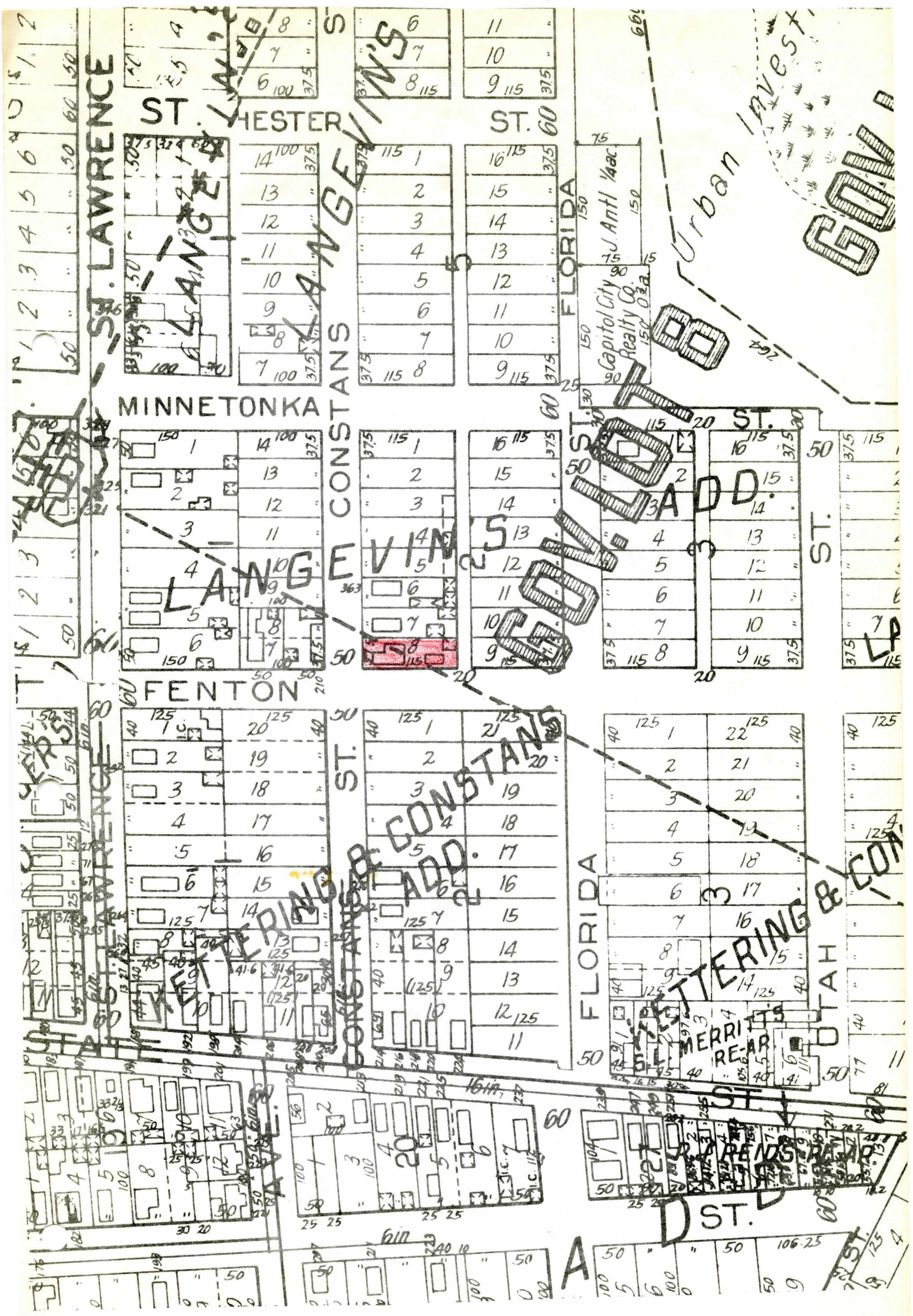
MISCELLANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition	Size	Area
Garage - detached						x	
Garage - attached						x	
Barn						x	
Hog house						x	
Chicken house						x	
Granary						x	
Machine shed						x	

SKETCH AND EXAMINATION BY

*Ray J. Lufenski*  
RIGHT OF WAY AGENT

*11/9/61*  
DATE

PARCEL NO. 24



ST. LAWRENCE

ST. CHESTER

ST. 60

MINNETONKA

FENTON

CONSTANS

CONSTANS

FLORIDA

FLORIDA

LANG

LANG

EVIN

EVIN

LADD

MERRITT

GOV

Urban Invest

300 constans



S. P. 1-A COUNTY Ramsey PARCEL 24

FEE OWNER Stanley & Jeanette Lufenski PROPERTY ADDRESS 300 Constans



Photo No.	Descr.	Subject
1.	<u>Comp. No. 1 - 630 Joy</u>	_____
2.	<u>Comp. No. 2 - 173 W. Robie</u>	_____
3.	<u>Comp. No. 3 - 800 Stewart</u>	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____

Date of Photo: 10/61 By: *P. J. Fancey*  
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 24

FEE OWNER Stanley & Jeanette Lafenski PROPERTY ADDRESS 300 Constans

LEGAL: Let 24, Cor. First Addition. 5/25

630 Joy

LISTING BROKER G. J. Falk Co. SALESMAN Falk PHONE RES PR 1-4379 BUS PR 1-2225

OWNER'S NAME James and Charlotte Lynaugh TYPE OF BLDG. SFA

PART	Basement	1st Floor	2nd Floor	3rd Floor
Full	Beam: steel wood	L.R. 12 x 13	L.R. x	B.R. x
Hear:	Space heater	Fireplace	Fireplace	Bath
gravity fur.	motor	D.R. x	D.R. x	Year Built <u>Old</u>
h. water	oil x	D. Space 12 x 15	D. Space x	Exterior <u>Composition</u>
f. air	gas	Kitch. 12 x 14	Kitch. x	Cond.
annual fuel cost	nook cabinets x pantry	nook cabinets x pantry	nook cabinets x pantry	Taxes <u>17.10</u> N.H.S. <u>H.S. x</u>
Water heater:	fan disposal d. wdr.	fan disposal d. wdr.	fan disposal d. wdr.	Assessments
gal. side arm	Trim <u>Soft</u>	Trim <u>Soft</u>	Trim <u>Soft</u>	Bldg. <u>17</u> x <u>36</u>
gal. auto. elec.	<u>No Bath</u>	<u>No Bath</u>	<u>No Bath</u>	Lot <u>40</u> x <u>120</u>
gal. auto. gas	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	alley driveway
Incinerator	Den/S. Rm. x	Den/S. Rm. x	Den/S. Rm. x	floors—1st hhd. soft x
Laundry tubs	Toilet B.R. x	Toilet B.R. 11 x 13	Toilet B.R. 10 x 12	floors—2nd hhd. soft x
220 wiring	Shower B.R. x	Shower B.R. x	Shower B.R. x	Sewer City Wtr. x
Pump	B.R. x	B.R. x	B.R. x	S. Tank Well x
Rec. room	Porch Scr. Gl.	Porch Scr. Gl.	Porch Scr. Gl.	Gar. <u>18</u> x <u>20</u>
Insul. Walls	Cell. W. Strip	condition <u>Poor</u>	condition <u>Poor</u>	Att. Det. or. det.
Roof: comp. x	wood slat	carp. drapes	carp. drapes	
1st fl. occ. by	phone	Lease Rep. rent	Lease Rep. rent	
2nd fl. occ. by	phone	Lease Exp. rent	Lease Exp. rent	
Schools: Public grade	<u>Bus</u>	high	parochial	
Churcher		Present Mgt.	Present Mgt.	
Tramp.	<u>Wabasha Street</u>	Mgt. Commit.	Mgt. Commit.	
Reason for selling	<u>Buying other home</u>	Will consider trade	Will consider trade	Possession <u>Closing</u>
Remarks	<u>Outside plumbing.</u>			

LEGAL: Lot 19, Block 155, Robertson's Addition to St. Paul. 4/16/59

173 W. Robie

LISTING BROKER Stevens Realty, Inc. SALESMAN Jim PHONE RES CA 7-4936 BUS CA 7-7026

OWNER'S NAME Estate Sophia Gardner-Louis Gardner, Adm. TYPE OF BLDG. 1 1/2 Story

PART	Basement	1st Floor	2nd Floor	3rd Floor
Full	Beam: steel wood	L.R. 14 x 12	L.R. x	B.R. x
Hear:	Stove	Fireplace	Fireplace	Bath
gravity fur.	motor	D.R. 12 x 12	D.R. x	Year Built <u>Old</u>
h. water	oil	D. Space x	D. Space x	Exterior <u>Comp.</u>
f. air	gas	Kitch. 11 1/2 x 11	Kitch. x	Cond. <u>Fair</u>
annual fuel cost	nook cabinets x pantry x	nook cabinets x pantry x	nook cabinets x pantry	Taxes <u>77.22</u> N.H.S. <u>x</u> H.S.
Water heater:	fan disposal d. wdr.	fan disposal d. wdr.	fan disposal d. wdr.	Assessments
gal. side arm	Trim <u>Softwood</u>	Trim <u>Softwood</u>	Trim <u>Softwood</u>	Bldg. <u>25</u> x <u>16</u>
gal. auto. elec.				<u>12</u> x <u>12</u>
30 gal. auto. gas	In Kit. Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	Lot <u>50</u> x <u>116.5</u>
Incinerator	Den/S. Rm. x	Den/S. Rm. x	Den/S. Rm. x	alley driveway x
Laundry tubs	Toilet B.R. x	Toilet B.R. 12 x 12	Toilet B.R. 7 1/2 x 12	floors—1st hhd. soft x
220 wiring	Shower B.R. x	Shower B.R. x	Shower B.R. x	floors—2nd hhd. soft x
Pump	B.R. x	B.R. x	B.R. x	Sewer x City Wtr. x
Rec. room	Porch Scr. Gl.	Porch Scr. Gl.	Porch Scr. Gl.	S. Tank Well x
Insul. Walls	Cell. W. Strip	condition <u>Fair</u>	condition <u>Fair</u>	Gar. x
Roof: comp. x	wood slat	carp. drapes	carp. drapes	Att. Det. or. det.
1st fl. occ. by	Donald Pruess	phone	Lease Rep. rent	
2nd fl. occ. by	phone	Lease Exp. rent	Lease Exp. rent	
Schools: Public grade	<u>7 blocks</u>	high	Humboldt - <u>7 blocks</u> parochial	St. Mathews - <u>5 blocks</u>
Churcher	<u>St. Mathews - 4 blocks</u>		Present Mgt.	Present Mgt.
Tramp.	<u>1 block</u>		Mgt. Commit.	Mgt. Commit.
Reason for selling		Will consider trade	Will consider trade	Possession <u>30 days</u>
Remarks				

LEGAL: 800 Stewart

LISTING BROKER Emil H. Nelson, Inc. SALESMAN Fordwell PHONE RES CA 6-2829 BUS CA 4-5331

OWNER'S NAME Raymond J. and Marcia H. Messier TYPE OF BLDG. Bungalow

PART	Basement	1st Floor	2nd Floor	3rd Floor
Full	Beam: steel wood	L.R. 10 x 13	L.R. x	B.R. x
Hear:	Stove	Fireplace	Fireplace	Bath
gravity fur.	motor	D.R. x	D.R. x	Year Built <u>Old</u>
h. water	oil	D. Space x	D. Space x	Exterior <u>Asbestos Shingles</u>
f. air	gas	Kitch. 9.6 x 11	Kitch. x	Cond. <u>Good</u>
annual fuel cost	nook cabinets x pantry	nook cabinets x pantry	nook cabinets x pantry	Taxes <u>36.27</u> N.H.S. <u>RLS. x</u>
Water heater:	fan disposal d. wdr.	fan disposal d. wdr.	fan disposal d. wdr.	Assessments
gal. side arm	Trim <u>Painted</u>	Trim <u>Painted</u>	Trim <u>Painted</u>	Bldg. <u>30</u> x <u>33</u>
gal. auto. elec.				<u>legs 4 x 11</u>
gal. auto. gas	Bath full 2/2 Tile shr. 1/2	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	Lot <u>40</u> x <u>145</u>
Incinerator	Den/S. Rm. x	Den/S. Rm. x	Den/S. Rm. x	alley driveway
Laundry tubs	Toilet B.R. 7 x 13.4	Toilet B.R. x	Toilet B.R. x	floors—1st hhd. x soft
220 wiring	Shower B.R. 9.6 x 11	Shower B.R. x	Shower B.R. x	floors—2nd hhd. soft
Pump	B.R. x	B.R. x	B.R. x	Sewer City Wtr. x
Rec. room	Porch Scr. Gl.	Porch Scr. Gl.	Porch Scr. Gl.	S. Tank Well x
Insul. Walls	Cell. W. Strip	condition <u>Good</u>	condition <u>Good</u>	Gar. x
Roof: comp. x	wood slat	carp. drapes	carp. drapes	Att. Det. or. det.
1st fl. occ. by	phone	Lease Rep. rent	Lease Rep. rent	
2nd fl. occ. by	phone	Lease Exp. rent	Lease Exp. rent	
Schools: Public grade	<u>Adams</u>	high	Monroe	parochial <u>St. James</u>
Churcher		Present Mgt.	Present Mgt.	<u>C/O \$298.00 - \$35.00 - 00</u>
Tramp.	<u>West Seventh</u>		Mgt. Commit.	<u>Ordered</u>
Reason for selling	<u>Buying larger home</u>	Will consider trade	Will consider trade	Possession <u>To be arranged</u>
Remarks	<u>Aluminum combinations.</u>			

Photo No.	Description of Subject	No.	Description of Subject
1.	<u>Comp. No. 1 - 630 Joy</u>	5.	
2.	<u>Comp. No. 2 - 173 W. Robie</u>	6.	
3.	<u>Comp. No. 3 - 800 Stewart</u>	7.	
4.		8.	
Date of Photo:	<u>10/61</u>	By:	<u>[Signature]</u> Right of Way Agent

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
24	STANLEY + JEANETTE LUFESKI	PORT AUTHORITY of ST. PAUL	10-11-61		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

(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.

*R. D. Yancy*  
 Appraiser or Right of Way Agent

*11/9/61*  
 Date