

Collection Information:

Folder: Parcel No. 39. 155 Minnetonka.

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 MOUNTING)	Н	O	T	0	GR	A	P	HI	C	N	10	U	NT	IN	10	3	S
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S. P. 1 - A		_COUNTY_	Ramsey	PARCEL	39
FEE OWNER Jo	seph & Eva Zucher	_ PROPERTY	ADDRESS	155 Minnetonka	1





Photo No. Description of Subject	Photo No. Description of Subject
1. Front view - subject property 2. Rear view - subject property	5 6
3.	7.
te of Photo:	By: Right of Way Agent

Date of Photo: _

STATE OF MINNESOTA DIVISION OF LANDS AND RIGHT OF WAY DEPARTMENT OF HIGHWAYS

Right of Way Agent

		PHOTOG	RAPHIC MOUNTIN	GS		
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1	Comp. No. 1 -		5.			
2. ₋ 3. ₋	Comp. No. 2 -	671 No. Western 886 Armstrong	6. 7.			

STATE OF MINNESOTA DIVISION OF LANDS AND RIGHT OF WAY DEPARTMENT OF HIGHWAYS PHOTOGRAPHIC MOUNTINGS

S. P	1-A	COUNTY_ Ramsey	PARCEL_No. 39
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Date of Photo:	10'00 Too	By: James	
			Right of Way Agent

Area 1-A

Parcel No. 39

Joseph and Eva Zucher 155 Minnetonka Street

SALIENT FACTS AND CONCLUSIONS

Market Value Estimate

\$4,600.00

Assessors Full and true value

Land Buildings 375.00

950.00

Lot Size:

 54×100

Zoning: "B" Residential

Cubical Content

13,680 cu. ft.

Age:

Old

DESCRIPTION OF IMPROVEMENTS

Subject property is a one story frame building with glazed front porch and asphalt exterior covering, aluminum storms and screens, there being 5 rooms all on one floor. There are plastered walls, enameled woodwork, linoleum on floors, old fashioned bath off the dining room. Gravity hot air oil heat, 30 gallon gas water heater.

Full basement, limestone walls, dirt floor. The water meter in this building controls the water supply of two other properties. Property in fair condition.

Shed garage with asphalt covering is in rear of lot.

Lot is level at street grade. Property is serviced by city water and sewer. Street is hard surfaced. There is no sidewalk or curb.

I have personally inspected the property and after thorough investigation it is the opinion of your appraiser that the Market Value of this property as of November 16, 1961 is:

Four Thousand Six Hundred Dollars

James Chupely

DIVISION OF LANDS AND RIGHT OF WAY RIGHT OF WAY APPRAISAL TOTAL TAKING

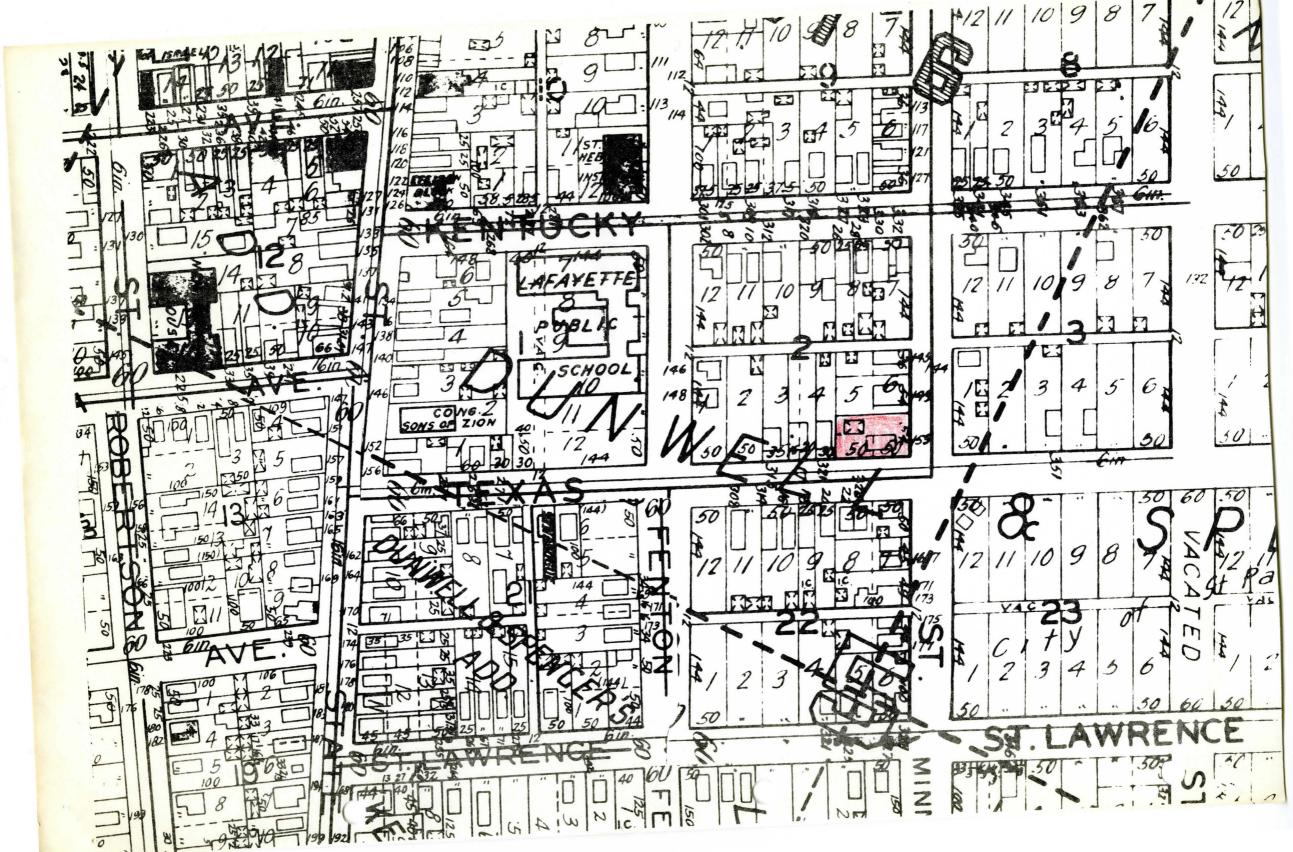
DEPARTMENT OF HIGHWAYS
COST APPROACH

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FEE OWNER Joseph & Eva Zucker Legal Description (entire tract) SE'ly 54 feet o			
Addition to Brooklynd			
Present use <u>Dwelling</u> Size: Frontage 54	Zoning B Residence Depth 100		
Utilities and : Sewer Yes Street : City water Yes Improvements : Surfacing Blacktop	Private well	Elec. pum)
Full and true valuation, 19_60 Land 375. Outstanding special assessments: Water			
DETERMINATION OF COST FACTOR: Page Boeckh's Manual	Revenue Stamps Indic		
Base Unit Cost\$	Date AcquiredCONI	FIRMED PURCH	ASE PRICE \$
Base Cost adjustments	ESTIMATE OF MARKET VALU	E OF ENTIRE P	ROPERTY
Total Base Cost	Land Value:	100	
Local Index			depth \$ 700.00
Total Base Cost x Local Index = Cost factor			
x= \$	Estimate of Replacement Cost of Pri incl. appropriate porch area		\$
per sq. ft. or cu. ft.	13680 ×4.×4.×6× cu.	ft. x _60d	= \$_ 8208.0
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	г	Total Present Valu	e \$ 3694.0
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% of \$ = \$	Plus Land Value from above TOTAL PRESENT VALUE OF	ENTIRE PROP	\$ 700.0
Total Structure Bone Structure	Rounded to \$4600.00	BY COST APPR	OACH \$ 4594.0
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Plus Physical Depreciation	Chimney Down spouts - gutters		
curable \$	Exterior		
TOTAL DEPRECIATION\$	Painting		
% of Total Replacement Cost	Storms - screens		
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	Furnace		
	Wiring	1	
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Estimate by James C Jungary	Total Cost of Short Lived Items	s	Total Depr.
Date Right of Way Agent	% of Total Replacement		ARCEL NO.

DEPARTMENT OF HIGHWAYS

DIVISION OF LANDS AND RIGHT OF WAY BUILDING SKETCH

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KETCH AND EXAMINATION BY James Charles	KETCH AND EXAMINATION BY AMERICAN SERVER SERVER DATE						×		
KETCH AND EXAMINATION BY JONES CHAPTER IN TO DATE	(\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Machine shed					×		
KETCH AND EXAMINATION BY JONES RIGHT OF WAY GENT DATE	(\		, 1						
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KETCH AND EXAMINATION BY RIGHT OF WAY GENT DATE	() DATE			11 . 1)					
RIGHT OF WAY GENT	(\	ETCH AND EXAMINATION B	- James C	Musperk		1			
	70		RIGH	OF WAY GENT			, ,	DATE	



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

. P	1-A		County	Ramse	У			Parcel No	39	
ee Owner_J	oseph a	nd Eva Zucher			Property Add	ress155	Minneto	onka Stre	et	
				Comparabl	e Properties					
Comparison Date of Sal			6-13-6		No. 2 1-23	67	No 8-26-	3	No	
Address	le .		0-1)-0.	_	1-2)	-01	0-20-5	9		
		,	9 Dougl	as St.	The state of the s	Western	886 Arm			227
Terms of Sa Rental Incor			cash		cas	h	\$1000	down		
	me Estimated		35		4	5		50		
	hly Multiplie	·	86			9	1	0		
Special Ass	mts Time I	mprovements	3000		400	0	550	00		
Present Wo		mprovements								
	ed Lot Value	•	400	6	100		200			
	e, Porch, Fire ice Bldg. On		2600		2800 2800		3300	00		
Lot Size			47.5x48		41.2x10		40x120	,		
Age			1890		187		188	35		
CF or SF Content	Unit Cost New	13,680 .6	0 14080	.60	10659	60	10740	60		
Unit Cost Depre.	% Depr.	•33 55	% .18	69%	.26	56	.31	.49		
Adjust		Descriptive Items	Adjus	tment	Adjus	tment	Adju	stment	Adjus	stment
Bldg. Size	ms	Subject Property	Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Age—Cond	ition									
Lot Value	700		300			300		1300		
Landscaping Garage	1	-	200							
Porches		 	200		50		200			
Fireplace							200			
Basement In	npr.	-	300		300		300			
Attic Impr. Carpeting		<u> </u>								
Plbg. & Bath	Extras		k.							
eating Ext	ras		500		500		500			
					1					
			7,500		970	200	7000	3200		
Total Adjus	tment		1500		850	300	1000	1300		-
Net Adjustr			1500		550	*		300		
Properties v	rth of Composith Adjustments	arable ents for Since Purchase,								
Present Wo Adjusted to	rth of Comp Subject,	arables	4500		4550		5200			
timate of V	alue By Cost	Approach:	\$-		Estima	te of Value B	v Compariso	n: ¢	4700	
	13680									
	reciation:		514	3694	Estima	te Based on	Rental Incom	e:		
	ec. Reprod. ue <u>54 ft</u>		_ \$	700		onthly Rent	х емм			
		Sq. Ft. or Ft.			_	50 By Capitaliz	×. 90	= \$	4500	
Plus Land			_	200	0	n Form 2554	ation of Net	Income		
	ent Value Mi ent Value Sp	sc. Bidgs. ecial Equipment	-	200	Estima	te By Cost A	Approach	\$	4594	
				hsoh					4600	
Estimat	ed value By	Cost Approach	\$	4594	rinai	Estimate By (correlation .		1000	
appraisal By:		Reviewed E	ly:							
ama	0/1	dela			Date	11-16-6	1	_Parcel No	39	
1		1.6			Da16			_rarcer No		

155 Minnetonka

St.

Paul,

Minn.

FEE OWNER

Joseph &

Eva

Zucher

ADJUSTED VALUE by time, depth and location

in comparison to subject prope

per sq. ft.

per acre

per f. f.

15.00

15.00

15.00

20.00

10.00

per acre

DEPARTMENT OF HIGHWAYS

Proper adjustments have been made for zoning, location, ESTIMATEC VALUE OF LAND IN SUBJECT PROPERTY of sale, etc. ON BASIS OF

front feet SOUXDEX ROEX

13.00

\$ 700.00

UNIT PRICE

per sq. ft.

.16¢

.10¢

.10¢

.22¢

.022¢

Area Sq. Ft.

OF

Acres

5000

10000

10000

26775

30,000

per f. f.

16.00

12.50

12,50

17.75

2.25

Depth

100

125

125

119

125

Frontage

50

80

80

225

240

7	COMPARABLE	MARKET	DATA:

\$660

Grantor - Grantee Legal Description Consideration. Date of Sale

Lot 10-B lk 66, W.St. Paul

Nov. 1957 - Casy \$800.00

Treacy to Larson Clinton & Congress

Markoe to Remackel St. Lawrence & Missouri Lots 18 & 19, Blk 4, Second

Addn. to Brooklynd Sold June 1957 - \$1,000

Markoe to Remackel Missouri bet. Texas and

St.Lawrence - Lots 1 &

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 - \$4,000.00

State of Minnesota - Rossini Constans - corner of Fenton Lots 15 thru 20, Block 1,

Kettering and Constans Add

20-Blk 14, Second Addn. to Brooklynd-Sold May 1956

Proper

\$1,000

Jan. 1957

Compari

son No.

1.

3.

4.

Right of Way

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

PAR.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	INDICATED
39		Jacob & Eva Zucker	10-29-45		W. D.	0	1		
			1 1					-	
				7				. 1	
				•					
				•					
				!				1	
			× .	2					# SE *-

(For Use as Project In	formation)
All transfers of each individual	parcel which have been made
during the past five years must be of acquisition by present owner of title) need be shown if more t	e listed above. Actual date only (from attorneys opinion
Information by:	
	11-16-61
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.

Appraiser or Right of Way Agent

Date