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S. P. 1 - A COUNTY Ramsey PARCEL 39
FEE OWNER Joseph & Eva Zucher PROPERTY ADDRESS 155 Minnetonka



| Photo No. | Description of Subject |
|-----------------------------|--------------------------------------|
| 1. | <u>Front view - subject property</u> |
| 2. | <u>Rear view - subject property</u> |
| 3. | _____ |
| 4. | _____ |
| Date of Photo: <u>11/61</u> | |

| Photo No. | Description of Subject |
|-----------|----------------------------------------------|
| 5. | _____ |
| 6. | _____ |
| 7. | _____ |
| 8. | _____ |
| By: | <u>James C. Jumper</u> Right of Way Agent |

S. P. 1-A COUNTY Ramsey PARCEL No. 39

FEE OWNER Jacob & Eva Zucher PROPERTY ADDRESS 155 Minnetonka



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Photo No.

Description of Subject

No.

Description of Subject

1. Comp. No. 1 - 9 Douglas

5. _____

2. Comp. No. 2 - 671 No. Western

6. _____

3. Comp. No. 3 - 886 Armstrong

7. _____

4. _____

8. _____

Date of Photo: Oct Nov '61

By: James C. [Signature]
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL No. 39

FEE OWNER Jacob & Eva Zucher PROPERTY ADDRESS 155 Minnetonka

LEGAL: Upon request.

9 DOUGLAS 6/12/61

LISTING BROKER E. S. Fissel & Co. SALESMAN E. S. F. PHONE RES MI 6-5002 BUS CA 4-2329
OWNER'S NAME Mack L. Pike, Esq.

| Description | | 1st Floor | | 2nd Floor | | 3rd Floor | |
|--------------------|--------------------------------------------------------------------------------------------------------------------|-----------|-------------|---------------------|------------|----------------|-------------------------|
| Full Beam: steel | wood | L.R. | 13 x 11.10 | L.R. | | B.R. | |
| Heat: | Plumbing | Fireplace | | Fireplace | | Bath | |
| gravity fur. | rubber | D.R. | 14 x 11.10 | D.R. | | Year Built | 1890 |
| h. water | oil | D. Space | | D. Space | | Exterior | J. M. Siding |
| f. air | Space | Kitch. | 13.2 x 10.6 | Kitch. | | Cond. | Fair |
| annual fuel cost | | nook | cabinets | pantry | | Taxes | 140.28 N.H.S. x M.S. |
| Water heater: | fan | disposal | d. wabr. | fan | disposal | d. wabr. | Assessments |
| gal. side arm | Trim | Painted | | Trim | | Bids. | 40 x 22.4 |
| gal. auto. elec. | | | | | | Lot | 47 1/2 x 48 1/2 |
| 30 gal. auto. gas | Bath full | Tile | shr. 1/2 | Bath full | Tile | shr. 1/2 | alley x side |
| Incinerator | Den/S. Ram. | | | Den/S. Ram. | | | driveway |
| Laundry tubs | Toilet | B.R. | 9.4 x 8.9 | B.R. | | | floors—1st hdwd. x soft |
| 220 wiring | Shower | B.R. | 9.4 x 7.10 | B.R. | | | floors—2nd hdwd. soft |
| Pump | | B.R. | | B.R. | | | Sewer x City Wtr. x |
| Rec. room | | Porch | 5 x 14 Scr | GI x | | | S. Tank |
| Insul. Walls | Cell. W. Strip | condition | Fair | condition | | | Well |
| Roof: comp. x wood | slate | corp. | drapes | corp. | drapes | | Ger. |
| 1st fl. occ. by | Richard Weidel | phone | | Lease Exp. | rent | | Att. Det. or des. |
| 2nd fl. occ. by | | phone | | Lease Exp. | rent | | |
| Schools: | Public grade | Hammond | high | Monroe | parochial | St. Stanislaus | |
| Churches: | All | | | | | | |
| Transp. | | | | Present Mgr. | None | | |
| Reason for selling | Estate | | | Mgr. Commit. | Will order | | |
| Remarks | Taxes are \$109.86 - sidewalk assessment \$30.42 NRS - show Saturday, Sunday, Tuesday & Wednesday after 5:00 P. M. | | | Will consider trade | | | |

LEGAL: Lot 58, Johnston's Subdivision of Block 1, Stinson's Division of the NW 1/4, Section 36, Township 29.

671 No. WESTERN

LISTING BROKER All-State Properties SALESMAN LOUIS PHONE RES MI 8-1822 BUS CA 4-7507
OWNER'S NAME Mrs. Theresa M. Parfack

| Description | | 1st Floor | | 2nd Floor | | 3rd Floor | |
|----------------------|-----------------------------------------------------------|--------------|----------------|---------------------|-----------|--------------------------|----------------------------|
| Full 1/3 Beam: steel | wood | L.R. | 15 x 11 | L.R. | | B.R. | |
| Heat: | Space | Fireplace | | Fireplace | | Bath | |
| gravity fur. | rubber | D.R. | | D.R. | | Year Built | Old |
| h. water | oil | D. Space | | D. Space | | Exterior | Asp. Shingles |
| f. air | Space | Kitch. | 14 x 12 | Kitch. | | Cond. | Good |
| annual fuel cost | | nook | cabinets | pantry | | Taxes | 51.42 N.H.S. N.S. |
| Water heater: | fan | disposal | d. wabr. | fan | disposal | d. wabr. | Assessments |
| gal. side arm | Trim | Painted | | Trim | | Bids. | 16.6 x 38 |
| gal. auto. elec. | | | | | | Lot | 41.2 x 108 |
| 30 gal. auto. gas | Bath full | Tile | shr. 1/2 | Bath full | Tile | shr. 1/2 | alley x |
| Incinerator | Den/S. Ram. | | | Den/S. Ram. | | | driveway |
| Laundry tubs | Toilet | B.R. | 7.6 x 10.4 | B.R. | | | floors—1st hdwd. Lino soft |
| 220 wiring | Shower | B.R. Utility | 9 x 9 | B.R. | | | floors—2nd hdwd. soft |
| Pump | | B.R. | | B.R. | | | Sewer x City Wtr. x |
| Rec. room | | Porch | 13.6 x 5.9 Scr | GI x | | | S. Tank |
| Insul. Walls | Cell. W. Strip | condition | Very good | condition | | | Well |
| Roof: comp. x wood | slate | corp. | drapes | corp. | drapes | | Ger. Shed x 1 Car |
| 1st fl. occ. by | Quinn | phone | | Lease Exp. | rent | | Att. Det. or des. |
| 2nd fl. occ. by | | phone | | Lease Exp. | rent | | |
| Schools: | Public grade | Jackson - 3 | high | Mechanic | parochial | St. Agnes - St. Vincents | |
| Churches: | Close | | | | | | |
| Transp. | 2 blocks | | | Present Mgr. | None | | |
| Reason for selling | Widow - moving to apartments | | | Mgr. Commit. | Ordered | | |
| Remarks | 3 large closets - bunk beds built in den off living room. | | | Will consider trade | No. | | |

LEGAL: 7/3 Watson's.

886 ARMSTRONG 8/26/59

LISTING BROKER James Husepek and Sons SALESMAN Devlin PHONE RES MI 8-8916 BUS CA 2-8566
OWNER'S NAME Conilla P. Iorria

| Description | | 1st Floor | | 2nd Floor | | 3rd Floor | |
|----------------------|----------------|-----------|-------------|---------------------|----------|------------|-------------------------|
| Full 1/2 Beam: steel | wood | L.R. | 11.3 x 14 | L.R. | | B.R. | |
| Heat: | Stove | Plumbing | | Fireplace | | Bath | |
| gravity fur. | rubber | D.R. | 11.3 x 11.3 | D.R. | | Year Built | Remod. 1922 |
| h. water | oil | D. Space | | D. Space | | Exterior | Stucco |
| f. air | Space | Kitch. | 11.6 x 9.3 | Kitch. | | Cond. | Fair |
| annual fuel cost | | nook | cabinets | pantry | | Taxes | 96.85 N.H.S. x M.S. |
| Water heater: | fan | disposal | d. wabr. | fan | disposal | d. wabr. | Assessments |
| gal. side arm | Trim | Painted | | Trim | | Bids. | 20 x 13 |
| gal. auto. elec. | | | | | | Lot | 140 x 120 |
| 30 gal. auto. gas | Bath full | Tile | shr. 1/2 | Bath full | Tile | shr. 1/2 | alley x |
| Incinerator | Den/S. Ram. | | | Den/S. Ram. | | | driveway |
| Laundry tubs | Toilet | B.R. | 7.2 x 10.4 | B.R. | | | floors—1st hdwd. x soft |
| 220 wiring | Shower | B.R. | 7.8 x 11 | B.R. | | | floors—2nd hdwd. soft |
| Pump | | B.R. | | B.R. | | | Sewer x City Wtr. x |
| Rec. room | | Porch | 5 x 28 Scr | GI | | | S. Tank |
| Insul. Walls | Cell. W. Strip | condition | | condition | | | Well |
| Roof: comp. x wood | slate | corp. | drapes | corp. | drapes | | Ger. 18 x 11 |
| 1st fl. occ. by | Stadala | phone | CA 6-1000 | Lease Exp. | rent | | Att. Det. or des. |
| 2nd fl. occ. by | | phone | | Lease Exp. | rent | | |
| Schools: | Public grade | high | | parochial | | | |
| Churches: | | | | | | | |
| Transp. | | | | Present Mgr. | | | |
| Reason for selling | | | | Mgr. Commit. | | | |
| Remarks | | | | Will consider trade | | | |

- | | | | |
|-----------|-------------------------------|-----|------------------------|
| Photo No. | Description of Subject | No. | Description of Subject |
| 1. | Comp. No. 1 - 9 Douglas | 5. | |
| 2. | Comp. No. 2 - 671 No. Western | 6. | |
| 3. | Comp. No. 3 - 886 Armstrong | 7. | |
| 4. | | 8. | |
- Date of Photo: Oct Nov '61 By: James C. Husepek
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 | | 375.00 |
| | Buildings | | 950.00 |
| Lot Size: | 54 x 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 C. Kumpf

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 Area 1-A COUNTY Ramsey PARCEL 39

FEE OWNER Joseph & Eva Zucker Property Address 155 Minnetonka Street, St. Paul, Minn.

Legal Description (entire tract) SE 1/4 54 feet of Lots 5 and 6, Block 2, Dunwell & Spencer's
Addition to Brooklynd

Present use Dwelling Zoning B Residence Best use Dwelling
Size: Frontage 54 Depth 100 Area 5400 Sq. Ft.

Utilities and : Sewer Yes Septic tank _____ Cesspool _____
Street : City water Yes Private well _____ Elec. pump _____
Improvements : Surfacing Blacktop Curb and gutter No Sidewalk No

Full and true valuation, 19 60 Land 375. Bldgs. 950. Total 1325. Taxes 19 60 \$ 61.54
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 _____
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. _____
Barn Garage 200.00

Estimate by James C. Stumpf
Right of Way Agent
Date 11/16/61

Revenue Stamps _____ Indicated Purchase Price \$ _____

Date Acquired _____ **CONFIRMED PURCHASE PRICE** \$ _____

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:
54 f.f. at \$ 13. for 100 ft. depth \$ 700.00
_____ sq. ft. at \$ _____
_____ at \$ _____

Estimate of Replacement Cost of Principal Structure
incl. appropriate porch area or cube \$ _____
13680 ~~sq. ft.~~ cu. ft. x 60% = \$ 8208.00

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

Depreciation All Sources 55%
Total Replacement Cost \$ _____
Less Total Depreciation 4514.00
Total Present Value \$ 3694.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ 200.00

Plus Land Value from above \$ 700.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
Rounded to \$ 4600.00 BY COST APPROACH \$ 4594.00

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. _____

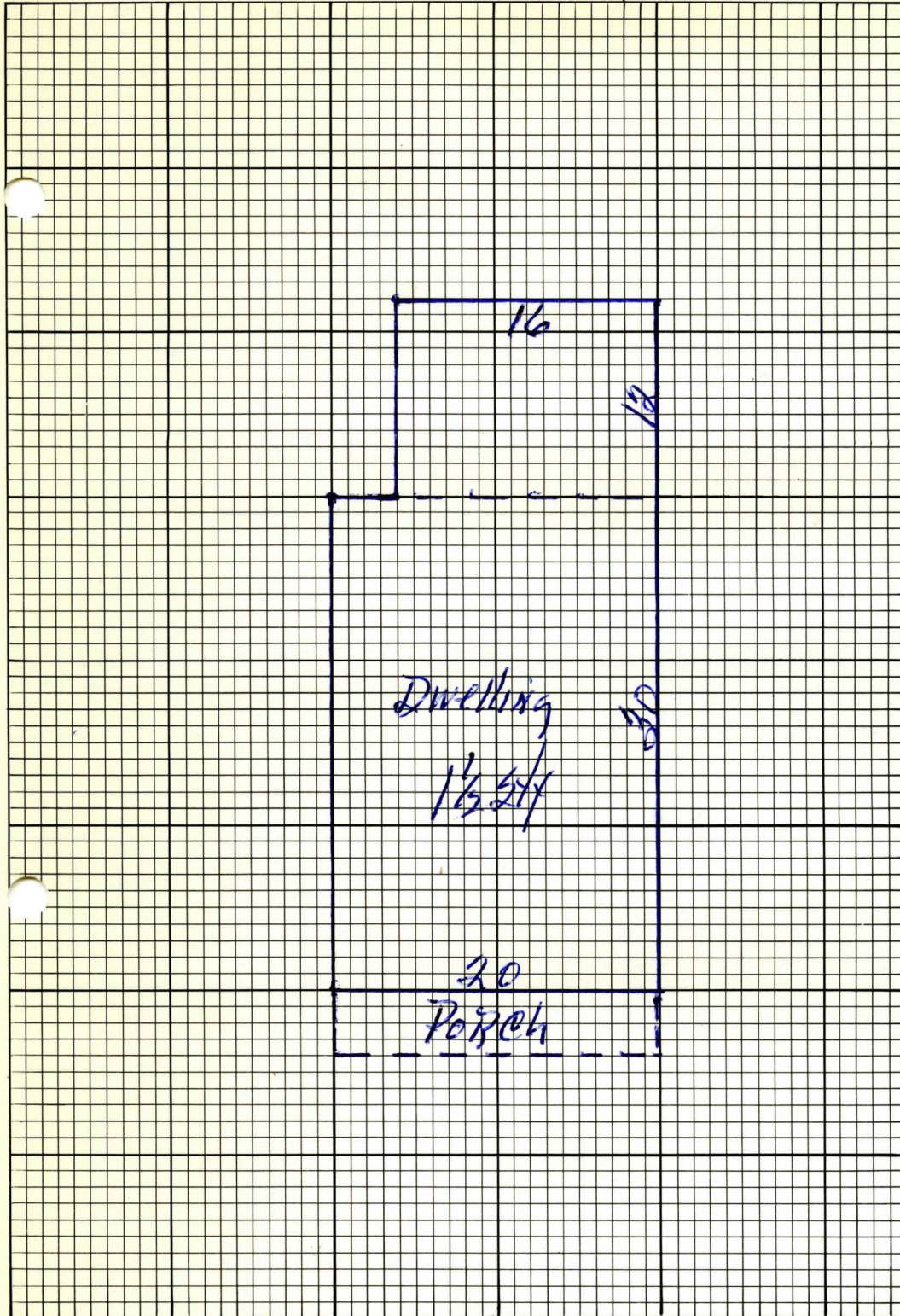
DIVISION OF LANDS
AND RIGHT OF WAY BUILDING SKETCH

S. P. Project Area 1-A COUNTY Ramsey PARCEL 39

FEE OWNER Joseph & Eva Zucher PROPERTY ADDRESS 155 Minnetonka Street, St. Paul

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

James C. [Signature]
RIGHT OF WAY AGENT

11/16/61

DATE

PARCEL NO. 39



KENTUCKY

LAFAYETTE
PUBLIC
SCHOOL

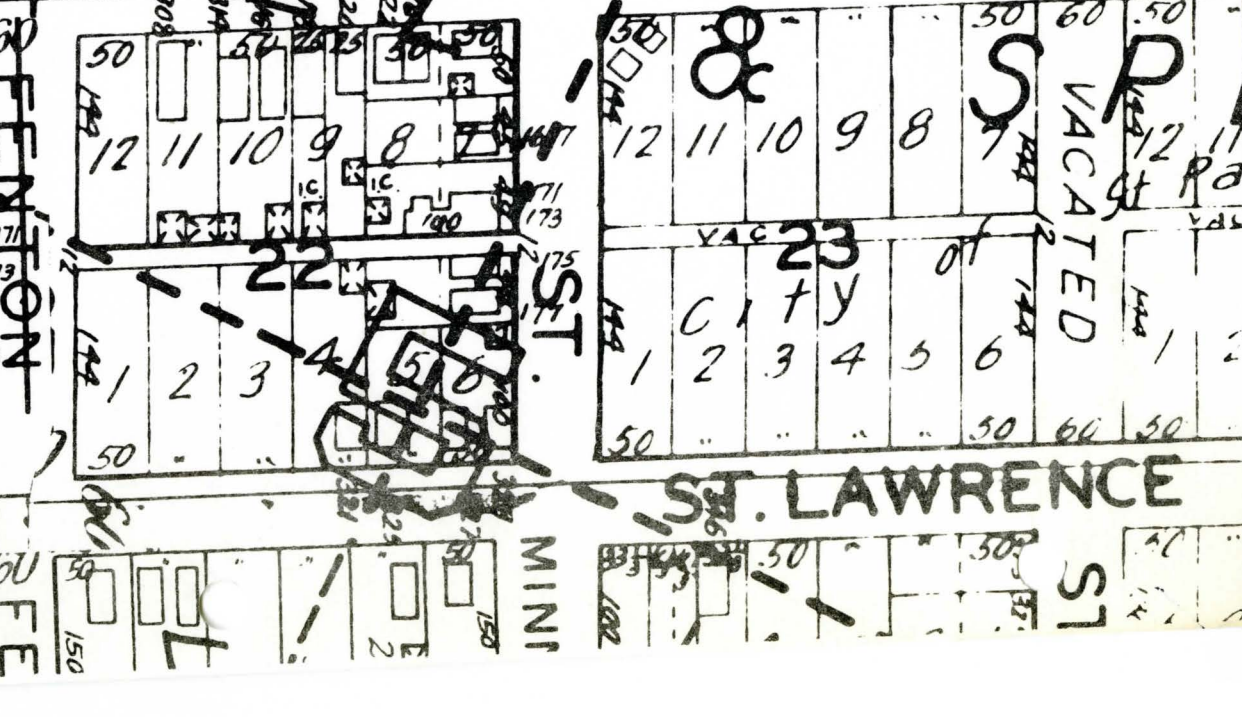
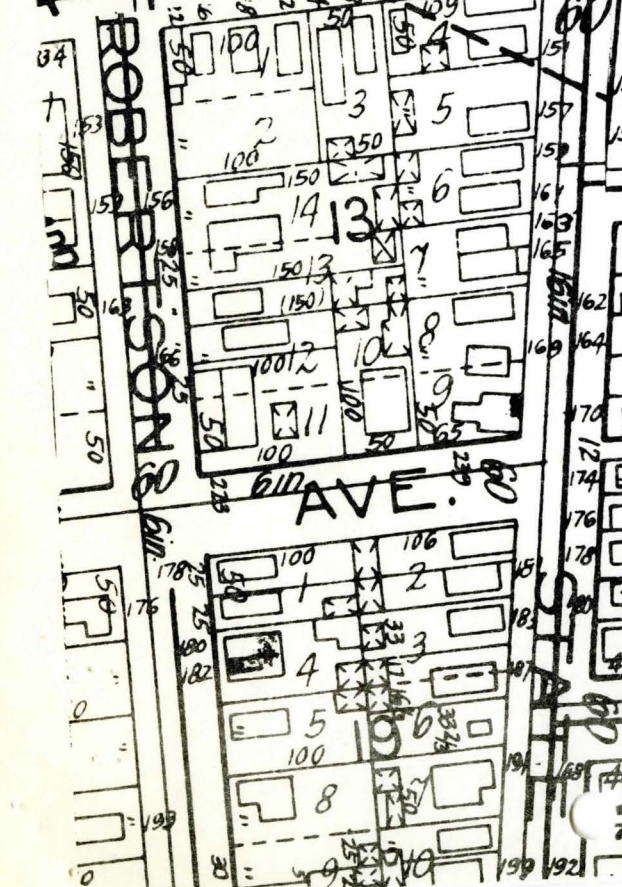
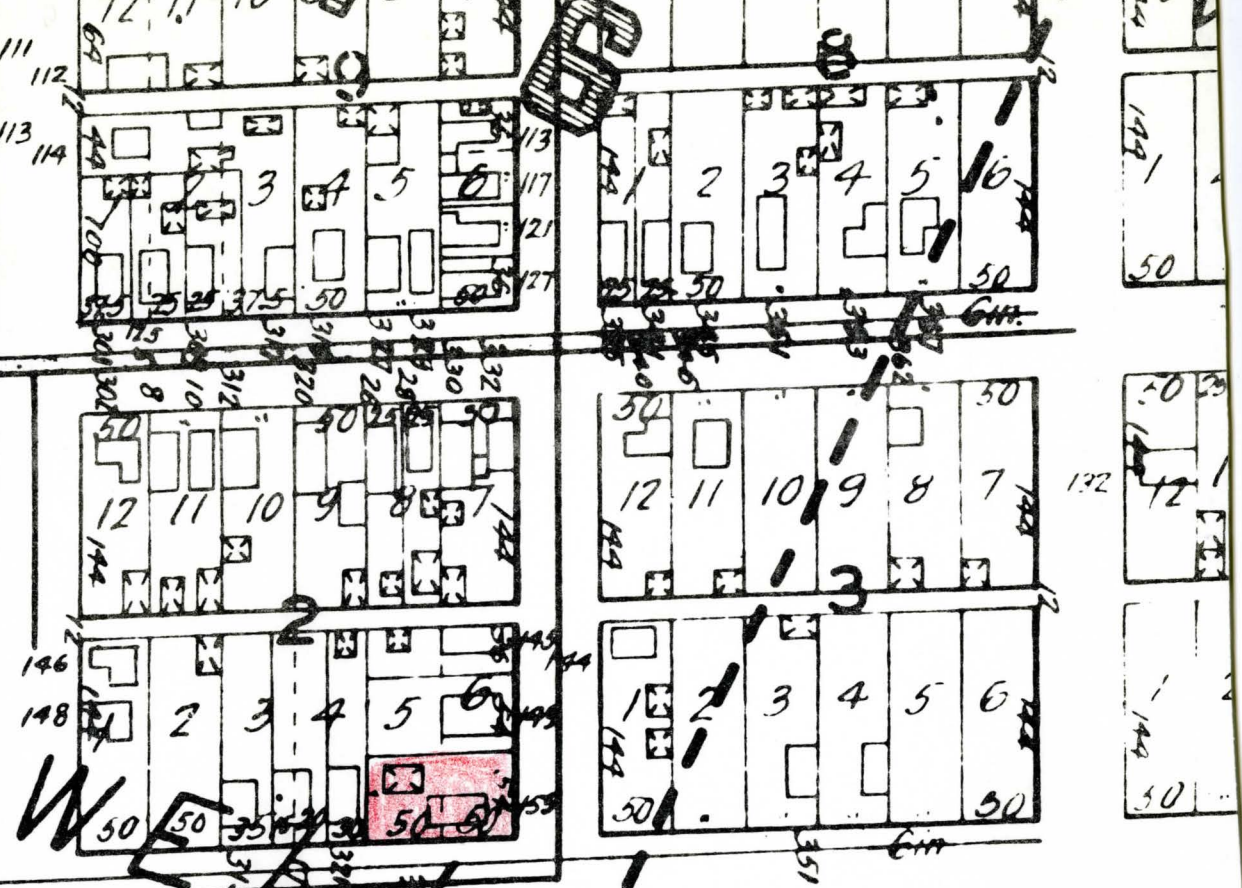
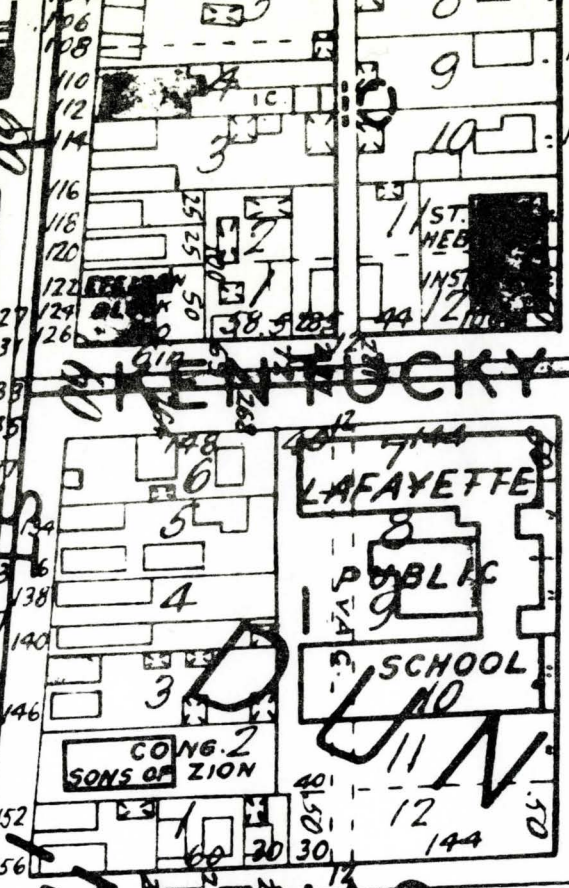
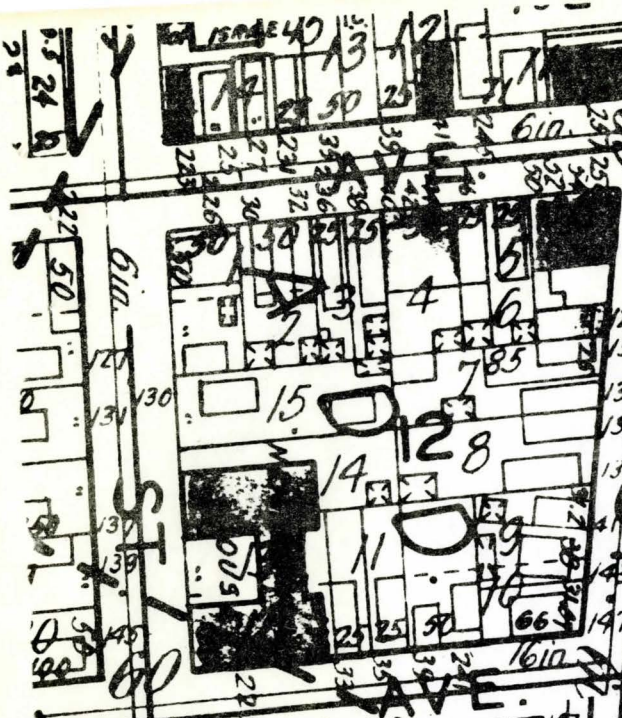
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SONS OF ZION

TEXAS

DUNNELL
AND
LAWRENCE

ST. LAWRENCE

VACATED
CITY



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. 39

Fee Owner Joseph and Eva Zucher Property Address 155 Minnetonka Street

Comparable Properties

| Comparison No. | | No. <u>1</u> | | No. <u>2</u> | | No. <u>3</u> | | No. _____ | |
|---------------------------------------------------------------------------------------------------|------------------------------------|----------------------|------------|-----------------------|------------|----------------------|-------------|--------------|------------|
| Date of Sale | | <u>6-13-61</u> | | <u>1-23-61</u> | | <u>8-26-59</u> | | | |
| Address | | <u>9 Douglas St.</u> | | <u>671 N. Western</u> | | <u>886 Armstrong</u> | | | |
| Terms of Sale | | <u>cash</u> | | <u>cash</u> | | <u>\$1000 down</u> | | | |
| Rental Income Actual | | | | | | | | | |
| Rental Income Estimated | | <u>35</u> | | <u>45</u> | | <u>50</u> | | | |
| Gross Monthly Multiplier | | <u>86</u> | | <u>89</u> | | <u>110</u> | | | |
| Sale Price | | <u>3000</u> | | <u>4000</u> | | <u>5500</u> | | | |
| Special Assmts., Time, Improvements | | | | | | | | | |
| Present Worth | | | | | | | | | |
| Less Estimated Lot Value, Garage, Porch, Fireplace, Etc. | | <u>400</u> | | <u>1000</u> | | <u>2000</u> | | | |
| Net Sale Price Bldg. Only | | <u>2600</u> | | <u>2800</u> | | <u>3300</u> | | | |
| Lot Size | | <u>47.5x48.5</u> | | <u>41.2x108</u> | | <u>40x120</u> | | | |
| Age | | <u>1890</u> | | <u>1874</u> | | <u>1885</u> | | | |
| CF or SF Content | Unit Cost New | <u>13,680</u> | <u>.60</u> | <u>14080</u> | <u>.60</u> | <u>10659</u> | <u>60</u> | <u>10740</u> | <u>60</u> |
| Unit Cost Depr. | % Depr. | <u>.33</u> | <u>55%</u> | <u>.18</u> | <u>69%</u> | <u>.26</u> | <u>56</u> | <u>.31</u> | <u>.49</u> |
| Adjustment Items | Descriptive Items Subject Property | Adjustment | | Adjustment | | Adjustment | | Adjustment | |
| | | Plus | Minus | Plus | Minus | Plus | Minus | Plus | Minus |
| Bldg. Size | | | | | | | | | |
| Age—Condition | | | | | | | | | |
| Lot Value <u>700</u> | | <u>300</u> | | | <u>300</u> | | <u>1300</u> | | |
| Landscaping | | | | | | | | | |
| Garage | | <u>200</u> | | <u>50</u> | | | | | |
| Porches | | <u>200</u> | | | | <u>200</u> | | | |
| Fireplace | | | | | | | | | |
| Basement Impr. | | <u>300</u> | | <u>300</u> | | <u>300</u> | | | |
| Attic Impr. | | | | | | | | | |
| Carpeting | | | | | | | | | |
| Plbg. & Bath Extras | | | | | | | | | |
| Painting Extras | | <u>500</u> | | <u>500</u> | | <u>500</u> | | | |
| | | | | | | | | | |
| | | <u>1500</u> | | <u>850</u> | <u>300</u> | <u>1000</u> | <u>1300</u> | | |
| Total Adjustment | | | | | | | | | |
| Net Adjustment | | <u>1500</u> | | <u>550</u> | | | <u>300</u> | | |
| Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase. | | | | | | | | | |
| Present Worth of Comparables Adjusted to Subject. | | <u>4500</u> | | <u>4550</u> | | <u>5200</u> | | | |

Estimate of Value By Cost Approach:

Repr. Cost: 13680 × .60 = \$ 8208
 Less Depreciation: 55 % 4514
 Deprec. Reprod. Cost = \$ 3694
 Land Value 54 ft at \$13 = 700
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 200
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 4594

Estimate of Value By Comparison: \$ 4700

Estimate Based on Rental Income:

Monthly Rent × GMM
50 × 90 = \$ 4500
 or By Capitalization of Net Income
 on Form 2554

Estimate By Cost Approach \$ 4594

Final Estimate By Correlation \$ 4600

Appraisal By:

Reviewed By:

James C. [Signature]

Date 11-16-61 Parcel No. 39

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 39
 FREE OWNER Joseph & Eva Zueher Property Address 155 Minnetonka, 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-B blk 66, W.St.Paul Proper Nov. 1957 - Casy \$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¢ | | 15.00 | | |
| 3. | Markoe to Remackel Missouri bet. Texas and St.Lawrence - Lots 1 & 20-Blk 14, Second Addn. to Brooklynd-Sold May 1956 \$1,000 | 80 | 125 | 10000 | 12.50 | .10¢ | | 15.00 | | |
| 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. 1956 - \$4,000.00 | 225 | 119 | 26775 | 17.75 | .22¢ | | 20.00 | | |
| 5. | State of Minnesota - Rossini Constans - corner of Fenton Lots 15 thru 20, Block 1, Kettering and Constans Add. Jan. 1957 \$660 | 240 | 125 | 30,000 | 2.25 | .022¢ | | 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

front feet
54 ~~spooxteer~~ at 13.00 = \$ 700.00
~~acres~~

Data by: James C. Humphreys Right of Way Agent Date: 11/12/61 Parcel No. 39

