

# **Collection Information:**

Folder: Parcel No. 41. 147 Minnetonka Street.

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

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Records.

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

S. P.	1 - A	COUNTY	PARCEL
	OWNER Pallin S. Losenblum	PROPERTY ADDRESS	157 Minnetonka



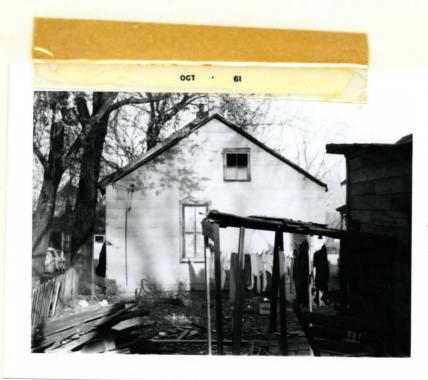


Photo No.	Description of Subject	Photo No. Description of Subject
1.	Front view - subject property	5.
2.	Rear view - subject property	6.
3		7.
4		8.
Date of	Photo:	By: Right of Way Agent

### STATE OF MINNESOTA

Date of Photo: \_

# DIVISION OF LANDS AND RIGHT OF WAY DEPARTMENT OF HIGHWAYS PHOTOGRAPHIC MOUNTINGS

S. P	l=A	COUNTYRamsey	PARCEL_No. 41
FEE OWNER_	Philip S. Rosenblum	PROPERTY ADDRE	SS 147 Minnetonka
FEE OWNER	LEGAL: 400 Aur LISTING BROKER OWNERS NAME Full 1 Adm: steel Heat: gravity fur. h. water \$\frac{1}{2}\$ bows for heater: 30 gal. side arm gal. auto. elec. gal. auto. elec. gal. auto. elec. gal. auto. gas Incinerator Laundry tubs 220 wiring Pump Rec. room Insul. Walls Ceil. Roof: comp. X wood list fl. occ. by 2nd fl. occ. by 2nd fl. occ. by 2nd fl. occ. by 2nd fl. occ. bows Annual LISTI OWN Full Heat:  ### ### ### ### ### ### ### ### ###		SUS  The bad Pioor  x old  p. sh.  NHS. MS.  x 46  5x25  driveway  dwd. X soft X  Ciry Wer. X  Well  x ov. drs.
Photo	Rose v V		
No. De	escription of Subject	No. D	Description of Subject
0	1 1 100		
	No. 1 - 400 Aurora	5 6	

Right of Way Agent

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

EE OWNER_	Philip S. I	Cosenblum	PROPERTY A	DDRESS 147	Minnetonka
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	LISTING BROKER HI	spek & Sons			
				NE: RESBUS	
	Full 1 Basement Full 1 Basement Heat:	woodX L.R. 14 x ]	O I D	YPE OF BLDG. Sft.	
	gravity fur. st	Fireplace	Fireplace	B.R. x	
	h. water Stove of	il X D. Space x	D Susan	Year Built Old	
	water heater:	nook cabinets p	Nitch. x	Cond. asp. sh.	
	30 gal. side arm	fan disposal d. Trim paint	wshr. fan disposal d.	antry Taxes N.H.S. H.S. wshr. Assessments	
	gal. auto. gas	Bath full X Tile shr.	Parmi	Bldg. 15 x 46	
	Laundry tubs	Den/S. Rm. x	Den/S. Rm.	Lot 40 x 125	
	Pump	Nower B.R. 9 x 1 B.R.	016 B.R. 12 x 1 B.R. 12 x 1	floors—1st hdwd.	
	Rec. room x Insul. Walls Ceil. W.	Porch X Scr. X	B.R. x	6 floors—2nd hdwd. soft Sewer X City Wtr. X	
	Post.	Strip condition Poor slate carp.	condition POOP	S. Tank Well	
	2nd fl. occ. by	phone	Carp. drapes Lease Exp. re	Att. Det. ov. drs.	
	Schools: Public grade Churches	high	Lease Exp. re	ar due	
	Transp.  Resease for selling	and the same of the same of the	Present Mtge.  Mtge. Commit.	3	
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	acarity fur. stakes	Pireplace X 13	L.R. x Fixeplace	B.R. x	
	b. weare f. nie oil gas	D. Space x	D.R. E	Besh	
	Annual fuel cost	Kitch 14 x 14 nook cobiness presty	Kitch. x	Year Built 1902 Exercise State Siding	
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	gal, maso, elec gal, maso, gas	NORE Beat full / Title abr. 14	Trim	Bidg 28 x 20	
	Laundry tube Tolket	Den/S. Res. x	Bach fail Tile slar. 1/2 Den S. Rm. x	Lox 40 x 145	
	220 wiring	B.R. x	BR 9.6 1 13	Choors—Let indeed soft x	
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	Reaf : comp. X wead place	condition	condition	Ger 10	
	In EL occ. by Vacant	phone	Leave Exp. drupes	Att. Dec. X ov. dea.	
	THE OLE DY	phase	Acres Eve	dine	
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	Schools: Public grade Adams Churches Transp. West Seventh Ge	and the same of th	On perochial perochial present Mage. Nome	due	
	Schools: Public grade Adissos Churches	and the same of th	De perochiol	it. James	
	Schools: Public grade Adams Churches Transp. West Seventh Ge	reet - 4 blocks	Present Mage. None Mage. Commit	Possession Immediate	
	Charches Pablic grade Alesso Charches Transp. West Seventh 3t Resson for setting	treet - 4 blocks	Om percent Mage. Notice  Present Mage. Notice  Mage. Commits  Will consider water	Possesion Immediate	
	Churches Churches Transp. West Seventh St Resion for reting  9 Douglas	breet - b blocks	OR percent Mage. None Mage. Commis Will consider stude	Procession Internal Internal Company C	
	Charches Trace, West Seventh St Reson for selling  1 Douglas  1 Do	Lreet - 4 blocks	Present Mage. None Mage. Commit Will consider trade	Possessor Immediate  G / 15   G    G: RUS H1 5-5002 BUS SA 1-232  OTH OF SUDG BUSGS DOWN	
	Churches Churches Churches Transp. West Seventh St Tra	Figure 1 5 Co.  La Piles FARE  Las Phop	Present Mage. None  Mage. Commis  Will consider trade  SALEBRADE E. S. F. 7600  To J. D. L. R. S. France	Personal Files   Personal Content    O   1	
	Churches  Charches  Charch	Figure 5 Co.  L. Fissel 5 Co.  L. Fissel 5 Co.  Let Play Frequence  D. L. 13 x    Respises x  D. Resse x	Present Mage None  Mage Commit  Will consider trade  SALEBMAN E. S. F. PHOD  Bud Please  1   0 LB. z  D. Spoor x	Possessor Immediate  G   S   F    W: RDS H1 5-5002 BUS SA 4-232  OPE OF SEDG BUSSA 106  Bush  Your Bush 1890  Bushing H Sisting	
	Churches Transp. West Seventh St Resson for retting  DOUGLAS  DOUG	S. Fissel & Co.  L. Pike FRec  Respises  D. D. Thur  X. Khan 13,2 a	Present Mage None  Mage Commits  Will consider trade  SALESMAN E S. F. PROS  Bud Please  1 0 0 LR z  Prospinss  1 0 0 Z z  D. Spyce x  0 0 6 Kitch. z	Prosence Immediate  O 1 5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
	Churches Trace, West Seventh St Remons for militar  9 Doug G.L.A.  Little Books 1 Seventh St  ATT Books 1 Seventh St  ATT Books 1 Seventh St  Flat Space 1 Seventh St  I seventh St  Warr bases  Warr bases	Figure 1 & Co.  k l. Pikes Fifth.  Frequence 1 lat 1 2 x l.  Respiser 1 lat 1 1 x l.  Respiser 1 lat 1 1 x l.  Respiser 1 lat 1 2 x l.  Respiser 1 lat 2 x l.  Lat Finance x l.  K lOuth, 13,2 x l.  Let finance x l.  K louth 13,2 x l.  Let finance	Present Mage. None Mage. Commis Will consider trade  SALESSMAN E. S. F. 1960  Bed Please  1 0 D. E. R. Frequence  1 D. Spoot x  0 6 Kinch. z  secury H. nogth onlines p	Prosence Intendints  G / S / G    WE REE HI 5-5002 BUS SA 4-232  OFF OF SEDS SUPPRIOR  But 100 Supprior 1 H Sights  Cond Fair  Year 140 28 N.H.S. K. H.S.  other. Assessment	
	Account public profe Administration of the Account	Figure 5 Co.  K.L. Pitca Exem.  Int Phope word Lift. 13 x   Respises w X Kinch. 13 x 2 x   optic optic objects of Yring Palacted	Present Mage. None  Mage. Commis  Will Consolidar trade  SALEBRADI E. S. F. 1900  Red Place  1 p. 10 L.R. s.  Presents  D. Spoter x  O. 6 Kilenh. s.  senery H. namb solviers p.  reths. fine disposal d.  Price	Possessor Immediate  G   S   G    G   S   G    G   S   G    G   S   G    G   S   G    G   S   G    G   S   G    G   S   G    G   G    G   G    G   G    G   G    G   G    G   G    G   G    G   G    G   G    G   G    G   G    G   G    G   G    G   G    G   G    G   G    G    G   G    G	
	Account of the second of the s	S. Figure 5 Co.  L. Pikes Efficie  Propries  D. Rose v  X. Rose, 13,2 x 1  post cubins p  for dispared 6.  Yeing Palarted  X. Both full X. Tile siz.  Dose, S. Ros. y	Present Mage. None  Present Mage. None  Mage. Commit  Will consider trace  SALEBSEAM E. S. F. PHOO  Bud Place  I a 10 L.R. u  Frequence  J. D. Spore x  D. Spore x	Prosence Installate  G (S) (F) (F) (F) (F) (F) (F) (F) (F) (F) (F	
	Actions Public grade Alexas Charches Public grade Alexas Alexandra Public grade Alexas Alexandra Public Grade Alexandra Public Grade Alexandra Public Grade Alexandra Public Browns could be seen a public grade and a public	Figure 5 Co.  K.L. Pitch Exem.  Int Phope  Left 13 x    Respises  A Kinch, 13 x 2 x    Left 13 x 2 x	Present Mage. None Mage. Commis Will consider trade  SALESPEADL E. S.a. F.a. PROD  Dad Plane    J.   D. E. x   Freephose   J.   D. E. pool  D. Spoor x   D. Spoor	Presence Intendinte  G / S   G    WE RES MI 5-5002 BUS GA 4-232  (FM OF BEDG BUSGE BW Piner  R.B.	
	Churches Trace, West Seventh St Trace, West Seventh St  Person for setting  Pull Beautropy  Float  From Seventh St  ART Beautropy  Float  From Seventh St  Float  F	Dreet - b blocks  S Figure 1 & Co.  La Figure 1 & Co.  La La Figure 1 La Fire 1  Propries  La La Figure 1 La La Fire 1  Propries  La L	Present Mage. None  Present Mage. None  Mage. Commits  Will consider trade  SALEBRADE E. S. F. PHOD  Red Plane  1 a 10 D.E. x  D. Sport x  D. Sport x  O. 6 Katch. x  security is nasth sobicarus y security. Security objects of free  Price  M. Book half Tile she.  Dun S. Ray. x  J. B. R. x  R. B. x  R. B. x	Prosension Intendints  G   S   G    WE REN MI 5-5002 BUS SA 4-232  (FM OF BEDS BUSSE BW Piner  R.R.	
	Churches Trace, West Seventh St Trace, West Seventh St Remon for miling  9 DOUGLAS  LEGAL: Militar PA  9 DOUGLAS  LOTTING MICEST  ART Minorania  Pull Brane: cord w  Heart  1 six Specca gas  necessified one  Winer hame:  pul side one  mic spec dic.  0 gal ones gas  language role  120 wining 110 Sh  Page  P	Figure 5 Co.  K. L. Pitto EMMS  Int Phops  Lift 13 x 1  Resplace  D. Space x  Kinch, 13 x 2 x 1  Open delicent per delicen	Present Mage. None Mage. Commis Will consider trade  SALESSMAN E. S. F. PROD  Red Place  1 0 0 D.E. H. Homework  1 1 0 D.E. H. Homework  1 2 0 D.E. H.	Prosence Immediate  O 1 5 1 5 5002 m/s CA 4-232  OF OF MIDG 5 MOSA 100  B.B. B.B. B.B. B.B. B.B. B.B. B.B. B	
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	Churches Trace, West Seventh St Trace, West Seventh St Remons for setting  9 Doug G.LA: Littles and Remons for setting  CONTROLL ST ART Browness  Pull Breas: must w  Fleat  purchage face. end  h. water odd  f. six Space gas  more and lead one  West hance:  pul side one  pul side on	Figure 5 Co.  E. L. Pitto FAME  Total 5 Co.  E. L. Pitto FAME  Let Phop  Total 14 2 1  D. Spean 4  Kinch 13 2 2 1  Oneolis onlinears on  Tring Palaced  X Best Nat Tile sir.  Don' I. Rus.  Fooler S.R. 9 4 x 7  Bull. 2  Proch 5 X 14 5c.  Secto oneolision Fall deponsion  don deponsion Fall deponsion  Total consultation for the phope  Secto oneolision Fall deponsion  Total consultation for the phope  Secto oneolision for the phope  Sector of the phope  Sector oneolision for the phope  Sector of the phope  Sector oneolision for the phope  Sector of the	Present Mage. None Mage. Commis Will consider trade  SALESPEAD E. S.a. F.a. 74000  To a second trade  SALESPEAD E. S.a. F.a. 74000  The second trade  The se	Prosention Toward Laste  O 1 5 1 5 5002 aus. SA 4-232  (PH OF BIDS 5 WINGS 106  B.B. Bank  Venc Build 1890  Brantine J. H. S. I sline.  Cond. Fall  Towar 140, 28 N.P.S. g. PL.9.  with: 440 x 22.44  V. Lee 47 x 485  elliny x slides derivening flaces—last beford. x sub thours—2nd before  Act. Dec. ov. dos.	
	Achoods: Public grade Chauches Chauches Transp. West Seventh St Transp. West Seventh St Resson for setting  9 DOUGLA: LINTENG MINCHES E.  OWNERT HAME. See  ART HAME. See  101 Breas: cool of feat: purific for merceal foul core  West hame.  20 July sees doc.  21 July cool core  220 wining 110 Sh Prings P	Figure 5 Co.  K. L. Pitto FMEL  Proplets  D. Freeplans  W. Kinh, 13,2 x 1  One dispared  X. Rich, 13,5 x 1  One dispared  A Country	Present Mage. None  None Mage. Commit  Will consider trade  SALEBRADE E. S. F. PHOD  Red Place  1 a 10 L.R. u  Freephous  1 a 10 D.E. u  D. Spoor u  Den's Rap. u  Lear Bop. Lear Bop. Lear Bop. Lear Bop. Lear Bop. Penner Mage. Nonrel	Prosence Immediate  O 1 S S S S S S S S S S S S S S S S S S	
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	Churches Chu	S. Figure 5 Co.  L. Pitch Effects  Propries  D. L. Pitch Effects  Respices  D. L. Pitch Effects  Respices  D. L. Pitch Effects  Respices  N. Edwh. 13.2 x 1  posts subjected 4.  Yeing Palarcad  X. Both full X. Tile six.  Down's Run. x  Posts S.R. 9.4 x 8  some S.R. 9.4 x 7  B.B. x  Proch 5 X 14 Scr  Seely coop despens  No 1600 phone  Molder coop despens  No 1600 phone  phone  moced bidgh More  see  s 109.86 - s danwells as s  5100 P. Fig.	Present Mage. None  Will consider trade  SALEBRADE E. S. F. PHOD  Red Place  I all D. E. E. E. PHOD  And Place  I all D. E. E. E. PHOD  And Place  I all D. E. E. E. PHOD  And Place  I all D. E. E. E. PHOD  And Place  I all D. E. E. E. PHOD  And Place  I all D. E. E. E. PHOD  And Place  I all D. E. E. E. PHOD  And Place  I all D. E. E. E. PHOD  And Place  I all D. E. E. E. E. PHOD  And Place  I all D. E.	Prosenior Immediate  O 1 S WIDS A4-232  OFF OF WIDS BURDS DWIDS DWIDS BURDS DWIDS BURDS DWIDS BURDS DWIDS BURDS SWIDS BURDS SWIDS SW	Treg
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No. D	Churches Chu	Treet - 4 blocks  S. Fissel & Co.  E. L. Pitch FMSE  Lat Phop  mad Lil. 13 = 1  D. Speed  X Kinch 13 2 = 1  One dispared  X Besh full X The sir.  Down's Ham. x  Foder S.L. 9 4 = 8  Perch 5 X 16 Scr  Secto condition Fall  down Cop.  We Idea  To the phop  mound limited Fall  for the phop  mound limited Fall  for the phop  mound limited Fall  for the phop  mound limited Food  \$ 109.86 - \$   dawney   h as \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Present Mage. None  Will consider trade  SALEBRADE E. S. F. PHOD  Red Place  I all D. E. E. E. PHOD  And Place  I all D. E. E. E. PHOD  And Place  I all D. E. E. E. PHOD  And Place  I all D. E. E. E. PHOD  And Place  I all D. E. E. E. PHOD  And Place  I all D. E. E. E. PHOD  And Place  I all D. E. E. E. PHOD  And Place  I all D. E. E. E. PHOD  And Place  I all D. E. E. E. E. PHOD  And Place  I all D. E.	Prosenior Immediate  O 1 S WIDS A4-232  OFF OF WIDS BURDS DWIDS DWIDS BURDS DWIDS BURDS DWIDS BURDS DWIDS BURDS SWIDS BURDS SWIDS SW	Treg
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1. Comp.	Churches Trace, West Seventh St Remons for setting  9 Doug G. A.  Lifting amounts  Pull Remon resident  Pull Remon	Treet - b blocks  S Fissel & Co.  E L. Pitch FMSE  D. Stone  X KNah. 13.2 x 1  D. Stone  X KNah. 13.2 x 1  One dispared  X Bush full X The shr  Dow. X Run  Dow. X Run  Foder S.R. 9.4 x 7  Bull X Perch 5 X 16 Scr  Sector conscious Fall  down con  Med to phase  phase  moved bigh More  sect  Levart	Present Mage. None Mage. Commis Will consider trade  SALESPARAN E. S. F. PROD  Bud Plane  I a 10 L.B. x  Freeghoss  I a 10 D.B. x  D. Spore x  D. Spore x  Co. Spore x  Den's Rep. x  Series x  J. Back tell Tile the commis y  R. B. x  J. B. B. x  GL X B.B. x  GL X B.	Prosenior Immediate  O 1 S WIDS A4-232  OFF OF WIDS BURDS DWIDS DWIDS BURDS DWIDS BURDS DWIDS BURDS DWIDS BURDS SWIDS BURDS SWIDS SW	Treg
1. Comp. 2. Comp.	Charches Trace, West Seventh St Remon for miling  1 DOUGLAS  1 DOU	Treet - b blocks  S Fissel & Co.  E L. Pitch FMSE  D. Stone  X KNah. 13.2 x 1  D. Stone  X KNah. 13.2 x 1  One dispared  X Bush full X The shr  Dow. X Run  Dow. X Run  Foder S.R. 9.4 x 7  Bull X Perch 5 X 16 Scr  Sector conscious Fall  down con  Med to phase  phase  moved bigh More  sect  Levart	Present Mage. None Mage. Commis Will consider trade  SALESSMAN E. S. F. 1900  SALESSMAN E. S. F. 1900  To J. D. E. E. E. 1900  To J. E. E. E. E. 1900  J. Back hell Tile she.  Den's Rep. E. E. E. E. 1900  J. B. E.	Prosenior Immediate  O 1 S WIDS A4-232  OFF OF WIDS BURDS DWIDS DWIDS BURDS DWIDS BURDS DWIDS BURDS DWIDS BURDS SWIDS BURDS SWIDS SW	Treg

Project Area 1-A

Parcel No. 41

Phillip S. Rosenblum 1888 Ford Parkway

#### SALIENT FACTS AND CONCLUSIONS

Market Value Estimate:

\$1,800.00

Assessors full and true value:

Land Building 175.00

Legal Description: Northwesterly 27 feet of Southeasterly 108 feet

of Lots 5 and 6, Block 2, Dunwell & Spencer's

Addition to Brooklynd

Lot Size:

27 x 100

Zoning:

B Residential

Cubical content:

12,300 c.f.

Built 1892 - moved on lot 1908.

Basically the subject property is a one family bungalow in atrocious condition inside and out. It is purportedly rented at \$37.50 per month, which is scandalous. Floors are in deplorable condition and not covered, the walls are as bad. Plumbing in bath was leaking and there is cold water only secured from the house on the corner of Texas, through the next house and finally into the subject. No easement of record was apparent, but even if there was such an easement, the effect is detrimental rather than beneficial.

Upon entering it is necessary to walk over the open front porch which is so well worn and thin, one wonders if they aren't going to fall through. The basement situation (just crawl space through trap) is so bad, representatives won't read the meter. It is the opinion of this appraiser that inspection by authorities would lead to extensive repair or condemnation. Decrepit shed of no value.

Lot is level at street grade. Property is serviced by city water as explained above 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 20, 1961, is:

"ONE THOUSAND EIGHT HUNDRED DOLLARS"

James Chropely

DEPARTMENT OF HIGHWAYS
COST APPROACH

5,904

\$\_300

Amount

41

PARCEL NO. \_

\_\_\_\_\_% in Bone structure.

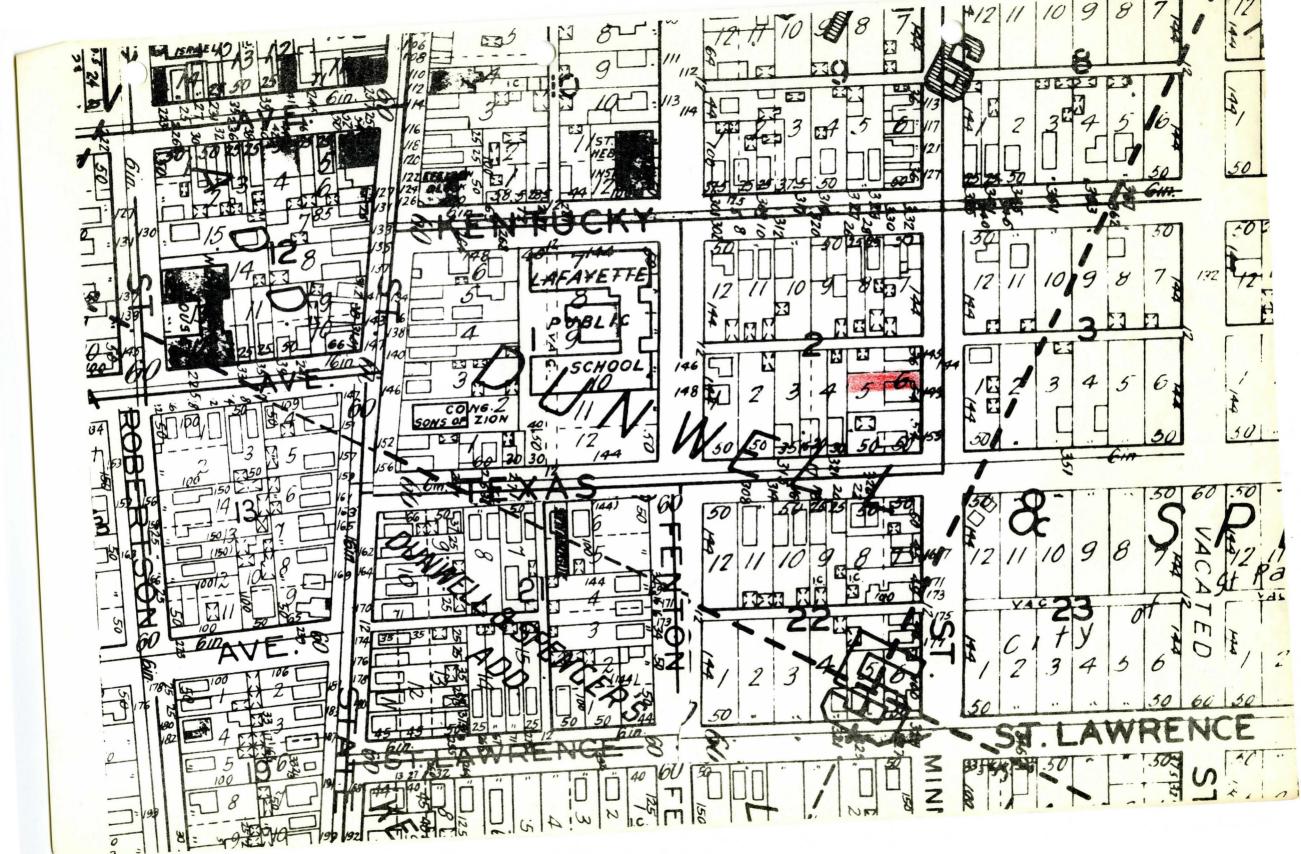
Form 2501-A 14 DIVISION OF LANDS AND RIGHT OF WAY RIGHT OF WAY APPRAISAL TOTAL TAKING STATE OF MINNESOTA URBAN PROPERTY S. P. Project Area 1-A COUNTY Ramsey PARCEL 41 FEE OWNER Phillip S. Rosenblum Property Address 147 Minnetonka St., Saint Paul, Minn. Legal Description (entire tract) Northwesterly 27 ft. of Southeasterly 108 feet of Lot 5 and 6. Block 2. Dunwell & Spencer's Addition to Brooklynd \_\_\_\_\_\_ Zoning \_\_B Residence \_\_\_\_\_ Best use\_\_\_\_\_
Depth \_\_100 \_\_\_\_\_ Area \_\_\_\_\_ dwelling dwelling Present use Area 2700 sq. ft. Size: Frontage 27 yes \_\_\_ Septic tank\_\_\_ Utilities and : Sewer\_\_\_\_ \_\_ Cesspool \_ Street : City water yes Private well Elec. pump blocktop Curb and gutter no Sidewalk Improvements: Surfacing\_\_\_\_ Full and true valuation, 19 60 Land 175 Bldgs. 750 Total 925 Taxes 19 60 \$ 72.82 Outstanding special assessments: Water\_\_\_\_ Sewer Street Total DETERMINATION OF COST FACTOR: Revenue Stamps \_\_\_\_\_ Indicated Purchase Price Boeckh's Manual Page \_\_\_ Date Acquired \_\_\_\_\_CONFIRMED PURCHASE PRICE \$\_\_\_ Base Unit Cost.....\$\_ ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY Base Cost adjustments..... Total Base Cost..... Land Value 27 f.f. at \$ 11 for 100 ft. depth \$ 300.00 Local Index ..... \_\_\_\_ sq. ft. at \$\_\_\_\_ Total Base Cost x Local Index = Cost factor at \$ Estimate of Replacement Cost of Principal Structure = \$ incl. appropriate porch area or cube per sq. ft. or cu. ft. 12,300 sq. ft. or cu. ft. x 60¢ = \$ 7,380 \_% of total Plus flat charge adjustments Bone structure \_\_\_ x \_\_\_\_ = \$\_\_ x Local Index \$\_\_\_ Life expectancy \_\_\_\_ yrs. \_\_\_\_\_% per yr. Basic depreciation rate Total Replacement Cost \$\_\_\_ Date built Depreciation Less Total Depreciation Remodeled all types 80% \_\_yrs. Effective age \_\_ Total Present Value s 1.476 Physical Depreciation - incurable in Bone structure Plus Present Value of Special Equipment Plus Present Value of Miscellaneous Bldgs. ESTIMATE OF TOTAL DEPRECIATION: Total replacement value of bone structure. Plus Land Value from above TOTAL PRESENT VALUE OF ENTIRE PROPERTY % of \$ = \$\_ Rounded to \$1,800 BY COST APPROACH \$ 1,776.00 **Total Structure** Bone Structure Estimate of Physical Depreciation - curable (in short lived items) Physical Depreciation - incurable Extent of cure or Total Cost of Chargeable Depreciation Curable Items replacement \_% of \$ \_ Roof \_ Bone Structure Chimney \_\_\_\_\_ Plus Physical Depreciation Down spouts - gutters\_ curable Exterior . Painting \_ TOTAL DEPRECIATION .....\$\_ Storms - screens\_\_\_ \_\_\_\_\_\_% of Total Replacement Cost Weatherstrip -Spec. Equip - Present Value Plumbing - bath\_\_\_ Kitchen \_\_ Furnace Wiring \_\_\_ Insulation \_ Decorating \_\_ Misc. Bldgs. no value Floors \_\_\_\_ Total Depr. Total Cost of Short Lived Items \$\_ Estimate by \_ curable \$ \_\_\_\_\_% of Total Replacement Cost Right of Way Agent

11-20-61

# DEPARTMENT OF HIGHWAYS

# DIVISION OF LANDS AND RIGHT OF WAY BUILDING SKETCH

Project Are	ea 1-A	COUNT	Y Ramse	y	PAR	CEL 41
EE OWNER Phillip	S. Rosenblum	PROPE	RTY ADDRESS _	147 Minr	netonka Stree	t,St.Paul
etch of Building cale 1" = 10"		Show Room Number on Sko Show Principal Dimension			Room	No. Ceilin
				Living	Room	1111.
				Dining		
				Kitcher		
				Bed Ro	om	
				Bed Ro		
				Bath		
				Hall		
				Porch		
				Closet		
				Store R	oom	
					ment Room	
				Breeze		
	111111111111111111111111111111111111111			Attache	ed Garage	
				Ш —		
				<u> </u>		
		Y		-		
				# pageur		
	**************************************			BASEME		
					hickness : Top of floor to top	
				The Ignit		
					foundation	
				Size	Sq. Ft.	Ht. Cub
	<del></del>					Till. Cobe
				×		
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	- Duca	ill M				
	<del>                                     </del>			SUPERS	TRUCTURE:	
	126	All III			: Top of foundation	to
	100				eaves	
		1		_	Eaves to ridge	
	<del>                                     </del>			H		
				Size	Sq. Ft.	Ht. Cube
				×		
	94			x		
				×		
	1 and a			×		
				井		
				Total cu	bic content	
				H CL:	e a Kansa	*
				Chimney	size:	
				<b> </b>	× by	fe high
				<b>—</b>		n. mgn.
	<del></del>					
				$\Box$		
ISCELL ANEOUS BUILDIN	GS Foundation Walls	Floor	Roof Co	ondition	Size	Area
Garage — detached					x	
Garage — attached					×	
Barn					×	
Hog house					×	
Chicken house					x	
Granary					×	
Machine shed					×	
	<b>\</b>		0			
KETCH AND EXAMINATION	ON BY James	0-11.00	Vc	11	20/61	
NETCH AND EXAMINATIO	RIGHT	OF WAY AGENT		1,	DATE	
					47	
	3		PAR	RCEL NO	41	



## 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

Comparation No.   No.   1						Comparable	Desportion					
March   Marc									1 3	— Т		
MOD Aurora   804 Stewart   9 Douglas	Comparison No. Date of Sale				No. 2 March, 1958		SOXNOVIXX		No			
Sale   Sale   \$13.0 down   Cash   C	ess ess				line i		201 -					
Standard	s of Sale											
Search	al Income	Actual				OWII	Cash					
Descriptive lems					\$35							
		Multiplier			-	^		0		00		
1,000   40		., Time, Im	provements		3,90	<b>U</b>	2,50		3,00			
Sample   S						*						
New Sale Price Bildy, Only   2,900   2,100   2,600					1,00	0			40	00		
Adjustment   Adj					2.00	^			2 600	_		
Second   1902   1890		bidg. Oili	7						47.5x48	3.5		
Content								-				
Depres   12 80%			12,300	.60	11,340	•60	12,960	.60	14,080	.60		
Adjustment   Descriptive Hems   Subject Property   Plus   Minus		6 Depr.	7.0	001	26	57	16	73	18	60		
Items   Subject Property   Plus   Minus   Plus   Plus   Plus   Minus   Minus   Minus   Plus   Plus   Minus   Plus   Minus   Plus   Minus   Plus   Plus   Minus   Minus   Minus   Minus   Plus   Plus   Minus		nt	-								Adjus	tment
Ng											<del>                                     </del>	
100   100		202				2.000				7000		
Section   Sect			2									
Derage		300				700		100		100		
Second   Impr.   300   300   200   300   200   300   200   300   200   300   200   300   300   200   300												
Assement Impr.   300   300   200										200		
Aftic Impr.    Carpeting						200		200	-	200		
Carpeting   200   800   800					<u> </u>	300		300		200		
Total Adjustment Not												
Fresent Worth of Comparable Properties with Adjustments for Imme and Improvements Since Purchase.  Present Worth of Comparable Properties with Adjustments for Imme and Improvements Since Purchase.  Present Worth of Comparables  Adjusted to Subject.  1,700  1,700  1,500  Estimate of Value By Comparison: \$1,700  Less Depreciation: 80 % 5,904  Deprec. Reprod. Cost  Land Value 27 f.f. \$11  Sq. Ft. or Ft.  Plus Landscaping  Plus Present Value Misc. Bldgs.  Plus Present Value Special Equipment  Estimate of Value By Comparison: \$1,700  Estimate Based on Rental Income:  Monthly Rent × GMM  20		ras				200	800					
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.  Present Worth of Comparables Adjusted to Subject.  1,700  1,700  1,500  Estimate of Value By Comparison: \$1,700  Less Depreciation: 80 % 5,904  Deprec. Reprod. Cost Land Value 27 f.f. \$11  Sq. Ft. or Ft.  Plus Landscaping Plus Present Value Misc. Bldgs. Plus Present Value Special Equipment  - 2,200  - 800  - 1,500  3,000  Estimate of Value By Comparison: \$1,700  Estimate Based on Rental Income:  Monthly Rent X GMM  20 × 90 = \$1,800  or By Capitalization of Net Income on Form 2554  Estimate By Cost Approach \$1,776	ing Extras				ļ		<del>, , , , , , , , , , , , , , , , , , , </del>		<u> </u>			
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.  Present Worth of Comparables Adjusted to Subject.  1,700  1,700  1,500  Estimate of Value By Comparison: \$1,700  Less Depreciation: 80 % 5,904  Deprec. Reprod. Cost Land Value 27 f.f. \$11  Sq. Ft. or Ft.  Plus Landscaping Plus Present Value Misc. Bldgs. Plus Present Value Special Equipment  - 2,200  - 800  - 1,500  3,000  Estimate of Value By Comparison: \$1,700  Estimate Based on Rental Income:  Monthly Rent X GMM  20 × 90 = \$1,800  or By Capitalization of Net Income on Form 2554  Estimate By Cost Approach \$1,776					1							
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Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.  Present Worth of Comparables Adjusted to Subject.  1,700  1,700  1,500  Estimate of Value By Comparison: \$1,700  Less Depreciation: 80 % 5,904  Deprec, Reprod. Cost Land Value 27 f.f. @ \$11 = 300  Plus Landscaping Plus Present Value Misc. Bldgs. Plus Present Value Special Equipment  - 2,200												
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.  Present Worth of Comparables Adjusted to Subject.  1,700  1,700  1,500  Estimate of Value By Comparison: \$1,700  Less Depreciation: 80 % 5,904  Deprec, Reprod. Cost Land Value 27 f.f. @ \$11 = 300  Plus Landscaping Plus Present Value Misc. Bldgs. Plus Present Value Special Equipment  - 2,200			-		-							
Properties with Adjustments for Time and Improvements Since Purchase.  2,500  3,000  1,700  1,700  1,500  1,700  1,500  1,700  1,500  Estimate of Value By Comparison: \$1,700  Less Depreciation: 80 % 5,904  Deprec. Reprod. Cost  Land Value 27 f.f. @ \$11  Sq. Ft. or Ft.  Plus Landscaping  Plus Present Value Misc. Bldgs.  Plus Present Value Special Equipment  3,900  2,500  3,000  1,700  1,700  1,700  Estimate of Value By Comparison: \$1,700  Estimate Based on Rental Income:  Monthly Rent X GMM  20 X 90 = \$1,800  or By Capitalization of Net Income on Form 2554  Estimate By Cost Approach \$1,776	A TOWN TO THE COLUMN TO THE CO				- 2,200			- 800		1,500		
Present Worth of Comparables Adjusted to Subject.  1,700  1,700  1,500  Estimate of Value By Cost Approach:  pr. Cost: 12,300 × .60 = \$7.380  Less Depreciation: 80 % 5.904  Deprec. Reprod. Cost  Land Value 27 f.f.@ \$11 = 300  Sq. Ft. or Ft.  Plus Landscaping  Plus Present Value Misc. Bldgs.  Plus Present Value Special Equipment  1,700  1,700  Estimate of Value By Comparison: \$1,700  Estimate Based on Rental Income:  Monthly Rent × GMM  20 × 90 = \$1,800  or By Capitalization of Net Income on Form 2554  Estimate By Cost Approach \$1,776	erties with	Adjustmen	nts for		3.900		2,500		3,000			
imate of Value By Cost Approach:  pr. Cost: 12,300 × 60 = \$ 7,380  Less Depreciation: 80 % 5,904  Deprec. Reprod. Cost \$ 1,476  Land Value 27 f f @ \$11 = 300  Plus Landscaping  Plus Present Value Misc. Bldgs.  Plus Present Value Special Equipment  Estimate of Value By Comparison: \$ 1,700  Estimate Based on Rental Income:  Monthly Rent × GMM  20 × 90 = \$ 1,800  or By Capitalization of Net Income on Form 2554  Estimate By Cost Approach \$ 1,776	ent Worth	of Compa										
Pr. Cost: 12,300 × 60 = \$7,380  Less Depreciation: 80 % 5,904  Deprec. Reprod. Cost \$1,476  Land Value 27 f.f.@ \$11 = 300  Sq. Ft. or Ft.  Plus Landscaping  Plus Present Value Misc. Bldgs.  Plus Present Value Special Equipment  Estimate Based on Rental Income:  Monthly Rent × GMM  20 × 90 = \$1,800  or By Capitalization of Net Income on Form 2554  Estimate Based on Rental Income:  Monthly Rent × GMM  20 × 90 = \$1,800  or By Capitalization of Net Income on Form 2554  Estimate By Cost Approach \$1,776	21177700 300		Approach:						By Comparison		7 700	
Deprec, Reprod, Cost  Land Value 27 f of @ \$11 = 300  Sq. Ft. or Ft.  Plus Landscaping  Plus Present Value Misc. Bldgs.  Plus Present Value Special Equipment  ### April 1976  ### April 1976  ### Monthly Rent X GMM  20 × 90 = \$1,800  or By Capitalization of Net Income on Form 2554  Estimate By Cost Approach \$1,776										Ψ.		
Land Value 27 f of a \$1 = 300  Sq. Ft. or Ft.  Plus Landscaping  Plus Present Value Misc. Bldgs.  Plus Present Value Special Equipment  Monthly Rent X GMM  20 × 90 = \$1,800  or By Capitalization of Net Income on Form 2554  Estimate By Cost Approach \$1,776				_5		1,00	Estimate Based on Rental Income:			<b>:</b>		
Plus Landscaping or By Capitalization of Net Income on Form 2554  Plus Present Value Misc. Bldgs.  Plus Present Value Special Equipment Estimate By Cost Approach	nd Value	27 f f	ost . @ \$77		_ \$		М	onthly Rent	<b>х</b> вмм			
Plus Present Value Misc. Bldgs.  Plus Present Value Special Equipment  Section 2554  Estimate By Cost Approach \$ 1.776		-1 -01	Sq. Ft. o	or Ft.						<u></u> = \$.	1,800	
Plus Present Value Special Equipment Estimate By Cost Approach		-			-		or By Capitalization of Net Income on Form 2554					
				_						1,776		
Estimated Value By Cost Approach \$1.776 Final Estimate By Correlation	Estimated Value By Cost Approach \$1					776	Final	Estimate By	Correlation	\$	1,800	
opraisal By: Reviewed By:	isal By:		Re	eviewed By								

FEE OWNER Phillip S. Rosenblum

Property Address 147 Minnetonka,

45

Baul, Minn

41

Form 2547-a

Compari-	Grantor - Grantee Legal Description	11118		Area Sq. Ft.		UNIT PRICE		by time	ADJUSTED VALUE, depth and rison to subj	location
son No.	Consideration.  Date of Sale	Frontage	Depth	Acres	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.	Markee to Remackel St.Lawrence & Missouri Lots 18 & 19, Blk 4, Second Addn. to Brocklynd Sold June 1957 - \$1,000.	8 <b>0</b>	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. 156 - \$4,000.00	225	119	26775	17.75	•22¢		15.00		
5.	State of Minnesota- Rossino Constans - corner of Fenton Lots 15 thru 20, Block 1, Kettering and Constans Add. Jan. 1957 - \$660	240	125	30,000	2.75	.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:  front feet										
27 specient at 10.00 = \$300.00										

Data by:

Right of Way Agent

Parcel No.

DEPARTMENT OF HIGHWAYS

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

S. P. No.	1-A County R	ams <b>ey</b> RECORD	OF TRANSF	ERS		P			
PAR.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	INDICATED AMOUNT
41		Philip S. Rosenblum	9-29-47				<u>.</u>		
41	Philip S. Rosenblum	Port Authority of St. Paul	9-20-61		W. D.				
	**		-				le de la companya		
					a series				
				*					
¥				Cari					
-							3 · 1		
			1						
				•					

(For Use as Project Infor	
All transfers of each individual par	
during the past five years must be l	isted above. Actual date
of acquisition by present owner only of title) need be shown if more than	(from attorneys opinion five years previous.
Information by:	
	11-20-61
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

VO 61 Date