



Collection Information:

Folder: Parcel No. 42. 145 Minnetonka Street.

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

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

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S. P. 1-A COUNTY Ramsey PARCEL 42

FEE OWNER Alfonso & Lucrecia DeLeon PROPERTY ADDRESS 145 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: 11/61

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

By: James C. Husfeldt
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 No. 42
 FEE OWNER Alfonso & Inocenciz DeLeon PROPERTY ADDRESS 145 Minnetonka

9 DOUGLAS

6/13/61

NOV . 61



NOV . 61



LEG

LISTING

OWN

Full

Heat

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f.

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220

Inc

La

Sh

P

Rec

Insul

Roof

1st fl.

2nd fl.

Schools

Ch

Transp.

Reason

Remarks

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LISTING

OWN

Full

Heat

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1st fl.

2nd fl.

Schools

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Transp.

Reason

Remarks

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LISTING

OWN

Full

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Inc

LEGAL

400 Aurora Ave.

LISTING BROKER _____ SAL

OWNER'S NAME _____

Basement	1st Floor
Full <u>1 1/4</u> in: steel wood <input checked="" type="checkbox"/>	L.R. <u>14</u> x <u>10</u>
Heat: gravity fur. stoker	Fireplace
h. water <u>stove</u> oil <input checked="" type="checkbox"/>	D.R. <u>9</u> x <u>9</u>
f. air gas	D. Space <u>8</u> x <u>9'</u>
annual fuel cost	Kitch. <u>8</u> x <u>9'</u>
Water heater: gal. side arm	nook cabinets pane
gal. auto. elec.	fan disposal d. wsl
gal. auto. gas	Trim <u>paint</u>
Incinerator	Bath full <input checked="" type="checkbox"/> Tile shr.
Laundry tubs Toilet	Den/S. Rm. <input checked="" type="checkbox"/>
220 wiring Shower	<u>draw. 9</u> x <u>10</u>
Pump	B.R. <input checked="" type="checkbox"/>
Rec. room <input checked="" type="checkbox"/>	B.R. <input checked="" type="checkbox"/>
Insul. Walls Ceil. W. Strip	Porch <u>12x12</u> <input checked="" type="checkbox"/>
Roof: comp. <input checked="" type="checkbox"/> wood slate	condition <u>poor</u>
1st fl. occ. by	carp. drapes
2nd fl. occ. by	phone
Schools: Public grade	high
Chutches	
Transp.	
Reason for selling	
Remarks	



Photo No.

Description of Subject

1. Comp. No. 1 - 9 Douglas
2. Comp. No. 2 - 671 N. Western
3. Comp. No. 3 - 400 Aurora
4. _____

Date of Photo:

James C. [Signature]
11/61

4-2329

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S. P. 1-A COUNTY Ramsey PARCEL No. 42
 FEE OWNER Alfonso & Inocenciz DeLeon PROPERTY ADDRESS 145 Minnetonka

6/13/61

9 DOUGLAS

LISTING BROKER E. S. Fiegel & Co. SALESMAN E. S. F. PHONE: RES. MI 6-5002 BUS. CA 4-2329

OWNER'S NAME Rock L. Phipps, Esq. TYPE OF BLDG. Bungalow

Basement		1st Floor		2nd Floor		3rd Floor	
Full	Beam: steel wood	L.R.	13 x 11.10	L.R.	x	B.R.	x
Heat:	Fireplace	Fireplace	x	Fireplace	x	Bath	x
gravity fur.	stoker	D.R.	14 x 11.10	D.R.	x	Year Built	1890
h. water	oil	D. Space	x	D. Space	x	Exterior	J. M. Siding
f. air	gas x	Kitch.	13.2 x 10.6	Kitch.	x	Cond.	Fair
annual fuel cost		nook	cabinets x pantry	nook	cabinets x pantry	Taxes	140.28 N.H.S. x H.S.
Water heater:	fan disposal d. wshr.	fan disposal	d. wshr.	fan disposal	d. wshr.	Assessments	
gal. side arm	Trim	Painted		Trim		Blde.	40 x 22.4
gal. auto. elec.						Lot	47.4 x 48.4
30 gal. auto. gas	x	Bath full	x Tile shr. 1/2	Bath full	x Tile shr. 1/2	alley	x side driveway
Incinerator		Den/S. Rm.	4 x 9.6	Den/S. Rm.	x	floors—1st hdwd.	x soft
Laundry tubs	Toilet	B.R.	9.4 x 8.9	B.R.	x	floors—2nd hdwd.	soft
220 wiring	Shower	B.R.	9.4 x 7.10	B.R.	x	Sewer	x City Wtr. x
Pump		B.R.	x	B.R.	x	S. Tank	Well x
Rec. room	x	Porch	5 x 14 Scr. Gl. x	B.R.	x	Gar.	x
Insul. Walls	Ceil. W. Strip	condition	Fair	condition		Att.	Det. ov. drs.
Roof: comp. x wood slate	carp.	carp.	drapes	carp.	drapes		
1st fl. occ. by	phone	phone		Lease Exp.	rent		
2nd fl. occ. by	phone	phone		Lease Exp.	rent		
Schools: Public grade	High	High	Monroe	parochial	St. Stanislaus		
Churches	All	Present Mtge.	None	Mtge. Commit.	Will order		
Transp.		Will consider trade					

Reason for selling: James are \$109.85 - sidewalk assessment \$30.62 N.H.S. - show Saturday, Sunday, Tuesday or Wednesday after 5:00 P. M.

Remarks: Paraphrase 15 after closing

Section 36, Township 29.

671 No. WESTERN

LISTING BROKER All-State Properties SALESMAN LOMK PHONE: RES. MI 8-1823 BUS. CA 4-7587

OWNER'S NAME Mrs. Theresa M. Perfect TYPE OF BLDG. Bungalow

Basement		1st Floor		2nd Floor		3rd Floor	
Full	1/3 Beam: steel wood	L.R.	15 x 11	L.R.	x	B.R.	x
Heat:	SPAGE	Fireplace	x	Fireplace	x	Bath	x
gravity fur.	stoker	D.R.	x	D. Space	x	Year Built	Old
h. water	oil	D. Space	x	D. Space	x	Exterior	Asp. Shingles
f. air	gas x	Kitch.	14 x 12	Kitch.	x	Cond.	Good
annual fuel cost		nook	cabinets x pantry	nook	cabinets x pantry	Taxes	51.42 N.H.S. x H.S.
Water heater:	fan disposal d. wshr.	fan disposal	d. wshr.	fan disposal	d. wshr.	Assessments	
gal. side arm	Trim	Painted		Trim		Blde.	16.6
gal. auto. elec.						Lot	41.2 x 108
30 gal. auto. gas	x	Bath full	x Tile shr. 1/2	Bath full	x Tile shr. 1/2	alley	x driveway
Incinerator		Den/S. Rm.	4 x 9.6	Den/S. Rm.	x	floors—1st hdwd.	lino soft x
Laundry tubs	Toilet	B.R.	7.6 x 10.4	B.R.	x	floors—2nd hdwd.	soft
220 wiring	Shower	B.R.	Utility 9 x 9	B.R.	x	Sewer	x City Wtr. x
Pump		B.R.	x	B.R.	x	S. Tank	Well x
Rec. room	x	Porch	13.6 x 5.5 Scr. x Gl. x	B.R.	x	Gar.	Shed x 1 Car
Insul. Walls	Ceil. W. Strip	condition	Very good	condition		Att.	Det. x ov. drs.
Roof: comp. x wood slate	carp.	carp.	drapes	carp.	drapes		
1st fl. occ. by	phone	phone		Lease Exp.	rent		
2nd fl. occ. by	phone	phone		Lease Exp.	rent		
Schools: Public grade	Jackson - 3	High	Mechanic Arts	parochial	St. Agnes - St. Vincents		
Churches	Close	Present Mtge.	None	Mtge. Commit.	Ordered		
Transp.	2 blocks	Will consider trade	No				

Reason for selling: Widow - moving to apartment

Remarks: 3 large closets - bunk beds built in den off living room.

Paraphrase: 30 after closing

400 Aurora Ave.

LISTING BROKER RRH SALESMAN RRH PHONE: RES. RRH BUS. SRF

OWNER'S NAME RRH TYPE OF BLDG. SRF

Basement		1st Floor		2nd Floor		3rd Floor	
Full	1/4 in: steel wood x	L.R.	14 x 10	L.R.	x	B.R.	x
Heat:	Fireplace	Fireplace	x	Fireplace	x	Bath	x
gravity fur.	stoker	D.R.	9 x 9	D.R.	x	Year Built	old
h. water	stove oil x	D. Space	x	D. Space	x	Exterior	asp. sh.
f. air	gas	Kitch.	8 x 9'6	Kitch.	x	Cond.	
annual fuel cost		nook	cabinets x pantry	nook	cabinets x pantry	Taxes	N.H.S. H.S.
Water heater:	fan disposal d. wshr.	fan disposal	d. wshr.	fan disposal	d. wshr.	Assessments	15 x 46
gal. side arm	Trim	paint		Trim	paint	Blde.	-5x12
gal. auto. elec.						Lot	40 x 125
30 gal. auto. gas	x	Bath full	x Tile shr. 1/2	Bath full	x Tile shr. 1/2	alley	x driveway
Incinerator		Den/S. Rm.	9 x 10'6	Den/S. Rm.	x	floors—1st hdwd.	x soft
Laundry tubs	Toilet	B.R.	12 x 11'6	B.R.	12 x 11'6	floors—2nd hdwd.	soft
220 wiring	Shower	B.R.	x	B.R.	x	Sewer	x City Wtr. x
Pump		B.R.	x	B.R.	x	S. Tank	Well x
Rec. room	x	Porch	12x12 Scr. xxGl.	B.R.	x	Gar.	x
Insul. Walls	Ceil. W. Strip	condition	poor	condition	poor	Att.	Det. ov. drs.
Roof: comp. x wood slate	carp.	carp.	drapes	carp.	drapes		
1st fl. occ. by	phone	phone		Lease Exp.	rent		
2nd fl. occ. by	phone	phone		Lease Exp.	rent		
Schools: Public grade	high	high		parochial			
Churches		Present Mtge.		Mtge. Commit.			
Transp.		Will consider trade					

Reason for selling: Widow - moving to apartment

Remarks: 3 large closets - bunk beds built in den off living room.

Paraphrase: 30 after closing

Photo No.	Description of Subject	No.	Description of Subject
1.	Comp. No. 1 - 9 Douglas	5.	
2.	Comp. No. 2 - 671 N. Western	6.	
3.	Comp. No. 3 - 400 Aurora	7.	
4.		8.	

Date of Photo: James C. [Signature]
11/61

By: Right of Way Agent

Project Area 1-A

Parcel No. 42

Alfonso and Inocencia DeLeon
343 E. Robie St.

SALIENT FACTS AND CONCLUSIONS

Market Value Estimate \$3,700

Assessors full and true value:

Land	225
Building	350

Lot Size: 36 x 100

Zoning: B Residential

Legal Description: Northwesterly 1/4 of Lots 5 and 6, Block 2,
Dunwell & Spencer's Add. to Brooklynd

Subject property is a neat 1½ story frame bungalow with asbestos covering and small glazed front porch, there being 6 rooms, 5 rooms on the first floor and 1 room in the attic. There are plastered walls, enameled woodwork, hard and soft floors, linoleum covered; sag noticeable, stove heat, old fashioned bath off the kitchen; 30-gallon gas water heater. Attic bedroom has 5 room height was once used, rough finished. Part basement, limestone walls, dirt floor, no laundry tubs or floor drain.

Frame 3-section shed garage, asphalt covering.

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 20, 1961, is:

"THREE THOUSAND SEVEN HUNDRED DOLLARS"

James C. Kusek

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 42

FEE OWNER Alfonso & Inocencia DeLeon Property Address 145 Minnetonka Street, Saint Paul, Minn.

Legal Description (entire tract) Northwesterly 1/4 of Lots 5 & 6, Block 2, Dunwell & Spencer's Add.
to Brooklynd

Present use dwelling Zoning B residence Best use Dwelling
Size: Frontage 36 Depth 100 Area 3,600 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 225 Bldgs. 350 Total 575.00 Taxes 19 60 \$ 32.00
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.
Shed garage 150.00

Estimate by James C. [Signature]
Right of Way Agent
Date 11-20-61

Revenue Stamps _____ Indicated Purchase Price \$ _____

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

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:
36 f.f. at \$ 11.00 for 100 ft. depth \$ 400.00
_____ sq. ft. at \$ _____
_____ at \$ _____

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

9412 ~~sq. ft.~~ cu. ft. x 60¢ = \$ 5,647.00

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

Depreciation Total Replacement Cost \$ _____
all types 45% Less Total Depreciation 2,541.00

Total Present Value \$ 3,106.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ 150.00

Plus Land Value from above \$ 400.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
Rounded to \$3,700 BY COST APPROACH \$ 3,656.00

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 \$ _____

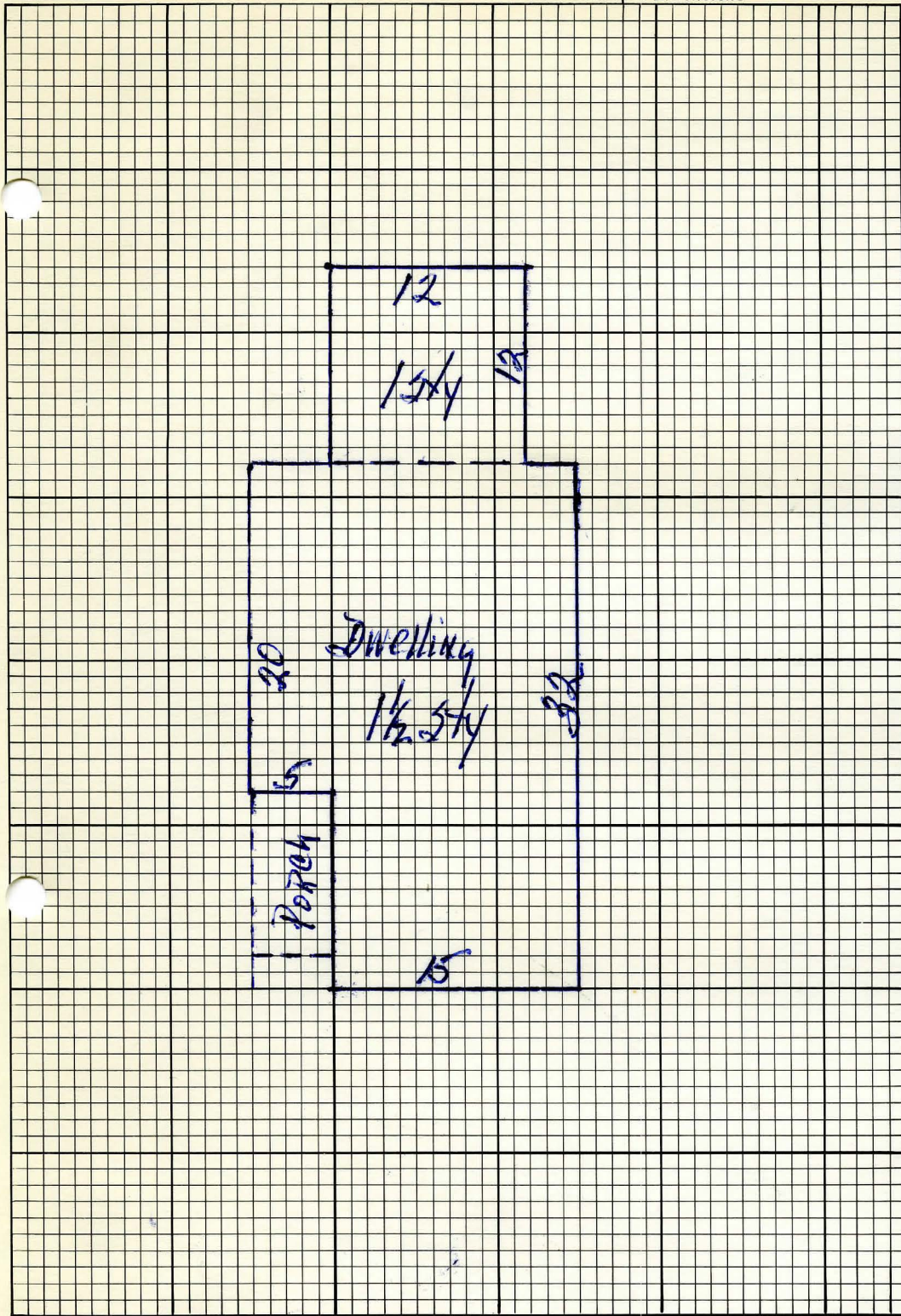
_____ % of Total Replacement Cost
with _____ % in Bone structure. **PARCEL NO. 42**

S.P. Project Area 1-A COUNTY Ramsey PARCEL 42

FEE OWNER Alfonso and Inocencia DeLeon PROPERTY ADDRESS 145 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.

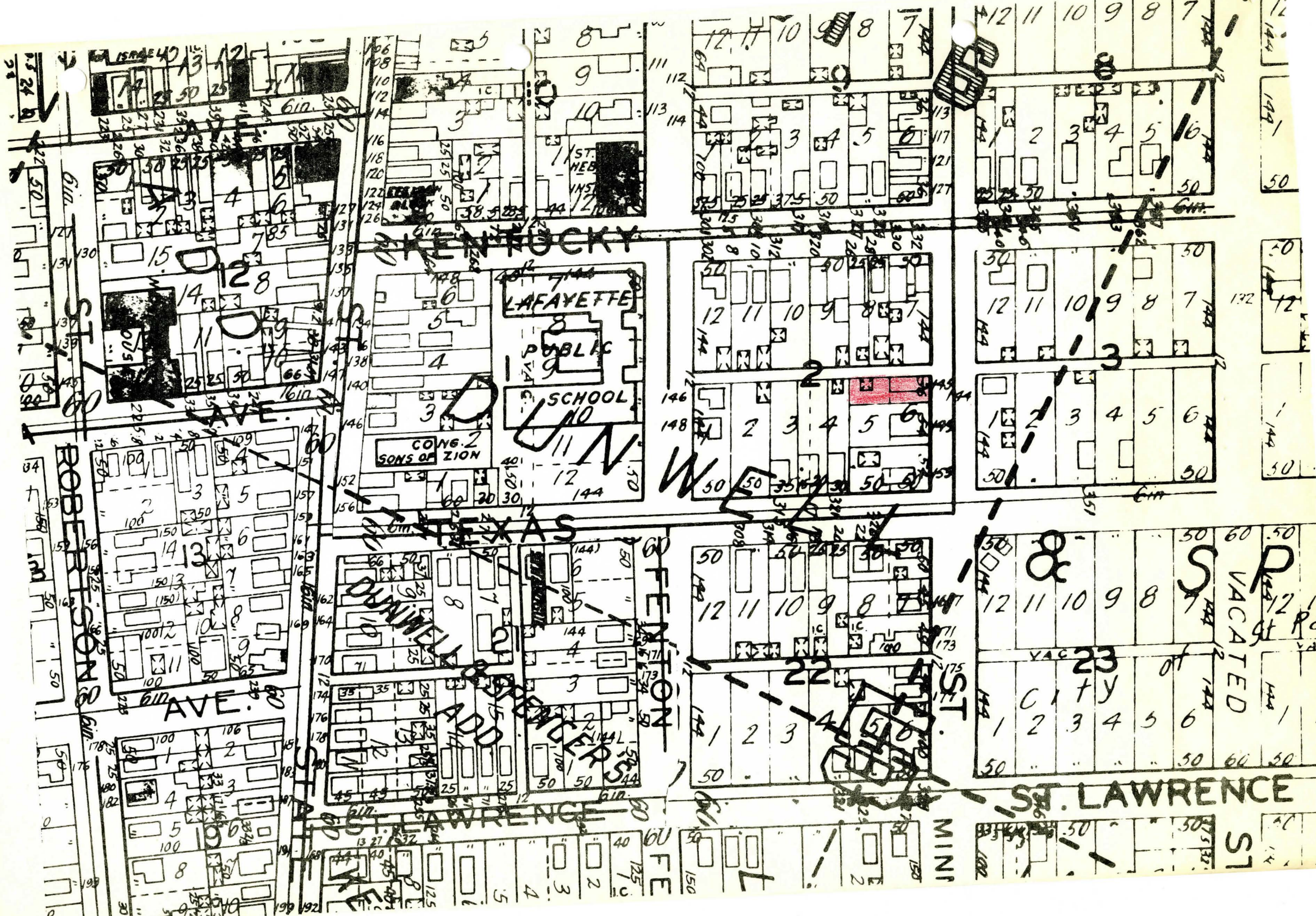
MISCELLANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition	Size	Area
Garage - detached						x	
Garage - attached						x	
Barn						x	
Hog house						x	
Chicken house						x	
Granary						x	
Machine shed						x	

SKETCH AND EXAMINATION BY _____

James C. Husepel
RIGHT OF WAY AGENT

11/6/61
DATE

PARCEL NO. 42



ST. JAMES

LAFAYETTE
PUBLIC
SCHOOL

CONG. 2
SONS OF ZION

ST. TEXAS

ST. JEFFERSON

ST. ROBERTSON

ST. LAWRENCE

ST. LAWRENCE

ST. MINNIE

VACATED
CITY
ST. LAWRENCE

ST. JAMES

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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. 42

Fee Owner Alfonso and Inocencia DeLeon Property Address 145 Minnetonka Street

Comparable Properties

Comparison No. Date of Sale		No. <u>1</u> <u>6-13-61</u>		No. <u>2</u> <u>1-23-61</u>		No. <u>3</u> <u>July 1961</u>		No. _____	
Address		9 Douglas St.		671 N. Western		400 Aurora			
Terms of Sale		cash		cash		\$130 down			
Rental Income Actual									
Rental Income Estimated		35		45		45			
Gross Monthly Multiplier		86		89		87			
Sale Price		3000		4000		3900			
Special Assmts., Time, Improvements									
Present Worth									
Less Estimated Lot Value, Garage, Porch, Fireplace, Etc.		400		1000		1000			
Net Sale Price Bldg. Only		2600		2800		2900			
Lot Size		47.15x48.5		41.2x108		40x125			
Age		1890		1875		old			
CF or SF Content	Unit Cost New	9412	.60	14080	.60	10659	.60	11340	.60
Unit Cost Depr.	% Depr.	.33	.45	.19	.69	.26	.56	.26	.57
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size									
Age—Condition		400		200		400		500	
Lot Value					600		600		
Landscaping									
Garage		200				200			
Porches						200			
Fireplace									
Basement Impr.									
Attic Impr.		200		200					
Carpeting									
Plbg. & Bath Extras									
Painting Extras			100		100				
		800	100	400	700	800	1100		
Total Adjustment									
Net Adjustment			+ 700		300		300		
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.		3000		4000		3900			
Present Worth of Comparables Adjusted to Subject.		3700		3700		3600			

Estimate of Value By Cost Approach:

Repr. Cost: 9412 × .60 = \$ 5647
 Less Depreciation: 45 % = 2541
 Deprec. Reprod. Cost = \$ 3106
 Land Value 36 frt. ft. at \$11 = 400
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 200
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 3706

Estimate of Value By Comparison: \$ 3700

Estimate Based on Rental Income:

Monthly Rent × GMM
40 × 90 = \$ 3600
 or By Capitalization of Net Income
 on Form 2554

Estimate By Cost Approach \$ 3706

Final Estimate By Correlation \$ 3700

Appraisal By:

Reviewed By:

James C. Huspelt

Date 11-20-61 Parcel No. 42

DIVISION OF LANDS AND RIGHT OF WAY
 APPRAISAL BY COMPARISON OF MARKET DATA
 ANALYSIS OF COMPARABLE UNIMPROVED PROPERTIES

S. P. Project Area 1-A COUNTY Ramsey PARCEL 42
 FREE OWNER Alfonso & Inocencia DeLeon, fee Property Address 145 Winnetonka, 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 St.Lawrence - Lots 1 & 20-Blk 14, Second Addn. to Brooklynd-Sold May 1956 \$1,000.	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. 1956 - \$4,000.00	225	119	26775	17.75	.22¢		15.00		
5.	State of Minnesota to Rossini Constans - corner of Fenton Lots 15 thru 20, Block 1, Kettering and Constans Add. Sold 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:

Reviewed by

front feet 36 ~~surface feet~~ ~~acres~~ at 10.00 = \$ 400.00

Data by:

Alfonso DeLeon
 Right of Way Agent

Date 11/20/61

Parcel No. 42

25003

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
42		Alfonso & Inocenciz DeLeon	8-1-44		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

11-20-61

(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

James C. Kuspel

11/20/61