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S. P. 1 - A COUNTY Ramsey PARCEL 46

FEE OWNER Leo Edmondson PROPERTY ADDRESS 175-177 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. Huspek
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL No. 46

FEE OWNER Leo Edmondson PROPERTY ADDRESS 175-177 Minnetonka

LEGAL: Lot 16, Block 15, Stinson, Brown & Ramsey's Addition.
402-6 GRACE 4/19/60
• NOV • 61



Photo No.	Description of Subject	No.	Description of Subject
1.	<u>Comp. No. 1 - 402 & 406 Grace</u>	5.	_____
2.	<u>Comp. No. 2 - 276-278 Sturgis</u>	6.	_____
3.	<u>Comp. No. 3 - 170 McBoal & 82 Leech</u>	7.	_____
4.	_____	8.	_____

Date of Photo: 11/61

By: James C. Huspel
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. 46
 FEE OWNER Leo Edmondson PROPERTY ADDRESS 175-177 Minnetonka

LEGAL: Lot 16, Block 15, Stinson, Brown & Ramsey's Addition. **402-6 GRACE** **4/19/60**

LISTING BROKER Muske-Tansey Co. SALESMAN Lauer PHONE RES MI 9-5384 BUS. CA 4-4779
 OWNER'S NAME John J. and Agatha E. Burns TYPE OF BLDG. 2 Bungalows

Basement	1st Floor	2nd Floor	3rd Floor
Full X Beam: steel wood X	L.R. 12 x 12	L.R. x	B.R. x
Heat:	Fireplace	Fireplace	Bath
gravity fur. x boiler	D.R. 11.6 x 10	D.R. x	Year Built Old
h. water oil X	D. Space	D. Space x	Exterior Asphalt Siding
f. air gas	Kitch. 11.8 x 11.8	Kitch. x	Cond. Poor
annual fuel cost	nook cabinets pantry	nook cabinets pantry	Taxes 80.00 N.H.S. X H.S.
Water heater:	fan disposal d. wabr.	fan disposal d. wabr.	Assessments
gal. side arm	Trim Painted	Trim	Bids 18 x 24
gal. auto. elec.	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	Lor 50 x 143
gal. auto. gas	Den/S. Rm. x	Den/S. Rm. x	alley driveway x
Incinerator	B.R. 10 x 6	B.R. 12 x 11	floors-1st hdwd. soft x
Laundry tubs Toilet	B.R. x	B.R. 11 x 10	floors-2nd hdwd. soft X
220 wiring Shower	B.R. x	B.R. x	Sewer City Wtr. x
Pump	B.R. x	B.R. x	S. Tank Well
Rec. room x	Porch Scr. Gl.	B.R. x	Gar. 2 x
Insul. Walls Ceil. W. Strip	condition	condition	Att. Det. X or. det.
Roof: comp. X wood slate	carp. drapes	carp. drapes	Att. Det. X or. det.
1st fl. occ. by <u>402-Rented</u>	phone	Lease Exp. rear \$35.00	due Vacant
2nd fl. occ. by <u>406-Rented for</u>	phone	Lease Exp. rear \$20.00	due Vacant
Schools: Public grade <u>Jefferson</u>	high	Mechanic Arts	parochial St. Stanislaus
Churches <u>All near</u>		Present Mgr.	
Transep. <u>West Seventh - 2 blocks</u>		Mgr. Commit.	
Reason for selling		Will consider trade	Possession Immediate
Remarks <u>406 is a three room house, water can be piped from 402, no bath, chemical toilet - stove at - homes must be sold together - on same lot.</u>			

276-8 STURGIS **11/51**

LISTING BROKER James Huspek & Sons SALESMAN Sarro PHONE: RES MI 9-7005 BUS. CA 2-8566
 OWNER'S NAME Evelyn M. Mueller TYPE OF BLDG. 2 Bungalows

Basement	1st Floor	2nd Floor	3rd Floor
Full 1/6 Beam: steel wood	L.R. 11.6 x 12.3	L.R. 13.6' x 16.3	B.R. x
Heat:	Fireplace	Fireplace	Bath
gravity fur. boiler	D.R. 14 x 12	D.R. x	Year Built Old
h. water oil X	D. Space	D. Space x	Exterior Asp. Shingles
f. air gas X	Kitch. 12.3 x 13	Kitch. 13 x 13.6	Cond. Very good
annual fuel cost space heater	nook cabinets X pantry X	nook cabinets X pantry X	Taxes 73.84 N.H.S. H.S. X
Water heater:	fan disposal d. wabr.	fan disposal d. wabr.	Assessments
gal. side arm	Trim Paint	Trim Paint	Bids x x
gal. auto. elec.	BR 9.9 X 13.6		Lor 37.25 x 151.66
gal. auto. gas X	Bath full Tile shr. 1/2 X	Bath full Tile shr. x 1/2 X	alley driveway
Incinerator	Den/S. Rm. x	Den/S. Rm. x	floors-1st hdwd. x soft
Laundry tubs X Toilet	B.R. 7.6 x 12.3	B.R. 11.7 x 13	floors-2nd hdwd. soft
220 wiring Shower	B.R. 6.6 x 9.6	B.R. x	Sewer x City Wtr. X
Pump	B.R. 7.6 x 13.6	B.R. x	S. Tank Well
Rec. room x	Porch Scr. Gl.	B.R. x	Gar. x
Insul. Walls X Ceil. X W. Strip	condition Good	condition Very good	Att. Det. ev. det.
Roof: comp. X wood slate	carp. drapes	carp. drapes	
1st fl. occ. by <u>Mueller - 276</u>	phone CA 4-2664	Lease Exp. rear	due
2nd fl. occ. by <u>Cosgrove - 278</u>	phone CA 4-4187	Lease Exp. None	rear \$60.00 due 21st
Schools: Public grade <u>Jefferson - 4 blk</u>	high <u>Monroe</u>	Present Mgr. <u>Approximately 4,150.00</u>	parochial <u>St. Stanislaus - 5 blks.</u>
Churches			
Transep. <u>West Seventh - 1/2 block -</u>		Mgr. Commit. <u>To come</u>	
Reason for selling		Will consider trade <u>No</u>	Possession <u>60 days</u>
Remarks <u>Aluminum combinations - 278 basement 1/3 - gas floor heat</u>			

Basement	1st Floor	2nd Floor	3rd Floor
Full Beam: steel wood	L.R. 15.6 x 13	L.R. x	B.R. x
Heat:	Fireplace	Fireplace	Bath
gravity fur. boiler	D.R. dinette x 13.8	D.R. x	Year Built Old
h. water oil X	D. Space	D. Space x	Exterior Frame
f. air gas	Kitch. 10 x 8	Kitch. x	Cond. Good
annual fuel cost	nook cabinets pantry X	nook cabinets pantry	Taxes 177.80 N.H.S. X H.S.
Water heater:	fan disposal d. wabr.	fan disposal d. wabr.	Assessments
gal. side arm	Trim	Trim Same as 1st	Bids x
gal. auto. elec.	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	Lor 51.8 x 73.5
gal. auto. gas	Den/S. Rm. x	Den/S. Rm. x	alley driveway
Incinerator	B.R. 9.6 x 13	B.R. x	floors-1st hdwd. x soft
Laundry tubs Toilet	B.R. alcove x	B.R. x	floors-2nd hdwd. x soft
220 wiring Shower	B.R. large storage	B.R. x	Sewer x City Wtr. x
Pump	B.R. x	B.R. x	S. Tank Well
Rec. room x	Porch Scr. Gl.	B.R. x	Gar. none x
Insul. Walls Ceil. W. Strip	condition	condition	Att. Det. or. det.
Roof: comp. X wood slate	carp. drapes	carp. drapes	
1st fl. occ. by <u>Anderson</u>	phone CA 2-0551	Lease Exp. rear 27.50	due
2nd fl. occ. by <u>Mrs. Hutter</u>	phone	Lease Exp. rear 35.00	due
Schools: Public grade	high	Present Mgr. <u>Clear</u>	parochial
Churches			
Transep.		Mgr. Commit.	
Reason for selling		Will consider trade <u>No</u>	Possession <u>Subj to tenants</u>
Remarks <u>Property cannot be shown before March 1 - tenant occupied.</u>			

- | | | | |
|----------------|-------------------------------------|-----|--|
| Photo No. | Description of Subject | No. | Description of Subject |
| 1. | Comp. No. 1 - 402 & 406 Grace | 5. | |
| 2. | Comp. No. 2 - 276-278 Sturgis | 6. | |
| 3. | Comp. No. 3 - 170 McBoal & 82 Leech | 7. | |
| 4. | | 8. | |
| Date of Photo: | <u>11/61</u> | By: | <u>James C. Huspek</u>
Right of Way Agent |

Area 1-A

Parcel No. 46

Leo Edmondson
Address: 175-177 Minnetonka Street

SALIENT FACTS AND CONCLUSIONS

Market Value Estimate \$3,200.00

Assessors Full and true value;

Land	275.00
Buildings	1,225.00

Lot Size: 44 x 100 Zoning: "B" Residential

Cubical Content 20,624 cu. ft. Age: 1889

DESCRIPTION OF IMPROVEMENTS

Subject property is a double house, frame $1\frac{1}{2}$ story with asphalt exterior covering, screened front porches, there being 6 rooms on one side and 7 rooms on the other side.

175 Minnetonka is now vacant. There are 4 rooms on the first floor and 2 rooms on the second floor. Plastered walls very bad, floors very bad. Poor kitchen, woodwork is poor. Stove heat, no bath, no hot water.

177 Minnetonka is occupied. There are 4 rooms on the first floor and 3 rooms on the second floor. Poor plastered walls, good cabinets, poor floors and woodwork, old fashioned bath off the kitchen, stove heat, 30 gallon gas hot water heater.

Foundation under entire building but only crawl space for basement.

Building in rear - no value. Some of these small buildings are movable and considered personal.

Lot is level with street grade. Property is serviced with city water, there is no sewer, street is graded but not 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 21, 1961 is:

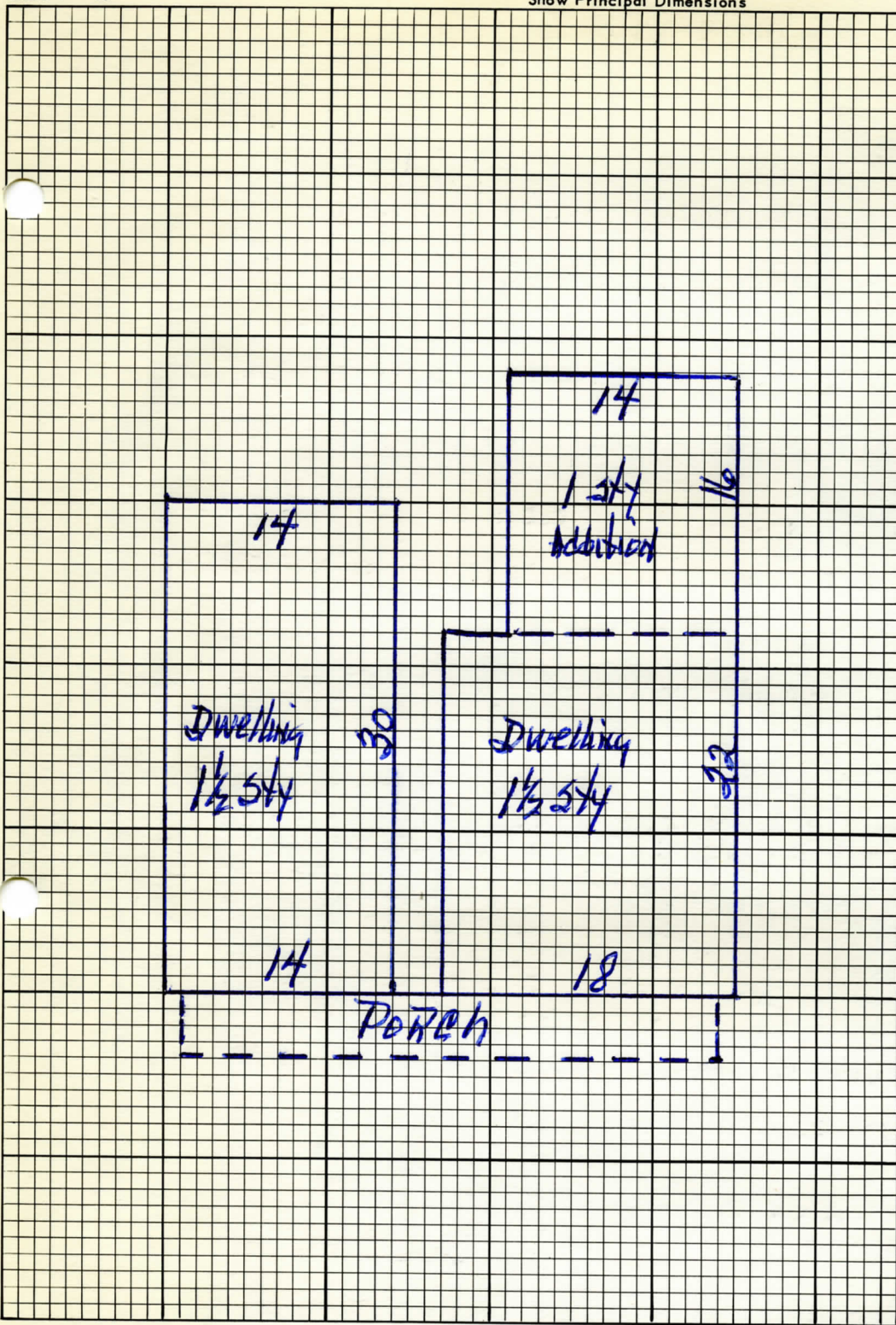
Three Thousand Two Hundred Dollars

James C. Huse

S.P. Project Area 1-A COUNTY Ramsey PARCEL 46
 FEE OWNER Leo Edmondson PROPERTY ADDRESS 175-177 Minnetonka, 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.

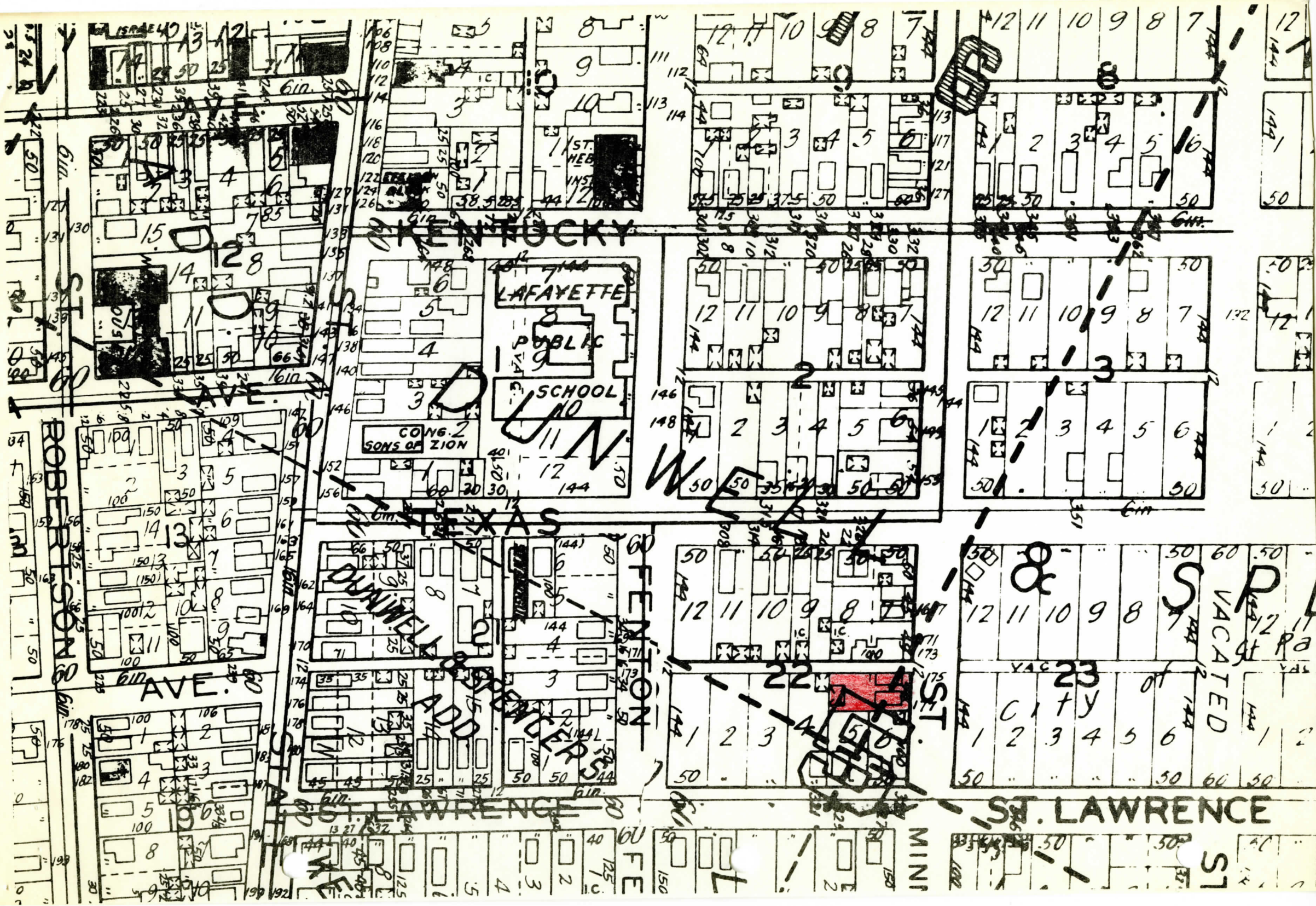
MISCELLANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition	Size	Area
Garage - detached						x	
Garage - attached						x	
Barn						x	
Hog house						x	
Chicken house						x	
Granary						x	
Machine shed						x	

SKETCH AND EXAMINATION BY _____

James C. Buspel
RIGHT OF WAY AGENT

11/20/61
DATE

PARCEL NO. 46



KENTUCKY

LAFAYETTE
PUBLIC
SCHOOL

CONG. 2
SONS OF ZION

TEXAS

FENELON

ST. LAWRENCE

ROBERTSON
AVE.

AVE.

ST.

ST.

MINI

ST.

FENELON

ST. LAWRENCE

VACATED
City

W

S

ISRAEL

ST. NEB

ST.

ST.

ST.

ST.

ST.

ST.

ST.

ST.

ST.

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 46

FEE OWNER Leo Edmondson Property Address 175-177 Minnetonka Street, St. Paul, Minn.

Legal Description (entire tract) NW 1/4 44 feet of Lots 5 and 6, Block 22, Dunwell & Spencer's
Addition to Brooklynd.

Present use Dwelling Zoning B Residence Best use Dwelling
Size: Frontage 44 Depth 100 Area 4400 Sq. Ft.

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

Full and true valuation, 19 60 Land 275. Bldgs. 950. Total 1225. Taxes 1960 \$ 91.18
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. _____

Estimate by James C. Kumpel
Right of Way Agent
Date 11/21/61

Revenue Stamps _____ Indicated Purchase Price \$ _____

Date Acquired _____ CONFIRMED PURCHASE PRICE \$ _____

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:
44 f.f. at \$ 9. for 144 ft. depth \$ 400.00
_____ sq. ft. at \$ _____
_____ at \$ _____

Estimate of Replacement Cost of Principal Structure
incl. appropriate porch area or cube \$ _____
9644 ~~sq. ft.~~ cu. ft. x 50% = \$ 4822.00

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

Depreciation All sources 75% Total Replacement Cost \$ _____
Less Total Depreciation 3616.00
Total Present Value \$ 1216.00

Plus Present Value of Special Equipment \$ _____

See 175 Minnetonka

Plus Present Value of Miscellaneous Bldgs. \$ 1510.00

Plus Land Value from above \$ 400.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY

Rounded to \$3200.00 BY COST APPROACH \$ 3126.00

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. _____

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 46

FEE OWNER Leo Edmondson Property Address 177 Minnetonka Street, St. Paul, Minn.

Legal Description (entire tract) Refer to dwelling at 175 Minnetonka

Present use _____ Zoning _____ Best use _____
Size: Frontage _____ Depth _____ Area _____

Utilities and : Sewer _____ Septic tank _____ Cesspool _____
Street : City water _____ Private well _____ Elec. pump _____
Improvements : Surfacing _____ Curb and gutter _____ Sidewalk _____

Full and true valuation, 19 _____ Land _____ Bldgs. _____ Total _____ Taxes 19 _____ \$ _____
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. _____

Estimate by James C. Kasper
Date 11/21/61 Right of Way Agent

Revenue Stamps _____ Indicated Purchase Price \$ _____

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

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:
_____ f.f. at \$ _____ for _____ ft. depth \$ _____
_____ sq. ft. at \$ _____
_____ at \$ _____

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

10980 ~~sq. ft.~~ cu. ft. x 55¢ = \$ 6039.00

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

Depreciation Total Replacement Cost \$ _____

All Sources Less Total Depreciation 4529.00

75% Total Present Value \$ 1510.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ _____

Plus Land Value from above \$ _____

TOTAL PRESENT VALUE OF ENTIRE PROPERTY

BY COST APPROACH \$ 1510.00

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
APPRAISAL BY COMPARISON OF MARKET DATA
ANALYSIS OF COMPARABLE SALES OF IMPROVED PROPERTIES

S. P. 1-A County Ramsey Parcel No. 46

Fee Owner Leo Edmundson Property Address 175-177 Minnetonka

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale		<u>4-19-60</u>		<u>3-15-59</u>		<u>3-61</u>			
Address		<u>402-6 Grace</u>		<u>276-8 Sturgis</u>		<u>82 Leech & 170 McBoal</u>			
Terms of Sale		<u>\$500 down</u>		<u>cash</u>		<u>cash</u>			
Rental Income Actual		<u>\$60</u>				<u>\$142.50</u>			
Rental Income Estimated				<u>\$115</u>					
Gross Monthly Multiplier		<u>67</u>		<u>78</u>		<u>63</u>			
Sale Price		<u>\$4,000</u>		<u>\$9,000</u>		<u>\$9,000</u>			
Special Assmts., Time, Improvements									
Present Worth									
Less Estimated Lot Value, Garage, Porch, Fireplace, Etc.		<u>500</u>		<u>1,000</u>		<u>1,000</u>			
Net Sale Price Bldg. Only		<u>3,500</u>		<u>8,000</u>		<u>8,000</u>			
Lot Size		<u>50x143</u>		<u>37 1/2 x 151.65</u>		<u>51.8x150</u>			
Age		<u>old</u>		<u>1874</u>		<u>1880 & old</u>			
CF or SF Content	Unit Cost New	<u>9,644</u>	<u>.50</u>	<u>9,696</u>		<u>17,204</u>		<u>23,328</u>	
		<u>10,980</u>	<u>.55</u>	<u>5,185</u>	<u>.50</u>	<u>9,604</u>	<u>.60</u>	<u>23,426</u>	<u>.50</u>
Unit Cost Depr.	% Depr.	<u>.13</u>	<u>.75</u>	<u>.24</u>	<u>.53</u>	<u>.30</u>	<u>.50</u>	<u>.17</u>	<u>.66</u>
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size		<u>500</u>						<u>3,000</u>	
Age-Condition			<u>700</u>		<u>3,500</u>		<u>1,000</u>		
Lot Value	<u>400</u>		<u>100</u>		<u>600</u>		<u>600</u>		
Landscaping									
Garage									
Porches		<u>200</u>		<u>200</u>					
Fireplace									
Basement Impr.			<u>800</u>						
Attic Impr.									
Carpeting									
Pkbg. & Bath Extras		<u>800</u>			<u>500</u>		<u>1,500</u>		
Painting Extras			<u>800</u>		<u>1,200</u>				
		<u>1,500</u>	<u>2,400</u>	<u>200</u>	<u>5,800</u>		<u>6,100</u>		
Total Adjustment									
Net Adjustment		<u>- 900</u>		<u>- 5,600</u>		<u>- 6,100</u>			
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.									
Present Worth of Comparables Adjusted to Subject.		<u>3,100</u>		<u>3,400</u>		<u>2,900</u>			

Estimate of Value By Cost Approach:
 Repr. Cost: $\frac{9644}{10,980} \times \frac{4832}{6039} = 10,861$
 Less Depreciation: $75\% \times 10,861 = 8,145$
 Deprec. Reprod. Cost $= 2,716$
 Land Value $44 \text{ f.f.} @ \$9 = 400$
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. no value
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach $\$3,116$

Estimate of Value By Comparison: \$ 3,200
 Estimate Based on Rental Income:
 Monthly Rent X GMM
 $\frac{45}{70} \times 70 = 3,150$
 or By Capitalization of Net Income on Form 2554
 Estimate By Cost Approach \$ 3,116
 Final Estimate By Correlation \$ 3,200

Appraisal By:

Reviewed By:

James A. Kerpel

Date 11-21-61 Parcel No. 46

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 46

FREE OWNER Leo Edmondson

Property Address 175-177 Minnetonka Street, St. Paul

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¢		15.00		
5	State of Minnesota - Rossini Constans - corner of Fenton Lots 15 thru 20, Block 1, Kettering & Constans Add. Sold Jan. 1957 \$660	240	125	30000	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

44 front feet ~~at 9.00~~ at 9.00 = \$ 400.

Data by:

James C. Humphreys
Right of Way Agent

11/21/61
Date

Parcel No. 46

25003

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

RECORD OF TRANSFERS

S. P. No. 1-A County Ramsey

PAR.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSIDERATION	REV. STAMPS	INDICATED AMOUNT
46		Robert J. & Elaine I. Darveaux	12-11-57		W. D.				
46		Leo E. Edmondson	6-1-60		Mort. Fore.				
46		Port Authority of St. Paul	9-21-61		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.

James C. Humpel
Appraiser or Right of Way Agent

11/20/61
Date