

Collection Information:

Folder: Parcel No. 47. 322-326 Texas Street.

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

Collection: Port Authority of the City of Saint Paul.

Records.

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Form 2551

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

S. P	1-A	COUNTY Ramsey	PARCEL No. 47
	OWNER Tillie Rubin	PROPERTY ADDRESS 322-326	Texas Street





Photo No.	Description of Subject	Photo No.	Description of Subject
	Subject property - front view 322 Texas Subject property - rear view 322 Texas	5 6	
3. 4.		7	1
Date	of Photo:	Ву:	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. 47
FEE OWNER_	Tillie Rubin	PROPERTY ADDRESS	322-326 Texas Street



Photo No.	Description of Subject	Photo No.	Description of Subject
1.		5	
2.		6	
	Subject property - front view 326 Texas	7	
	Subject property - rear view 326 Texas	8	A
Date of	of Photo:	Ву:	James C. Mushel
			Right of Way Agent

STATE OF MINNESOTA

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

S. P	1 - A	COUNTYRamsey	PARCEL_No. 47
	Tillie Rubin	PROPERTY ADDRESS _	322-326 Texas Street



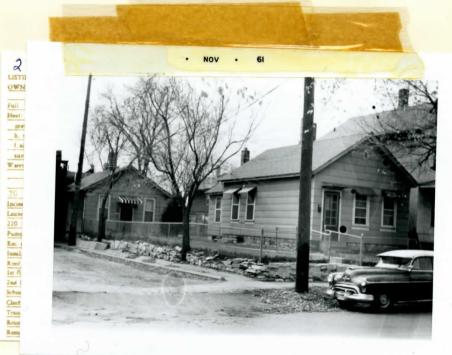


Photo No.	o	Descr	iption	of S	ubject		
1.	Comp.	No.	1 -	170	McBoal	L & 82	Leech
2.	Comp.	No.	2 -	276-	278 St	urgis	3
3.							
4.					-		
Date	of Photo:			- 11	101		

Photo No.	Description of Subject
5 6	
7 8	1
Ву:	Right of Way Agent

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

S. P	1 - A	COUNTYRamsey	PARCEL_No. 47
FEE OWNER_	Tillie Rubin	PROPERTY ADDRESS 322-326	Texas Street

32 LEECH & 170 Mc		AN JIS PHONE DES	415-4972 mu NI h-8129
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Pull Been; sur! wood	LR. 15.6 × 13	I.R. x	5.1, p
Nex: stove	Pinsplace	Fireplace	Buth.
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h were oil y	D. Spece x	D. Spece s	Entries Frame
f. nic gen	Kinds. 10 x 8	Katch, x	Cond. Good
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gel, sldg erm 31	Trim	Trim Samo area	Bidg. II
gel suts. Hec.			7.
gal rote gas	Back full 3 Tile abc. 52	Bush full Tile site. 12	Lot 51.8 1 98.5
Indentocar	Den/S. Ran. x	Deg/S. Ras. #	alley driveway
Laundry tube Tosiet	BR 9.6 1 13	B.E. x	finon-in hand a suff
220 witing Shown:	B.R. alcove 1	B.F. x	floors—2nd infed. 16 mile
Nump	M.R. large storage	B.R. ±	Sewer y City Witt y
Lec noem x	Parch Scr Gi.	B.R. r	S. Tsak Well
lassi Walls Ceil, W. Scop	condition	condition	Ger, name a
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and fl. oor, by Mrs. Hutter			.00 day
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Doubther		Present Mage (1 ear)	-
Tresp. Leases for selling		Miger Cortemit.	

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276-8 STURGIS		S	11 9-7005 MUS CA 2-8566
			2 Bungaloule
WNER'S NAME Evelyn M.		#278 and Plant	and Phon
Bennesed #276	Let Plear	II a l	RR. E
ull 1/0Beam: sessi wood	LR 11.6 x 12.3	The second secon	Buth
est	Fireplace	Fireplace	
generity fur. stolene	D.R. 14 = 12	D.R. z	Year Besit Old
h. weser oil	D. Space z	D. Space x Kinch 13 x 13.6	Emeries Asp. Shingles
f. air X gas X	Kitch. 12.3 x 13	Paristi. 12	Cond. Very good Toxos 73.84 N.H.S. H.S.X
annual fuel cost space heater		most cabines X pastry X	and the same of the last of the same of th
Varer heater:	four disposed d. wells:	fee éliposel d. water.	Assertationals Blds. & x
gal. side orm	Trim Paint	Trim Paint	Daily. R
gal moro, elec.	BR 9.9 X 13.6	Buch full Tile the X 1/2 X	Lot 37.25 × 151.65
20 gal sesso, gas X	Bath full Tile shr. 1/2 ×	Tracti Care Care Care Care Care Care Care Care	alloy deiveway
acinerator	Den/S. Rm. z	Den/S. Rm. x B.R. 11.7 x 13	Glaces—List habad. × soft
aundry tubs X Toiler	B.R. 7.6 x 12.3	an-au-	floors—2nd lighted, suft
20 wiring Shower	BR 6.6 x 9.6	B.B. x	Sewax x · Clay Wu. x
dump	B.R. 7.6 x 13.6	R.R. x	S. Tank Well
Lec. room z	Porch Scr. GL	B.IL K	
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ted fl. occ by Cosgrove -		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
ichools: Public grade Jefferson	n - 4 blkshigh Monroe		Stanislaus - 5 blks.
Chertches		Present Mage. /pproximately	24,150.00
Transp. West Seventh - 1	/2 block	Misge. Carossis. To come	Possession 60 days
Reseas for selling		Will consider make No	Posesselos 60 days

Photo No.	Description of Subject	Photo No.	Description of Subject
	Comp. No. 1 - 170 McBoal & 82 Leech Comp. No. 2 - 276-278 Sturgis	5 6	
3. 4. Date of	f Photo:	7 8 By:	James C. Justel
			Right of Way Agent

Parcel No. 47

Area 1-A

Tillie, aka Toby Rubin 322-326 Texas Street

SALIENT FACTS AND CONCLUSIONS

Market Value Estimate

\$7,400.00

Assessors Full and true value:

Land Buildings 350.00 1,350.00

Lot Size:

100 x 50

Zoning: "B" Residential

Cubical Content

24,412 cu. ft.

Age:

1884

DESCRIPTION OF IMPROVEMENTS

Subject property consists of 2 houses on one lot.

322 Texas -

This is a 1 story frame building with asphalt exterior covering with glazed front porch, there being 5 rooms all on first floor, plastered walls, enameled woodwork, hardwood floors, good kitchen, old fashioned bath off the kitchen, gravity hot air oil heat, 30 gallon gas water heater. Building is insulated.

Full basement, concrete block walls, dirt floor, trap door and outside entrance. Laundry tubs and floor drain on concrete slab.

326 Texas -

This is a 1 story frame building with asphalt exterior covering with glazed porch, all aluminum storms and screens, there being 5 rooms all on one floor, good plastered walls, good decorating. New Linoleum on floors, enameled woodwork, no closets. Old fashioned bath off the living room, stove heat, 30 gallon gas water heater in the kitchen.

Building is set on concrete blocks, no basement, only small crawl space along outside south wall of the building. No laundry tubs or floor drain.

Lot is level with street grade. Property is serviced by city water and sewer. Texas Street is hard surfaced, Minnetonka 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:

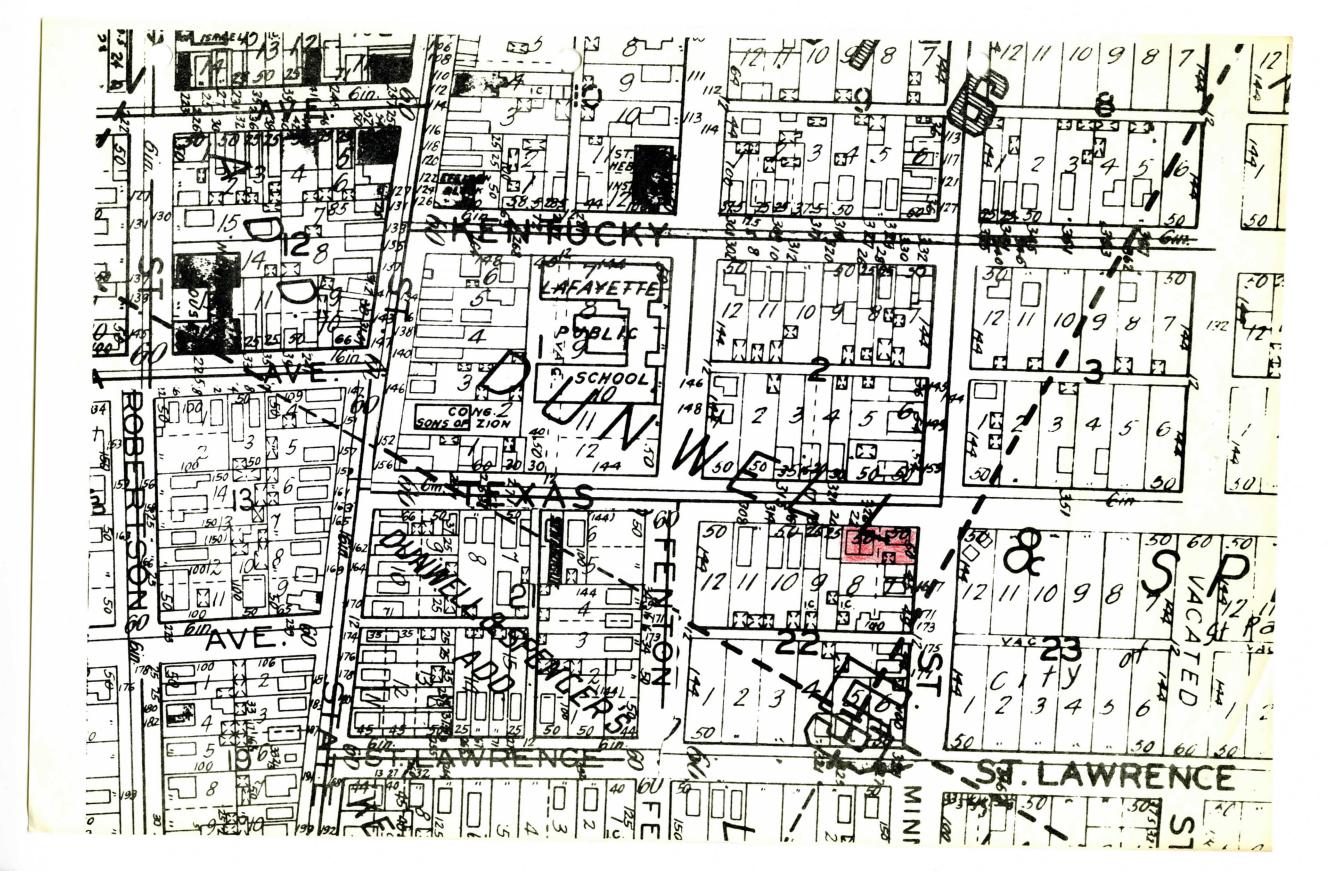
Seven Thousand Four Hundred Dollars

James Chupel

DIVISION OF LANDS AND RIGHT OF WAY BUILDING SKETCH

S.P. Project Area 1-A	COUNTY Ram	sey	PA	ARCEL 47
FEE OWNER Tillie, aka Toby Rubin	PROPERTY ADDR	322 Texas	Street, St.	Paul, Minn.
Sketch of Building	Show Room Number on Sketch			
Scale 1" = 10"	Show Principal Dimensions		Roc	om No. Ceiling
		Living	Room	4
		Dining	Room	
		Kitchen		
		Bed Roo	om	
		Bed Ro	om	
		Bath		
		Hall		
┍╻┦┩┩┩┩┩┩		Porch		
		Closet		
		Store Ro	oom	
		Amusem	ent Room	
		Breeze	way	
		Attache	d Garage	
				
	26	BASEME	NT:	
				in
			Top of floor to to	
19				ft
		Size	Sq. Ft.	Ht. Cube
		×		Till Cobe
- - - - - - - - - - 		×		
		×		
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	Duelland	SUPERC	TRUCTURE:	
The Wind Ward	3 W 4 W 4 W			
Charles and Marine		Height:	Top of foundation	
1465				ft
1/52/10			Eaves to ridge	ft
		Size	Sq. Ft.	Ht. Cube
			3q. Ft.	Hr. Cube
		×		
	32	x		
		×		
		x		
rency	AZES POVEH			
		Total cul	oic content	
322 Texas	2 AV VOV NO	Chimney	size:	
	JOSE TEXTS			
		×	by	_ ft. high_
		++++		
┖┼┼┼┼┼┼┼┼┼┼┼┼┼┼┼┼┼┼┼┼	++++++++++++	++++		
MISCELL ANEOUS BUILDINGS Foundation Wal	Floor Roof	Condition	Size	Area
Garage — detached			×	
Garage — attached			×	
Barn			×	
Hog house			×	
Chicken house			×	
			×	
Granary				
Granary Machine shed				
			×	
	C. Marchall	1)		

PARCEL NO. 47



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 4	17
FEE OWNER Tillie, aka Toby Rubin	Property Addr	ess 322-326 Tes 326 Tes	xas Street,	St. Paul	Minn.
Legal Description (entire tract) NW'ly 50 feet of	Lots 7 an	d 8, Block 22	. Dumwell &	Spencer	3
Addition to Brooklynd					
Present use Dwelling	Zoning	R Residence	Past usa	Dwellin	
Size: Frontage 100	Depth	50	Area 50	DOO SO F	-
				_	
Utilities and : Sewer Yes	Septic tank	.	Cesspool		
Street : City water Yes	Private w	ell	Flec nun	an .	
Improvements: Surfacing Blacktop 322 Texas 326 Texas 150.	Curb and	gutterNo	Sidewalk	No	
Full and true valuation, 19 60 Land 200.	Pldge	650. Total 800	0.	CO 4 337	
Outstanding special assessments: Water	Sewer	Street	Total	00 3 11:	90
			rotar		-
DETERMINATION OF COST FACTOR:	Revenue Stamp	ps Indic	cated Purchase Pr	ice	\$
Page Boeckh's Manual					4
	Date Acquired	CON	FIRMED PURCE	ASE PRICE	\$
Base Unit Cost\$					
Base Cost adjustments Total Base Cost		OF MARKET VALU	E OF ENTIRE	PROPERTY	
Local Index	Land Value:		50		100 05
	f.f	at \$ · 7 · f	or5U ft.	depth \$7	00.00
Total Base Cost x Local Index = Cost factor		sq. ft. at \$			
		placement Cost of Pr		-	
x = \$		propriate porch area		\$	
per sq. ft. or cu. ft.				*-	
	_10700	sqxxftxxor cu.	ft. x _ 55¢	= \$_	5885.00
Bone structure% of total	Plus flat charge				
Life expectancy yrs. Basic depreciation rate% per yr.	x Local	Index \$	x	= \$_	
basic depreciation rate	Depreciat	ion 7	Total Replacement	Cost \$	
Date built	All source		Ctar Replacement	COSt \$	-
Remodeled	50%	I	ess Total Deprec	iation _	2943.00
Effective ageyrs.					
Physical Democratics - Learnell		r	Total Present Valu	ıe \$	2942.00
Physical Depreciation - incurable in Bone structure	Plus Present V	alue of Special Equip			
	322 Tex		ment	\$	
ESTIMATE OF TOTAL DEPRECIATION:		alue of Miscellaneou	is Bldgs.	\$	3703.00
Total replacement value of bone structure.				4-	
	Plus Land Valu				700.00
% of \$ = \$	TOTAL PRES	SENT VALUE OF			7745 00
Total Structure Bone Structure	Rounded to	₩1.400.00	BY COST APPR		7345.00
Physical Depreciation - incurable	Estimate of Ph	ysical Depreciation -	curable (in short	lived items)	
	Items	Extent of cure or	Total Cost of		Depreciation
% of \$ = \$	Roof	replacement	Curable Items	%	Amount
Bone Structure					
Plus Physical Depreciation		gutters			
curable \$		Battors			
TOTAL DEPRECIATION\$					
% of Total Replacement Cost	Storms - screen				
	Weatherstrip _				
Spec. Equip - Present Value \$	Plumbing - bat				
	Kitchen		 	-	
	Furnace Wiring				
	Insulation				
Misc. Bldgs	Decorating				
	Floors				
	-				
Estimate by James C Jurger	Total Cost of	Short Time! T		Total De	•
Right of Way Agent		Short Lived Items of Total Replacemen	\$	curable	\$
Date Right of Way Agent		_% in Bone structur		ARCEL NO.	

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

DEPARTMENT OF HIGHWAYS
COST APPROACH

URBAN PROPERTY

S.P. Project Area 1-A	COUNTY Ramsey]	PARCEL	47
FEE OWNER Tillie aka Toby Rubin	Property Address 322 Texas	Street, St.	Paul, Min	nn.
Legal Description (entire tract) Refer to 32	6 Texas Street			
Present use				
Size: Frontage	Depth	Area		
Utilities and : Sewer				
Street : City water				
Improvements : Surfacing	Curb and gutter	Sidewalk .		
Full and true valuation, 19 Land				
Outstanding special assessments: Water	Sewer Street	Total		
DETERMINATION OF COST FACTOR: Page Boeckh's Manual	Revenue Stamps Indic	cated Purchase Pri	ce	\$
	Date AcquiredCON	FIRMED PURCH	ASE PRICE	\$
Base Unit Cost\$				
Base Cost adjustments	ESTIMATE OF MARKET VALU	E OF ENTIRE I	PROPERTY	
Total Base Cost	Land Value:		J41 6	
	f.f. at \$ fe		depth \$	
Total Base Cost x Local Index = Cost factor				
x= \$	Estimate of Replacement Cost of Pr	_		
per sq. ft. or cu. ft.	incl. appropriate porch area	or cube	\$_	
	13712 — sqx:ftx:xxx си.	ft. x60⊄	= \$	8227.00
Bone structure% of total	Plus flat charge adjustments			
Life expectancy yrs.	x Local Index \$	x	= \$_	
Basic depreciation rate% per yr.	Depreciation All sources	Total Replacement	Cost \$	
Date built	E Ed	ess Total Depreci		4524.00
Effective ageyrs.	1	Less Total Depreci	ation _	1001.00
	1	Total Present Valu	e \$	3703.00
Physical Depreciation - incurable in Bone structure%	Plus Present Value of Special Equip	ment	\$_	
ESTIMATE OF TOTAL DEPRECIATION:	Plus Present Value of Miscellaneou	ıs Bldgs.	\$_	
Total replacement value of bone structure.				
~	Plus Land Value from above	THE PROP	\$_	
% of \$ = \$ Total Structure Bone Structure	TOTAL PRESENT VALUE OF	ENTIRE PROP BY COST APPR		3703.00
Total Structure Bone Structure				
Physical Depreciation - incurable	Estimate of Physical Depreciation - Items Extent of cure or			ъ
	Items Extent of cure or replacement	Total Cost of Curable Items	Chargeable	Depreciation Amount
% of \$ = \$	Roof	Curable Items	70	Amount
Bone Structure	Chimney			
Plus Physical Depreciation curable \$	Down spouts - gutters			
- Durable	Exterior			
TOTAL DEPRECIATION\$	Painting			
% of Total Replacement Cost	Storms - screens			
Spec. Equip - Present Value \$	Weatherstrip	1		
	Plumbing - bath Kitchen			
	Furnace			
	Wiring			
	Insulation			
Misc. Bldgs.	Decorating			
	Floors			
	-			
1		•	Total D	enr
Estimate by James Church	Total Cost of Short Lived Items	\$		s
Date Right of Way Agent	with% of Total Replacement		ARCEL NO.	

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

Adjustment Descriptions Bldg. Size Age—Condition Lot Value Landscaping inc. fencing Garage Porches Fireplace Basement Impr. Attic Impr. Carpeting Plbg. & Bath Extras .eating Extras .eati	700 •55 712 •60 28 •50 27 •55 scriptive Items oject Property	old 8 23.328 23.426	1 61 Boal & ech •50	\$1: 7: \$9 1 8 37\frac{1}{4}x15: 1874: 171204 9,604	59 Sturgis sh 15 8 ,000	Adjus Plus		Adjus Plus	stment
Terms of Sale Rental Income Actual Rental Income Estimated ross Monthly Multiplier Sale Price Special Assmts., Time, Improveme Present Worth Less Estimated Lot Value, Garage, Porch, Fireplace, Etc Net Sale Price Bldg. Only Lot Size Age CF or SF Unit Cost 10,7 Content New 13,7 Unit Cost % Depr. Depre. Adjustment Desc Items Subj Bldg. Size Age—Condition Lot Value Landscaping inc fencing Garage Porches Fireplace Basement Impr. Attic Impr. Carpeting Plbg. & Bath Extras eating Extras Total Adjustment Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Pur Present Worth of Comparables Adjusted to Subject.	700 •55 712 •60 28 •50 27 •55 scriptive Items oject Property	170 Mcl 82 Les cash \$142 63 \$9,00 1,00 51.8: old 23.328 23.426 .17 Adju Plus	61 Boal & ech .50 00 00 00 x150 & 1880 .55 .69 x 60 ustment Minus 3,000	3-15. 276-8 s ca: \$1: 76 \$9 1 8 37\frac{1}{4}x15: 1874 171204 9,604 30 Adju	59 Sturgis sh 15 8 ,000 ,000 ,000 ,000 1.65 .60 .50 istment Minus 2,000	Adjus	tment	Adju	
Rental Income Actual Rental Income Estimated ross Monthly Multiplier Sale Price Special Assmts., Time, Improveme Present Worth Less Estimated Lot Value, Garage, Porch, Fireplace, Etc. Net Sale Price Bldg. Only Lot Size Age CF or SF Unit Cost New 13.7 Unit Cost New 14.7 Unit Cost New 15.7 Unit Cost New 16.7 Unit Cost New 16.7 Unit Cost New 17.7 Unit Cost New 18.7 Unit Cost New	700 •55 712 •60 28 •50 27 •55 scriptive Items oject Property	82 Leg cash \$142 63 \$9,00 1,00 8,00 51.8: old 6 23.328 23.426 .17 Adju Plus 1,000	.50 .50 .00 .00 .21 .50 .4 .880 .55 .69 260 .stment Minus .3,000	\$1: 7: \$9 1 8 37\frac{1}{4}x15: 1874 17\frac{1}{2}04 9,604	\$h 15 8 ,000 ,000 ,000 1.65 60 _50 _stment Minus 2,000				
Rental Income Actual Rental Income Estimated ross Monthly Multiplier Gale Price Special Assmts., Time, Improveme Present Worth Less Estimated Lot Value, Garage, Porch, Fireplace, Etc. Net Sale Price Bldg. Only Lot Size Age CF or SF Unit Cost New 13.7 Unit Cost New 13.7 Unit Cost New 13.7 Juit Cost New 14.7 Juit Cost New 15.7 Juit Cost New 16.7 Juit Cost New 16.7 Juit Cost New 17.7 Juit Cost New 18.7 Juit Cost Ne	700 •55 712 •60 28 •50 27 •55 scriptive Items oject Property	cash \$142 63 \$9,00 1,00 51.8: old 6 23.328 23.426 .17 Adju Plus	.50 00 00 x150 & 1880 .55 .69 z 60 ustment Minus 3,000	\$1: 7: \$9 1 8 37\frac{1}{4}x15: 1874 17\frac{1}{2}04 9,604	\$h 15 8 ,000 ,000 ,000 1.65 60 _50 _stment Minus 2,000				
Rental Income Actual Rental Income Estimated ross Monthly Multiplier Gale Price Special Assmts., Time, Improveme Present Worth Less Estimated Lot Value, Garage, Porch, Fireplace, Etc. Net Sale Price Bldg. Only Lot Size Age CF or SF Unit Cost New 13.7 Unit Cost New 13.7 Unit Cost New 13.7 Juit Cost New 14.7 Juit Cost New 15.7 Juit Cost New 16.7 Juit Cost New 16.7 Juit Cost New 17.7 Juit Cost New 18.7 Juit Cost Ne	700 •55 712 •60 28 •50 27 •55 scriptive Items oject Property	\$142 63 \$9,00 1,00 51.8: old 6 23.328 23.426 .17 Adju Plus 1,000	.50 00 00 x150 & 1880 .55 .69 z 60 ustment Minus 3,000	\$1: 7: \$9 1 8 37\frac{1}{2}	15 8 ,000 ,000 ,000 1.65 .60 .stment Minus				
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ross Monthly Multiplier Sale Price Special Assmts., Time, Improvement Present Worth Less Estimated Lot Value, Garage, Porch, Fireplace, Etc. Net Sale Price Bldg. Only Lot Size Age CF or SF Unit Cost New 13.7 Init Cost Depre. Adjustment Items Sidg. Size Age—Condition Lot Value Landscaping inc. fencing Brange Porches Sireplace Basement Impr. Attic Impr. Carpeting Plbg. & Bath Extras Leating Extras Present Worth of Comparable Properties with Adjustments for ime and Improvements Since Pure Present Worth of Comparables Adjusted to Subject. Imate of Value By Cost Approach Lot Deprec. Reprod. Cost Less Depreciation: Deprec. Reprod. Cost	700 •55 712 •60 28 •50 27 •55 scriptive Items oject Property	\$9,00 1,00 8,00 51.8: old a 23.328 23.426 17 Adju Plus 1,000	00 00 00 x150 & 1880 .55 .69 x 60 ustment Minus 3,000	75 \$9 1 8 37\frac{1}{4}x15 1874 171204 9,604	,000 ,000 ,000 1.65 .60 .50 ustment Minus				
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praisal By:									
1	Reviewed By:								

C	Granto <mark>r - Gran</mark> tee Legal Description			Area Sq. Ft.		UNIT PRICE		by time	ADJUSTBD VAL , depth and rison to sub	location	FBE OWNER Tillie.
Compari- son No.	Consideration. Date of Sale	Frontage	Depth	or	per f.f.	per sq. ft.	per acre	per f. f.	per sq. ft.	per acre	1111e
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¢		15.00			aka Toby
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			Rubin
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¢		15.00			Property
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.	225	119	26775	17.75	•22¢		20.00			Address 322-326
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	2.75	•022¢		10.00			6 Texas Stree
Reviewed by	Proper adjutopography, ESTIMATEC VALUE OF LAND IN SUBJECT PRON BASIS OF COMPARABLE MARKET DATA:	, size, t OPERTY fron	ime of so	n made for ale, etc.			00.00				reet, St.Paul, Minn.

Data by:_

Form 2547-a

STATE OF MINNESOTA

DIVISION OF LANDS AND RIGHT OF WAY APPRAISAL BY COMPARISON OF MARKET DAT.

DEPARTMENT OF HIGHWAYS

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

	7 A			LANDS AND RIGHT OF		N				
. P. No.	1-A	County	Ramsey	RECORD OF TRAN	SPERS					
PAR.	GRANTOR		GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	INDICATED AMOUNT
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(For Use as Project I All transfers of each individual during the past five years must of acquisition by present owner of title) need be shown if more Information by:	parcel which have been made be listed above. Actual date only (from attorneys opinion
Right of Way Agent	11-21-61 Date

I hereby certify that in making my appraisal of this parcel, 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