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

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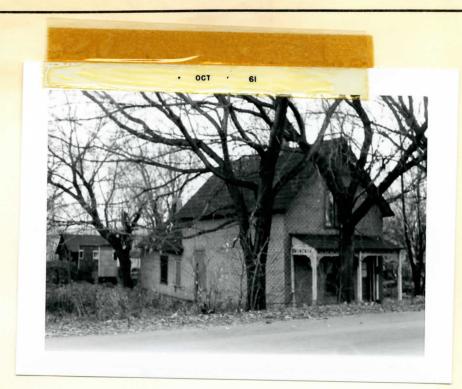
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Form 2551

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

S. P	1- A	COUNTY	PARCEL_49
FEE OWNER	Stella Houmann	PROPERTY ADDRESS	O St. Lawrence



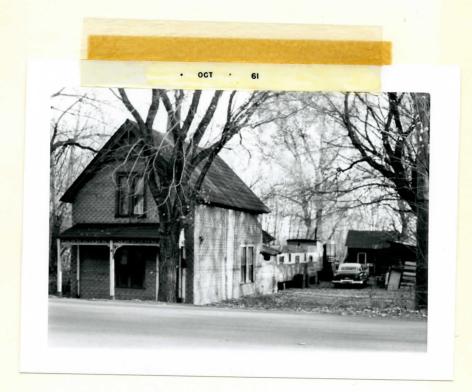


Photo No.	Description of Subject	Photo No.	Description of Subject
1. 2.	Front view - subject property side view - subject property	5 6	
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Date o	of Photo:	Ву:	Right of Way Agent

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



By:

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

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Area 1-A

Parcel No. 49

Stella Neumann Address: 330 St. Lawrence Street (vacant)

SALIENT FACTS AND CONCLUSIONS

Market Value Estimate

\$2,400.00

Assessors Full and true value:

Land Buildings

325.00 200.00

50 x 150 Zoning: "B" Residential

Lot Size:

1884

Cubical Content

12,048 cu. ft. Age:

DESCRIPTION OF IMPROVEMENTS

Subject property is a 6 room, 12 story frame building with exterior asphalt covering, there being 4 rooms on the first floor and 2 rooms on the second floor. Poor plastered walls, softwood floors in bad condition, enameled woodwork, stove heat, no hot water, no toilet or tub.

Only crawl space under the building with dirt floor. This property is vacant and in very poor condition.

The buildings in the rear have no value. At the time this property was inspected there were 2 trailers anchored at the rear. Both occupied, both movable.

Lot is approximately 3 feet below street grade. Property is serviced with city water, there is no 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:

Two Thousand Four Hundred Dollars

James Cho

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

DEPARTMENT OF HIGHWAYS
COST APPROACH

URBAN PROPERTY

COUNTY Ramsey	PARCEL 49
Property Address 330 St. Lan	wrence Street, St. Paul, Mi
, Langevin's Addition	
Zoning B Residence	Best use Dwelling
Depth150	Area7500 Sq. Ft.
Septic tank	Cesspool
Private well	Elec. pump
Curb and gutter No	Sidewalk No.
Bldgs Total525	Taxes 19.60 \$ 39.08
Revenue Stamps Indic	cated Purchase Price \$
Date AcquiredCON	FIRMED PURCHASE PRICE \$
	JE OF ENTIRE PROPERTY
	or 150 ft denth \$ 500.00
Estimate of Replacement Cost of Pr	
incl. appropriate porch area	a or cube \$
1	ft v 50d - \$ 6024-0
	11. A
x Local Index \$	x = \$
	Total Replacement Cost \$
	Less Total Depreciation 4216.0
	Total Present Value \$ 1808.0
Plus Present Value of Special Equi	ipment \$
Plus Present Value of Miscellaneo	ous Bldgs. \$
Plus I and Value from above	\$500-0
TOTAL PRESENT VALUE OF	F ENTIRE PROPERTY
Rounded to \$2400.00	BY COST APPROACH \$ 2308.
Estimate of Physical Depreciation	- curable (in short lived items)
Items Extent of cure or replacement	Total Cost of Chargeable Deprecia Curable Items % Amou
Roof	
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Exterior	
Painting	
Storms - screens	
_ Kitchen	
Wiring	
Insulation	
Decorating	
Decorating	
Decorating	
	Zoning B Residence Depth 150 Septic tank Private well Curb and gutter No Bldgs. 200. Total 525 Sewer Street Revenue Stamps Indice Date Acquired CON ESTIMATE OF MARKET VALU Land Value: 50 f.f. at \$ 10 f. at

STATE OF MINNESOTA

DIVISION OF LANDS AND RIGHT OF WAY BUILDING SKETCH

.P. Project Area 1	-A		coul	NTY Ramse	ey		PARC	CEL_4	9
EEE OWNER <u>Stella</u> Ne	umann		PRO	PERTY ADDRES	ss 330 St.	Lawrence	.St.Par	ul_	
Sketch of Building Scale 1" = 10"			Room Number on				Room	No.	Ceiling Ht.
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					+++	ng Room			
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					Bed	Room			
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		* * 7 Y 							ft
						Eaves	to ridge		
<u> </u>						Size S	q. Ft.	Ht.	Cube
						x 3	,, , , ,		
						×			
		18				×			
		7				×			
		PORCH				^			
					Total	al cubic conte	ent		
			++++++		Chir	mney size:			
					 				
						x	by	ft. his	ah.
			ŝ						
MISCELL ANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition	S	ize		Area
Garage — detached						1000	×		
Garage - attached							x		
Barn Barn							×		
- Juli								101	

Granary
Machine shed

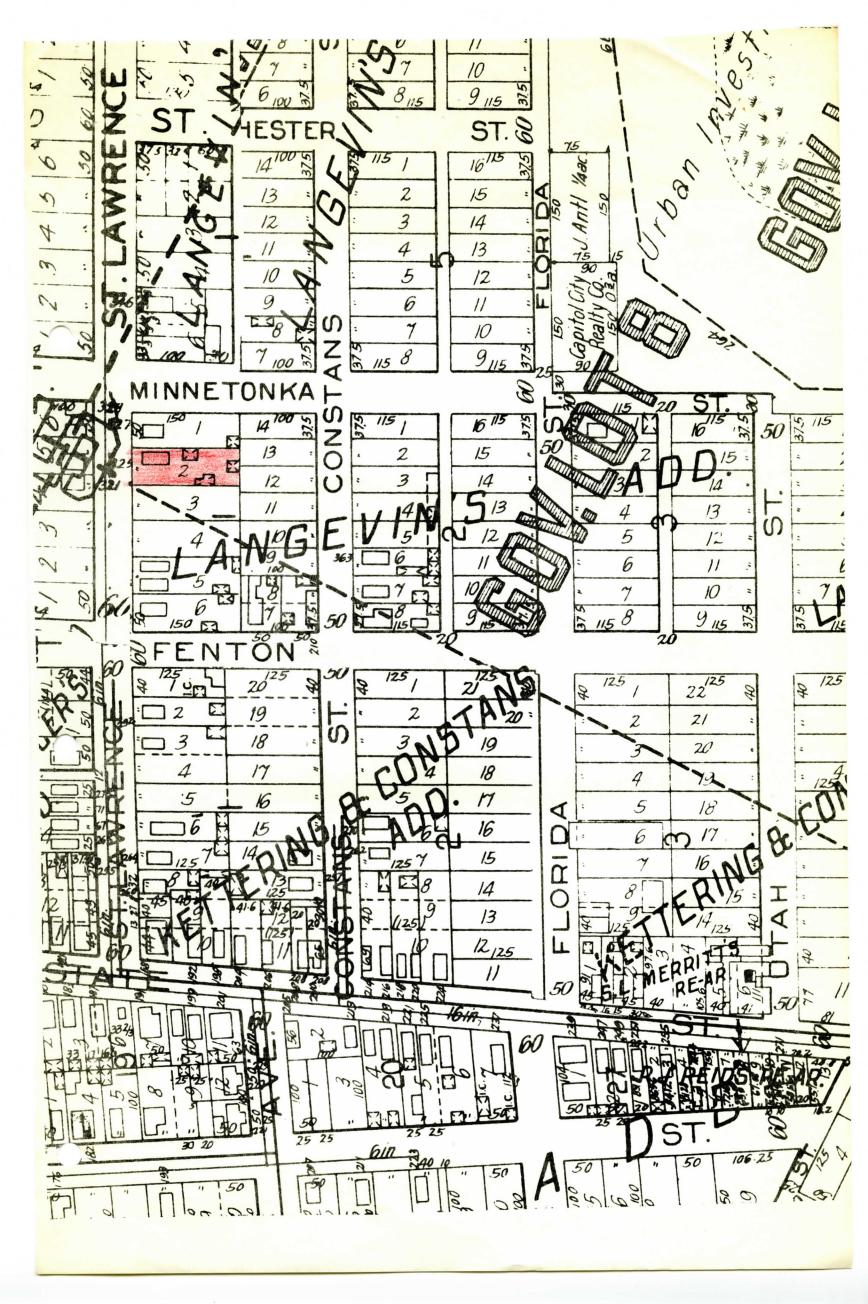
SKETCH AND EXAMINATION BY_

Hog house Chicken house

RIGHT OF WAY AGENT

DATE

PARCEL NO. 49



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

S. P1	-A		County	Ramse	у			Parcel No4	7	
Fee Owner	Stella	Neumann			Property Add	Iress330	O St. Lar	wrence		
				Comparable	Properties					
Comparison	No.		No	1	No. 2		No. 3		No	
Date of Sa			5-16-	57	4-1	No. 2 4-16-59		1958		
Address			40 10	Chicago	173	W. Robi	804	Stewart		
Terms of Sale			Cash to	exist.	Casi		Cash			
Rental Income Actual			contr	act						
ross Monthly Multiplier					-					
Sale Price	iny wampion		\$2,60	0	\$3.	700	\$2.5	00		
	smts., Time, Im	provements	1-1-		1,51					
Present Wo	orth Ited Lot Value		300	0	1	500	14	00		
	e, Porch, Firep		50	0)00	-	00		
	rice Bldg. Only	У	2,30			200	2,1			
Lot Size			29x52			116.5	40x1			
Age CF or SF	Unit Cost		o ld		18	09	190			
Content	New	12.048 .50	13,608	.50	11,664	.50	12,960	.50		
Unit Cost Depre.	% Depr.					10	31	-68		
	·tt	Descriptive Home	Adius	stment	Adiu:	62 stment	-16 Adius	tment	Adjus	tment
	stment ems	Descriptive Items Subject Property	Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size										
Age—Cond	lition									
Lot Value Landscaping	a	500	200			1,000	100			
Garage	3									
Porches										
Fireplace				1						
Basement II Attic Impr.		*	-	500	-			250		
Carpeting						* *				
Plbg. & Bath	Extras			1,000		1,000				
eating Ex	tras		ļ							
					-					
			200	3 700		0.000	300	250		
Tak-I A II			200	1,500		2,000	100	250		
Total Adjust				1,300	2,000		150			
		a bla						,		
Properties	orth of Compar with Adjustmen	nts for		2 500		11 500	2 500			
		Since Purchase.		3,500	-	4,500	2,500			
Adjusted to	orth of Compa o Subject.	rables		2,200		2,500		2,350		
Estimate of V	alue By Cost	Approach:				4. of V-1			2,350	
			024		Estima	Te of Value B	y Comparison	• \$	~,))0	
Less Dep	reciation: 70	$\frac{.50}{\%} = \frac{.6}{4}$	216		Estima	te Based on I	Rental Income	:		
Dep	rec. Reprod. C	Cost	\$	1,808	W. III. B. L. W. CMM					
Land Va	lue 50 f.f	Sq. Ft. or Ft.	= _	500		fonthly Rent 25 By Capitaliz		\$ 2,250		
Plus Land					o					
	ent Value Misc	c. Bldgs.				n Form 2554			0.000	
Plus Present Value Special Equipment Estim							Approach	\$	2,308	
Estimat	tad Value By C	Cost Approach	. 2	2,308	Final Estimate By Correlation			\$	2,400	
Latinia	.cu falue by C	Cost Whiteon	*							
Appraisal By:		Reviewed By:								
1	1/0									
James	a c Ibu	Magn			Date	11-20-61	L	Parcel No	49	
		1			12					

Compar son No.	Consideration.			Area Sq. Ft.		UNIT PRICE		by time, depth and loc in comparison to subject		ect prop
JOH NO.	Date of Sale	Frontage	Depth	Acres	per f.f.	per sq. ft.	per acre	per f. f.	per sq. ft.	per acr
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 Reackel 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.	8 0	125	10000	12,50	.10¢		10.00		
4.	Grantee - Louis Kaplan Livingston & Chicago-West 25 feet Lot 3, all of 1 &	225	119	267 75	17.75	•22¢		15.00		-
5.	State of Minnesota to Rossi Constans, corner of Fenton Lots 15 thru 20, Block 1, Kettering & Constans Add. Jan. 1957 \$660	ni 240	125	30000	2.75	•022¢		10.00		
keviewed by	ESTIMATEC VALUE OF LAND IN SUBJECT PROOF BASIS OF COMPARABLE MARKET DATA:	Size, tim	t feet	made for a e, etc.			00.00			

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

COUNTY.

Ramsey

S. P.

Project Area 1-A

URBAN RROPERTY

STATE OF MINNESOTA

Form 2547-a

DEPARTMENT OF HIGHWAYS

PARCEL

49

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

S P No.	1-4	County RAMS	RECORD	OF TRANSF	ERS					
PAR.	GRANTOR		GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	INDICATED AMOUNT
4 g			STELLA NEUMANN	1031-55						
//										
								1121114		
1										
				* 1 .						
	***************************************				· · · ·	-				

(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.

(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.

Right of Way Agent Date

Appraiser or Right of Way Agent

Date