



Collection Information:

Folder: Parcel No. 58. 322 Alabama Street.

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

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Records.

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PROJECT AREA 1-A
PARCEL 58
322 Alabama

Owner: Anthony J., Gabriel, Sadie E., Jos.J. & John J. Monsour and
Mary T. Levitt

Legal: Lots 8, 9, & 10; Blk 12; Brooklynd

Lot Size: Lot 8-50x144, Lot 9-50x144, Lot 10-50x144 (21,600 sq.ft.)

Zoning: Light Industrial

Assessors Value: Land \$1050.00, Buildings \$1900.00

Built: Lot 8 and 9 prior to or around 1900, Lot 10-1916

Utilities: Sewer, water and gas

PROPERTY DESCRIPTION

This large home is in part a 2 story house. The first floor has good sized kitchen with round rim sink and a small center room. The bath is off this room and has round rim tub. There is also a good sized bedroom opening from the center room. There is a good sized dining room and large living room. There are maple floors in this portion of the house. There is another large bedroom off the center room. The house in this area is 1 story. Second floor has 4 small bedrooms and all opening off the center room. The basement is under approximately 3/4ths of the house. It has gravity hot air oil furnace piped only to the first floor. Concrete floors under this portion, which appears to have been added on to the original house. There is a garage 13x23 ft. with brick front and rolled roof in poor condition.

COST APPROACH

2529 sq.ft. @ \$9.00	\$22,761.00
Less depreciation	<u>17,070.00</u>
Depreciated value of home	\$ 5,691.00
Depreciated value of garage	<u>100.00</u>
Dep. value of improvements	\$ 5,791.00
Land: 150x144ft.	<u>3,000.00</u>
Indicated value by Cost Approach	\$ 8,791.00

In considering both the Cost Approach and Market Approach and taking all facts that have an effect on the value it is my opinion that a fair Market Value of this property as of the date indicated in this report is,

Nine Thousand Dollars.....(\$9,000.00)

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 1-A COUNTY Ramsey PARCEL 58

FEE OWNER Anthony J., Gabriel, Sadie B., Joseph J. & John J. Monsour and Mary T. Levitt Property Address 322 Alabama

Legal Description (entire tract) Lots 8, 9, & 10; Blk 12; Brooklynd

Present use Res Zoning Lt. Ind. Best use _____
Size: Frontage 150 Depth 144 Area 21600

Utilities and : Sewer x Septic tank _____ Cesspool _____
Street : City water x Private well _____ Elec. pump _____
Improvements : Surfacing BS Curb and gutter no Sidewalk _____

Full and true valuation, 19 60 Land 1050 Bldgs. 1900 Total 2950 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 old _____
Remodeled 1916 _____
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 S. Stevens
Date 11/20/61 Right of Way Agent

Revenue Stamps _____ Indicated Purchase Price \$ _____

Date Acquired _____ CONFIRMED PURCHASE PRICE \$ _____

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:
150 f.f. at \$ 20.00 for 144 ft. depth \$ 3000
_____ sq. ft. at \$ _____
_____ at \$ _____

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

2529 sq. ft. or cu. ft. x 9.11 = \$ 22761

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

Total Replacement Cost \$ _____

Less Total Depreciation 17070

Total Present Value \$ 5691

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ 100

Plus Land Value from above \$ 3000

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
BY COST APPROACH \$ 8791

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. _____

S. P. Project 1-A COUNTY Ramsey PARCEL 58
Anthony J., Gabriel, Sadie E., Jos. J. & John J. Monsour
FEE OWNER and Mary T. Lavitt PROPERTY ADDRESS 322 Alabama



FRONT VIEW



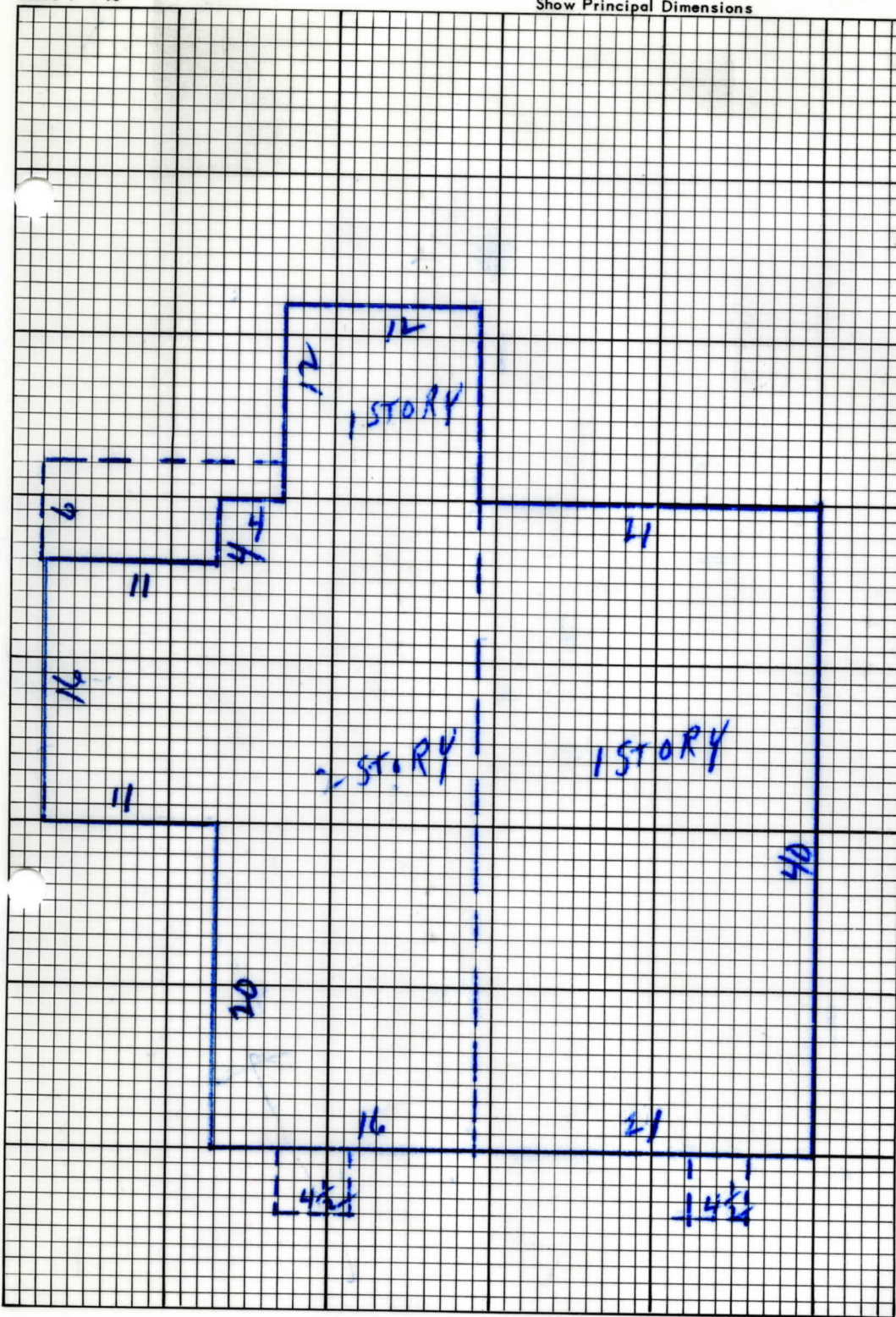
REAR VIEW

Photo No.	Description of Subject	Photo No.	Description of Subject
1.	_____	5.	_____
2.	_____	6.	_____
3.	_____	7.	_____
4.	_____	8.	_____
Date of Photo:	<u>11/1/41</u>	By:	<u>James S. Stevens</u> Right of Way Agent

S. P. Project 1-A COUNTY Ramsey PARCEL 58
 FEE OWNER Anthony J., Gabriel, Sadie E., Jos. J. & John J. Monsour and Mary T. Levitt PROPERTY ADDRESS 322 Alabama

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	

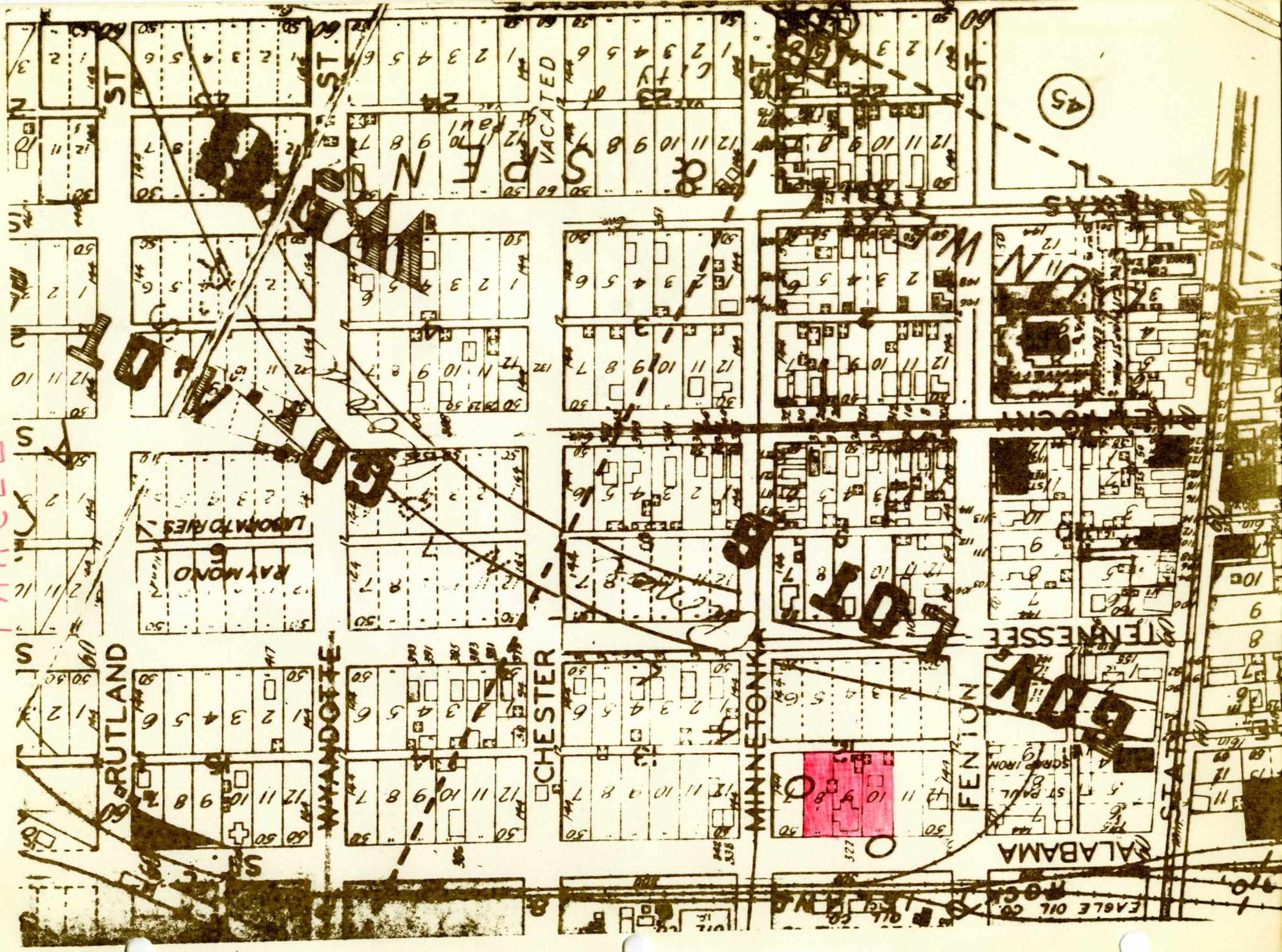
SKETCH AND EXAMINATION BY

James S. Stevens
 RIGHT OF WAY AGENT

11/20/61
 DATE

PARCEL NO. _____

PARCEL #58



ST. 2

ST. 2

ST. 2

45

RUTLAND

WYANDOTTE

CHESTER

MINNETONKA

FENWICK

ALABAMA

TENNESSEE

RAYMOND

LABORATORIES

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 1

LOT 2

LOT 3

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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. Project 1-A County Ramsey Parcel No. 58
Fee Owner Anthony J. Gabriel Property Address 322 Alabama

Comparable Properties

Comparison No.		No. <u>1</u>	No. <u>2</u>	No. <u>3</u>	No. _____				
Date of Sale		<u>May, 1961</u>	<u>May, 1961</u>	<u>July, 1961</u>					
Address		<u>185 Goodrich</u>	<u>717 Mercer</u>	<u>373 Emma</u>					
Terms of Sale		<u>Cash</u>	<u>\$500</u>	<u>\$200</u>					
Rental Income Actual			<u>\$85.00</u>	<u>\$80.00</u>					
Rental Income Estimated		<u>\$80.00</u>							
Gross Monthly Multiplier									
Sale Price		<u>\$6500</u>	<u>\$8900</u>	<u>\$6500</u>					
Special Assmts., Time, Improvements									
Present Worth		<u>\$6500</u>	<u>\$8900</u>	<u>\$6500</u>					
Less Estimated Lot Value,		<u>\$750</u>	<u>\$1200</u>	<u>\$600</u>					
Garage, Porch, Fireplace, Etc.		<u>\$100</u>	<u>\$100</u>	<u>\$100</u>					
Net Sale Price Bldg. Only		<u>5650 \$5650</u>	<u>\$7600</u>	<u>\$5800</u>					
Lot Size		<u>51 X 56</u>	<u>40 X 120</u>	<u>20 X 111</u>					
Age		<u>Old</u>	<u>Old</u>	<u>66 Yrs.</u>					
CF or SF Content	Unit Cost New								
Unit Cost Depr.	% Depr.								
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size	<u>2529 sq. ft.</u>	<u>500</u>		<u>250</u>		<u>400</u>			
Age—Condition	<u>Old - fair</u>				<u>400</u>		<u>500</u>		
Lot Value	<u>\$3000</u>	<u>2250</u>		<u>1800</u>		<u>2400</u>			
Landscaping									
Garage	<u>100</u>								
Porches									
Fireplace									
Basement Impr.					<u>300</u>		<u>200</u>		
Attic Impr.									
Carpeting									
Bldg. & Bath Extras									
Heating Extras	<u>GHA gas</u>	<u>300</u>		<u>100</u>		<u>200</u>			
Total Adjustment									
Net Adjustment		<u>+/ 3050</u>		<u>+/ 1450</u>		<u>+/ 2300</u>			
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.		<u>\$6500</u>		<u>\$8900</u>		<u>\$6500</u>			
Present Worth of Comparables Adjusted to Subject.		<u>\$9850</u>		<u>\$10,350</u>		<u>\$8,900</u>			

Estimate of Value By Cost Approach:

Repr. Cost: 2529 sq. ft. \$9.00 = \$ 22,721
 Less Depreciation: 75 % 17,070
 Deprec. Reprod. Cost \$ 5,651
 Land Value 150 F.F. Sq. Ft. or Ft. = 3,000
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 100
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 8,751

Estimate of Value By Comparison: \$ 9,000.00

Estimate Based on Rental Income:

Monthly Rent X GMM
\$80 X 112 = \$ 8,960.00
 or By Capitalization of Net Income on Form 2554
 Estimate By Cost Approach \$ 8,751.00
 Final Estimate By Correlation \$ 9,000.00

Appraisal By:

Reviewed By:

James S. Stevens

Date

11/20/61

Parcel No.

COMPARABLES

S. P. Project 1-A COUNTY Ramsey PARCEL 58
Anthony J., Gabriel, Sadie E., Joseph J. & John J.
 FEE OWNER Monsour and Mary T. Levitt PROPERTY ADDRESS 322 Alabama

LEGAL: Upon request. **185 Goodrich**

LISTING BROKER The Springs Company SALESMAN Saunders PHONE RES MI 8-6805 BUS CA 7-7226
 OWNER'S NAME William D. and Carol J. Ross TYPE OF BLDG 2 Story Frame

Basement	1st Floor	2nd Floor	3rd Floor
Full 1/4 Beam: steel wood	L.R. 12 x 13	L.R. x	B.R. x
Hear: Space	Fireplace	Fireplace	Bath
gravity fur. molder	D.R. 12 x 15	D.R. x	Year Built <u>Older</u>
h. water oil	D. Space or Den x 9 X 10	D. Space x	Exterior <u>Lap Siding</u>
f. air gas	Kitch. 13 x 12	Kitch. x	Cond. <u>Fair</u>
annual fuel cost \$130.00	nook cabinets x pantry	nook cabinets pantry	Taxes <u>78.68</u> N.H.S. H.S. x
Water heater	fan disposal d. wthr.	fan disposal d. wthr.	Assessments
gal. side arm	Trim	Trim	Blde <u>40</u> x <u>22</u>
gal. auto. elec.		Den 5 X 7	Lor <u>51.84</u> x <u>56-2/3</u>
40 gal. auto. gas X	Bath full Tile shr. 1/2	Bath full x Tile shr. 1/2	alley driveway
Incinerator	Den/S. Rm. x	Den/S. Rm. x	floors—1st hwd. x soft
Laundry tubs Toilet	B.R. x	B.R. 7 x 11	floors—2nd hwd. x soft
220 wiring Shower	B.R. x	B.R. 9 x 10	Sewer X City Wtr. X
Pump	B.R. x	B.R. 9 x 12	S. Tank Well
Bas. room x	Porch Scr. Gl.	B.R. 14 x 13	Gar. Shed x 10 X 21
Insul. Walls Ceil. W. Strip	condition	condition	Att. Det. ov. det.
Roof comp. X wood slate	carp. drapes	carp. drapes	
1st fl. occ. by <u>Owner</u>	phone <u>CA 4-8936</u>	Lease Exp. rest	
2nd fl. occ. by	phone	Lease Exp. rest	
Schools Public grade <u>Jefferson - 5</u>	high	parochial <u>St. Stanislaus - 7 blocks</u>	
Churches <u>St. Stanislaus</u>		Present Mgt. <u>\$3,353.88 - 6% - \$55.00 - P & I</u>	
Tramp <u>2 blocks</u>		Mgt. Commit	
Reason for selling <u>Move closer to work</u>		Will consider trade <u>Yes</u>	Possession <u>Arrange</u>
Remarks <u>Can be converted to duplex with kitchen remodeled and heating - could be used as nice one - combination storms and screens - one upstairs bedroom has sink and HW heater in athroom - this contract shall have no effect if property is sold to Mr. Glen D. Crail.</u>			



LEGAL: Lot 17, Bl. 6 Rugg Addn. to St. Paul.

717 Mercer Ave

LISTING BROKER S. M. Burton Co. SALESMAN Ann PHONE: RES MI 6-8511 BUS MI 6-1211
 OWNER'S NAME Dick & Helen Johnson TYPE OF BLDG Duplex

Basement	1st Floor	2nd Floor	3rd Floor
Full 1/3 Beam: steel wood	L.R. 13,10 x 13,10	L.R. 13 x 11,9	B.R. x
Hear: space gas	Fireplace	Fireplace	Bath
gravity fur. molder	D.R. x	D.R. x	Year Built <u>Older</u>
h. water oil	D. Space x	D. Space x	Exterior <u>Brick</u>
f. air gas	Kitch. 13 x 12	Kitch. 13,3 x 15,6	Cond. <u>Good</u>
annual fuel cost	nook cabinets x pantry	nook cabinets pantry	Taxes <u>Follow N.H.S. x H.S.</u>
Water heater	fan disposal d. wthr.	fan disposal d. wthr.	Assessments
gal. side arm	Trim <u>Painted</u>	Trim <u>Painted</u>	Blde <u>24</u> x <u>16</u>
gal. auto. elec.			Lor <u>follow 40 x 12.0</u>
40 gal. auto. gas X	Bath full x Tile shr. 1/2	Bath full Tile shr. 1/2 x	alley driveway X
Incinerator	Den/S. Rm. x	Den/S. Rm. x	floors—1st hwd. x soft
Laundry tubs Toilet	B.R. 13,4 x 12,10	B.R. 7 x 13,2	floors—2nd hwd. x soft
220 wiring Shower	B.R. 8 x 13	B.R. 13,4 x 13	Sewer X City Wtr. X
Pump	B.R. x	B.R. x	S. Tank Well
Bas. room x	Porch 5,6x10,6shr. Gl.	B.R. x	Gar. shed x
Insul. Walls X Ceil. W. Strip	condition <u>Fair</u>	condition <u>Good</u>	Att. Det. ov. det.
Roof comp. X wood slate	carp. drapes	carp. drapes	
1st fl. occ. by <u>Janice Wiener</u>	phone <u>CA 5-0908</u>	Lease Exp. rest <u>50.00</u>	due 1st of month
2nd fl. occ. by <u>elanore Hafta</u>	phone	Lease Exp. rest <u>35.00</u>	due 1st of month
Schools Public grade <u>Adams</u>	high <u>Monroe</u>	parochial <u>St. James</u>	
Churches <u>all</u>		Present Mgt.	
Tramp <u>1 Block</u>		Mgt. Commit.	
Reason for selling <u>New home</u>		Will consider trade <u>No</u>	Possession <u>to arrange</u>
Remarks <u>New roof</u>			



LEGAL: East 28 feet of Lot 11, Block 2, Drake's Addition.

373 Emma

LISTING BROKER Parrante Bros. Realty SALESMAN Bink PHONE: RES CA 6-7313 BUS CA 4-1341
 OWNER'S NAME Sarda Borzan TYPE OF BLDG 2 Story

Basement	1st Floor	2nd Floor	3rd Floor
Full x Beam: steel wood x	L.R. 12 x 13	L.R. x	B.R. x
Hear: 2 circulating gas	Fireplace	Fireplace	Bath
gravity fur. molder	D.R. 9 x 11	D.R. x	Year Built <u>1895</u>
h. water oil	D. Space x	D. Space x	Exterior <u>Frame</u>
f. air gas	Kitch. 10 x 10,4	Kitch. x	Cond. <u>Fair - Clean</u>
annual fuel cost	nook cabinets pantry	nook cabinets pantry	Taxes <u>58.58</u> N.H.S. H.S. x
Water heater	fan disposal d. wthr.	fan disposal d. wthr.	Assessments
30 gal. side arm <u>Gas</u>	Trim <u>Enamel</u>	Trim	Blde <u>14</u> x <u>36</u>
gal. auto. elec.			Lor <u>20</u> x <u>111</u>
gal. auto. gas	Bath full Tile shr. 1/2	Bath full x Tile shr. 1/2	alley driveway X
Incinerator	Den/S. Rm. x	Den/S. Rm. x	floors—1st hwd. x soft X
Laundry tubs <u>New</u> Toilet	B.R. x	B.R. 10 x 12	floors—2nd hwd. x soft X
220 wiring Shower	B.R. x	B.R. 12 x 13	Sewer X City Wtr. X
Pump	B.R. x	B.R. x	S. Tank Well
Bas. room x	Porch Scr. Gl.	B.R. x	Gar. 10 x 18
Insul. Walls Ceil. W. Strip	condition	condition	Att. Det. ov. det.
Roof comp. X wood slate	carp. drapes	carp. drapes	
1st fl. occ. by <u>Vacant</u>	phone	Lease Exp. rest	
2nd fl. occ. by	phone	Lease Exp. rest	
Schools Public grade <u>Jefferson - 6</u>	high <u>Mahe</u>	parochial <u>St. Stanislaus - 3 blocks</u>	
Churches <u>All</u>		Present Mgt. <u>Clear</u>	
Tramp <u>West 7th - 2 blocks</u>		Mgt. Commit. <u>Ordered</u>	
Reason for selling <u>Death in family</u>		Will consider trade <u>Yes</u>	Possession <u>Immediate</u>
Remarks <u>Stove and kitchen range included - key in office.</u>			



Date of Photo: 11/1/61

By: James J. Stevens
 Right of Way Agent

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 1-a COUNTY Ramsey PARCEL 56
 FEE OWNER Anthony J. Gabrice Property Address 322 Alabama

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.	Tracy to Larson Lot 10, Blk 66, West St. Paul Proper. \$800 Oct., 1957	50	100	5000	\$16	16¢		\$18	15¢	
2.	Markoe to Remackle Lots 1 & 20 Blk 4 2nd Addition to Brooklynd \$1000 May, 1957	80	125	10,000	\$12.50	10¢		\$20	15¢	
3.	Markoe to Remackle Lots 18 & 19, Blk 4 2nd Addition to Brooklynd	80	125	10,000	\$12.50	10¢		\$20	15¢	
4.	Goldstein to Kaplan W. 25 ft. of Lot 3, and all of Lot 1 & 2, Blk 19, & Lot 1 & 2, Blk 14, Basil & Roberts Addition \$4000 December, 1956	225	119	26,775	\$17.77	15¢		\$18	15¢	

Reviewed by ESTIMATEC VALUE OF LAND IN SUBJECT PROPERTY
 ON BASIS OF COMPARABLE MARKET DATA:
150 front feet ~~square feet~~ at \$20.00 = \$ 3,000

Data by: Jennings Steiner Right of Way Agent
 Date 11/20/61 Parcel No. _____

