



Collection Information:

Folder: Parcel No. 72. 112 Fenton Street.

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

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Records.

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PROJECT AREA 1-A
PARCEL 72
112 Fenton Street

Owner: Ben & Helen Karas
Legal: Ex NWly 80 ft Lots 11 & 12
Blk 9; Brooklynd
Lot Size: 64 x 100 (6400 sq.ft.)
Zoning: "B" Residential
Assessors Value: Land \$400.00, Bldg. \$900.00
Built: Prior to or around 1900
Utilities: Sewer, water, gas

PROPERTY DESCRIPTION

This one story bungalow has a small living room with small bedroom adjoining, full dining room which is being used as a bedroom, and a good sized kitchen with flat rim sink, small cabinet space and inlaid linoleum. The bath which opens from the kitchen has inset tub, shower and plastic wainscot. There is another small bedroom. It has fir floors, plaster walls in fairly good condition and there is a glazed front porch. The basement which is under approximately $\frac{1}{4}$ of the house has a small foundation and dirt floor. It has a gravity hot air gas furnace and 30 gallon automatic hot water heater. The garage is in poor condition.

COST APPROACH

| | |
|-----------------------------------|-----------------|
| 679 sq.ft. @ \$12.00 | \$ 8,148.00 |
| Less depreciation | <u>5,706.00</u> |
| Depreciated value of home | \$ 2,446.00 |
| Garage and Shed | <u>100.00</u> |
| Depreciated value of improvements | \$ 2,546.00 |
| Land | <u>950.00</u> |
| Indicated value by Cost Approach | \$ 3,496.00 |

In considering both the Cost Approach and the Market Approach and taking all factors that I consider effect the value, in my opinion a fair market value of this property as of the date indicated in this report is,

Three Thousand Six Hundred Dollars (\$3600.00)

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 72

FEE OWNER Ben Karas Property Address 112 Fenton

Legal Description (entire tract) Ex. N.W. 80 ft. Lots 11 & 12, Blk 9, Brooklynd

Present use Res. Zoning "B" Res. Best use _____
Size: Frontage 64 Depth 100 Area 6400

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

Full and true valuation, 19 60 Land 400 Bldgs. 900 Total 1300 Taxes 19 _____ \$ _____
Outstanding special assessments: Water _____ Sewer _____ Street _____ Total _____

DETERMINATION OF COST FACTOR:

Page _____ Boeck'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 _____
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 [Signature]

Date 11/15/67 Right of Way Agent

Revenue Stamps _____ Indicated Purchase Price \$ _____

Date Acquired _____ CONFIRMED PURCHASE PRICE \$ _____

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:
64 f.f. at \$ 15.00 for 100 ft. depth \$ 950.00
_____ sq. ft. at \$ _____
_____ at \$ _____

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

679 sq. ft. or cu.-ft. x 12.00 = \$ 8148

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

Total Replacement Cost \$ 8148

Less Total Depreciation 5706

Total Present Value \$ 2446

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ 100

Plus Land Value from above \$ 950

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
BY COST APPROACH \$ 3496

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 Depr. curable \$ _____

Total Cost of Short Lived Items \$ _____

_____ % of Total Replacement Cost

with _____ % in Bone structure. PARCEL NO. _____

S. P. Project 1-A COUNTY Ramsey PARCEL 72
FEE OWNER Ben & Helen Karas PROPERTY ADDRESS 112 Fenton St.



FRONT VIEW



REAR VIEW

| Photo No. | Description of Subject |
|-----------|------------------------|
| 1. | _____ |
| 2. | _____ |
| 3. | _____ |
| 4. | _____ |

Date of Photo: 11/1/61

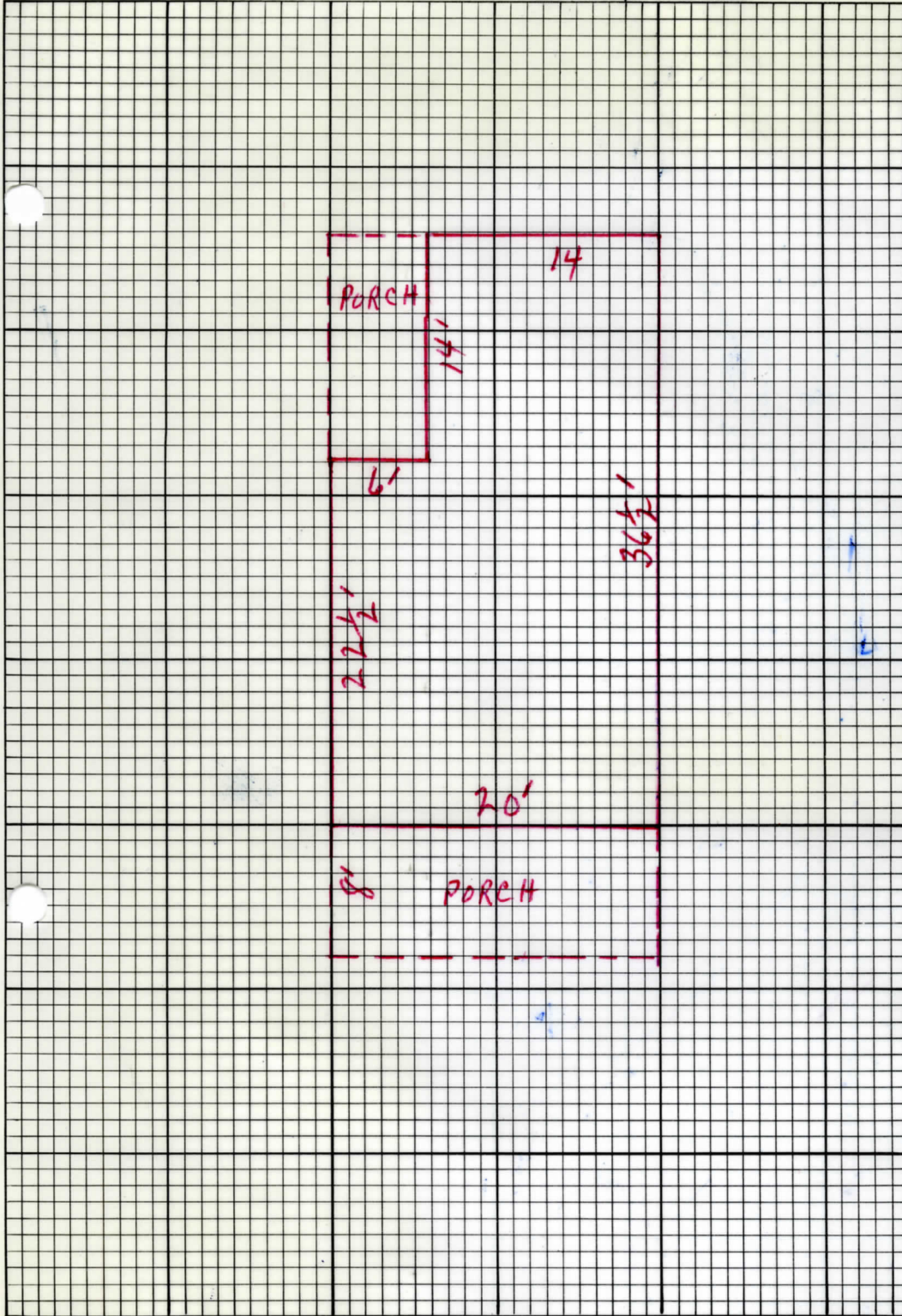
| Photo No. | Description of Subject |
|-----------|------------------------|
| 5. | _____ |
| 6. | _____ |
| 7. | _____ |
| 8. | _____ |

By: J. Stevens
Right of Way Agent

S.P. Project 1-A COUNTY Ramsey PARCEL 72
 FEE OWNER Ben & Helen Karas PROPERTY ADDRESS 112 Fenton St.

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.

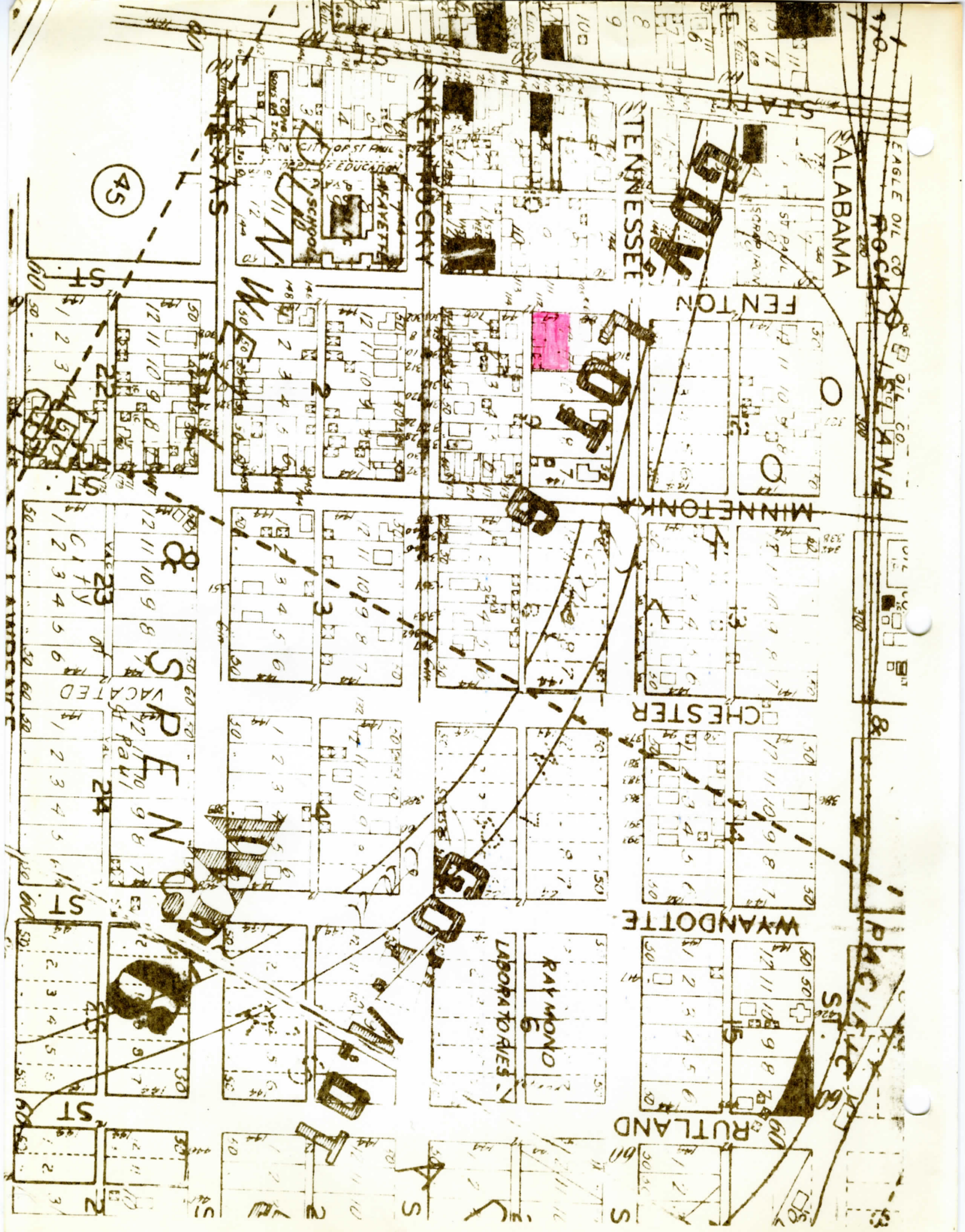
| MISCELLANEOUS BUILDINGS | Foundation | Walls | Floor | Roof | Condition | Size | Area |
|-------------------------|------------|-------|-------|------|-----------|------|------|
| Garage - detached | | | | | | x | |
| Garage - attached | | | | | | x | |
| Barn | | | | | | x | |
| Hog house | | | |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

SKETCH AND EXAMINATION BY _____

J. Stevens
RIGHT OF WAY AGENT

11/1/61
DATE

PARCEL NO. _____



45

Parcel #12

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. 72

Fee Owner Ben Karas Property Address 112 Fenton

Comparable Properties

| Comparison No. Date of Sale | | No. <u>1</u> <u>1/61</u> | No. <u>2</u> <u>7/60</u> | No. <u>3</u> <u>9/61</u> | No. _____ | | | | |
|---|------------------------------------|-----------------------------|-----------------------------|-----------------------------|------------|--------------|-------------|------------|-------|
| Address | | <u>671 N. Western</u> | <u>19 E. Magnolia</u> | <u>373 Eire</u> | | | | | |
| Terms of Sale | | <u>Cash</u> | <u>Cash</u> | <u>Cash</u> | | | | | |
| Rental Income Actual | | | | | | | | | |
| Rental Income Estimated | | | | | | | | | |
| Gross Monthly Multiplier | | | | | | | | | |
| Sale Price | | <u>4,000</u> | <u>4,100</u> | <u>4,200</u> | | | | | |
| Special Assmts., Time, Improvements | | | | | | | | | |
| Present Worth | | <u>4,000</u> | <u>4,100</u> | <u>4,200</u> | | | | | |
| Less Estimated Lot Value, | | <u>1,200</u> | <u>1,200</u> | <u>600</u> | | | | | |
| Garage, Porch, Fireplace, Etc. | | <u>200</u> | <u>200</u> | <u>300</u> | | | | | |
| Net Sale Price Bldg. Only | | <u>2,600</u> | <u>2,700</u> | <u>3,300</u> | | | | | |
| Lot Size | | <u>41.2 X 108</u> | <u>40 X 123</u> | <u>18.5 X 100</u> | | | | | |
| Age | | <u>Old</u> | <u>Old</u> | <u>63 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>679 sq. ft.</u> | | | | | | <u>400</u> | | |
| Age—Condition | <u>Old—Good</u> | | | | | | | | |
| Lot Value | <u>950</u> | <u>250</u> | | | <u>250</u> | | | <u>350</u> | |
| Landscaping | | | | | | | | | |
| Garage | <u>100</u> | | | | | | | | |
| Porches | <u>400</u> | | <u>200</u> | | <u>200</u> | | | <u>100</u> | |
| Fireplace | | | | <u>100</u> | | <u>200</u> | | | |
| Basement Impr. | | | | | | | | | |
| Attic Impr. | | | | | | | | | |
| Carpeting | | | | | | | | | |
| Pbkg. & Bath Extras | | | | | | | | | |
| Painting Extras | <u>GHA gas</u> | | <u>300</u> | <u>100</u> | | | | <u>200</u> | |
| | | | | | | | | | |
| | | <u>250</u> | <u>500</u> | <u>200</u> | <u>450</u> | <u>200</u> | <u>1050</u> | | |
| Total Adjustment | | | | | | | | | |
| Net Adjustment | | <u>- 250</u> | | <u>- 250</u> | | <u>- 850</u> | | | |
| Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase. | | <u>4,000</u> | | <u>4,100</u> | | <u>4,200</u> | | | |
| Present Worth of Comparables Adjusted to Subject. | | <u>3,750</u> | | <u>3,850</u> | | <u>3,350</u> | | | |

Estimate of Value By Cost Approach:

Repr. Cost: 679 X 12 = \$ 8152
 Less Depreciation: 70 % 5706
 Deprec. Reprod. Cost = \$ 2446
 Land Value 64 = 950
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 100
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach \$ 3,496
 Say 3,500

Estimate of Value By Comparison: \$ 3,600

Estimate Based on Rental Income:

Monthly Rent X GMM
40 X 90 = \$ 3,600
 or By Capitalization of Net Income on Form 2554

Estimate By Cost Approach \$ 3,500

Final Estimate By Correlation \$ 3,600

Appraisal By:

Reviewed By:

J. Stevens

Date

11/1/61

Parcel No.

PHOTOGRAPHIC MOUNTINGS
COMPARABLES

S. P. Project 1-A

COUNTY Ramsey

PARCEL 72

FEE OWNER Ben & Helen Karas

PROPERTY ADDRESS 112 Fenton St.



LEGAL: Lot 58, Johnston's Subdivision of Block 1, Stinson's Division of the NW 1/4, Section 36, Township 29. **671 N. Western**

LISTING BROKER All-State Properties SALESMAN LORNE 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. | B.R. |
| Heat: Space | Fireplace | Fireplace | Bath |
| gravity fur. wicker | D.R. | D.R. | Year Built Old |
| h. water oil | D. Space | D. Space | Exterior Asp. Shingles |
| f. air 2 space gas x | Kitch. 14 x 12 | Kitch. | Cond. Good |
| annual fuel cost | nook cabinets x pantry | nook cabinets pantry | Taxes 51.42 N.H.S. H.S. x |
| Water heater: gal. side arm | fan disposal d. wdr. | fan disposal d. wdr. | Assessments |
| gal. auto. elec. | Trim Painted | Trim | Bids 16.6 x 38 |
| 30 gal. auto. gas x | Bath full Tile shr. 1/2 | Bath full Tile shr. 1/2 | Lot 41.2 x 108 |
| Incinerator | Den/S. Rm. 4 x 9.6 | Den/S. Rm. | alley x driveway |
| Laundry tubs Toilet | B.R. 7.6 x 10.4 | B.R. | Floors—1st hwd. Lino wdr x |
| 220 wiring Shower | B.R. Utility 9 x 9 | B.R. | Floors—2nd hwd. wdr |
| Pump | B.R. | B.R. | Sewer x City Wtr. x |
| Rec. room | B.R. | B.R. | S. Tank Well |
| Insul. Walls Cell. W. Strip | Porch 13.6x5.0 Shr. x Gl. x | B.R. | Gar. Shed x 1 Car |
| Root: comp. x wood slat | condition Very good | condition | Att. Det. x or det. |
| 1st fl. occ. by Owner | carp. drapes | carp. drapes | |
| 2nd fl. occ. by Owner | phone | Lease Exp. rest due | |
| | phone | Lease Exp. rest due | |
| Schools: Public grade Jackson - 3 | high Mechanic Arts | parochial St. Agnes - St. Vincent's | |
| Churches: <u>Class</u> | Present Mgr. <u>None</u> | | |
| Transp. <u>2 blocks</u> | Mgr. Comm. <u>Ordered</u> | | |
| Reason for selling <u>Wider - moving to apartment</u> | Will consider trade <u>No</u> | Possession <u>30 after closing</u> | |
| Remarks <u>3 large closets - book beds built in den off living room.</u> | | | |



LEGAL: Lots 23, 24, Block 3, Pottgiesens Subdivision of Lots 5 to 16 inclusive all of Weide and Darrison's Garden Lots. **19 East Magnolia**

LISTING BROKER Sun Realty Co. SALESMAN BROWN PHONE: RES. SP 7-6647 BUS. HU 9-5332

OWNER'S NAME Wm. J. Godfrey TYPE OF BLDG. Bungalow

| Basement | 1st Floor | 2nd Floor | 3rd Floor |
|--|-------------------------------|-----------------------------|---------------------------|
| Full 3/4 Beam: steel wood x | L.R. 10 x 17.4 | L.R. | B.R. |
| Heat: Fireplace | Fireplace | Fireplace | Bath |
| gravity fur. wicker | D.R. 10 x 11 | D.R. | Year Built Old |
| h. water oil | D. Space | D. Space | Exterior Asbestos |
| f. air 3 yrs old gas x | Kitch. 10.4 x 13.6 | Kitch. | Cond. Fair |
| annual fuel cost | nook cabinets x pantry | nook cabinets pantry | Taxes 70.61 N.H.S. H.S. x |
| Water heater: gal. side arm | fan disposal d. wdr. | fan disposal d. wdr. | Assessments |
| gal. auto. elec. | Trim Painted | Trim | Bids IRREGULAR |
| 30 gal. auto. gas x | Bath full Tile shr. 1/2 x | Bath full Tile shr. 1/2 | Lot 80 x 110 |
| Incinerator | Den/S. Rm. | Den/S. Rm. | alley x driveway |
| Laundry tubs Toilet | B.R. 7 x 9.2 | B.R. | Floors—1st hwd. x wdr |
| 220 wiring Shower | B.R. | B.R. | Floors—2nd hwd. wdr |
| Pump | B.R. | B.R. | Sewer x City Wtr. x |
| Rec. room | B.R. | B.R. | S. Tank Well |
| Insul. Walls Cell. W. Strip | Porch 4 x 10 Shr. x Gl. x | B.R. | Gar. Shed x |
| Root: comp. x wood slat | condition POOR | condition | Att. Det. or det. |
| 1st fl. occ. by Owner | carp. drapes | carp. drapes | |
| 2nd fl. occ. by Owner | phone | Lease Exp. rest due | |
| | phone | Lease Exp. rest due | |
| Schools: Public grade Whittier | high Washington | parochial St. Bernards | |
| Churches: <u>Class</u> | Present Mgr. <u>None</u> | | |
| Transp. <u>1 block</u> | Mgr. Comm. <u>None</u> | | |
| Reason for selling <u>Moving in with son</u> | Will consider trade <u>No</u> | Possession <u>Immediate</u> | |
| Remarks | | | |



LEGAL: Lot 29, Block 1, Stinson & Ramsey's Subdivision subject to easement and except North 21-5/10 feet. **373 Erie**

LISTING BROKER James Huspek & Sons SALESMAN JHM PHONE: RES. MI 9-2965 BUS. CA 2-8066

OWNER'S NAME George J. and Lorraine Gisch TYPE OF BLDG. Bungalow

| Basement | 1st Floor | 2nd Floor | 3rd Floor |
|---|--|----------------------------------|---------------------------|
| Full x Beam: steel wood | L.R. 11.6 x 13 = 20 | L.R. | B.R. |
| Heat: Fireplace | Fireplace | Fireplace | Bath |
| gravity fur. wicker | D.R. | D.R. | Year Built 1898 |
| h. water oil | D. Space | D. Space | Exterior Asp. Shingles |
| f. air 2 space gas x | Kitch. 11 x 11 | Kitch. | Cond. Excellent |
| annual fuel cost | nook cabinets x pantry | nook cabinets pantry | Taxes 40.06 N.H.S. H.S. x |
| Water heater: gal. side arm | fan disposal d. wdr. | fan disposal d. wdr. | Assessments |
| gal. auto. elec. | Trim Painted | Trim | Bids 120 x 28 |
| 30 gal. auto. gas x | Bath full Tile shr. 1/2 | Bath full Tile shr. 1/2 | Lot 140 x 160 |
| Incinerator | Den/S. Rm. | Den/S. Rm. | alley driveway |
| Laundry tubs Toilet | B.R. 9 x 11 | B.R. | Floors—1st hwd. x wdr |
| 220 wiring Shower | B.R. | B.R. | Floors—2nd hwd. wdr |
| Pump | B.R. | B.R. | Sewer x City Wtr. x |
| Rec. room | B.R. | B.R. | S. Tank Well |
| Insul. Walls Cell. W. Strip | Porch 6x12 Shr. x Gl. x | B.R. | Gar. Shed x |
| Root: comp. x wood slat | condition Excellent | condition | Att. Det. or det. |
| 1st fl. occ. by Owner | carp. drapes | carp. drapes | |
| 2nd fl. occ. by Owner | phone CA 5-4712 | Lease Exp. rest due | |
| | phone | Lease Exp. rest due | |
| Schools: Public grade Davis - 3 blocks | high Mason - 2 blocks | parochial St. Francis - 5 blocks | |
| Churches: <u>Class</u> | Present Mgr. <u>None</u> | | |
| Transp. <u>1/2 block</u> | Mgr. Comm. <u>\$3,000.00 - 10 years - 6%</u> | | |
| Reason for selling | Will consider trade | Possession <u>On closing</u> | |
| Remarks <u>Show PH only - listing subject to owners purchase of other property.</u> | | | |

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

S. P. Project 1-A

COUNTY Ramsey

Property Address 112 Fenton

PARCEL 72

PRE OWNER Ben Karas

Property Address 112 Fenton

Property Address 112 Fenton

| 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¢ | | \$15 | | |
| 2. | Markoe to Remackle Lots 1 & 20 Blk 4 2nd Addition to Brooklynd \$1000 May, 1957 | 80 | 125 | 10,000 | \$12.50 | 10¢ | | \$14 | | |
| 3. | Markoe to Remackle Lots 18 & 19, Blk. 4 2nd Addition to Brooklynd | 80 | 125 | 10,000 | \$12.50 | 10¢ | | \$14 | | |
| 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 \$4,000 December, 1956 | 225 | 119 | 26,775 | \$17.77 | 15¢ | | \$16 | | |

Reviewed by

ESTIMATEC VALUE OF LAND IN SUBJECT PROPERTY
 ON BASIS OF COMPARABLE MARKET DATA:

64 front feet at \$15 = \$ 950.

Data by: [Signature]

Right of Way Agent

Date 11/15/61

Parcel No. _____

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

S. P. No. Project 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 |
|------|------------------------------------|-----------------------|---------|-------------|-----------------------------|-----------------------|---------------|-------------|------------------|
| 72 | Henrietta E. & Albert E. Robinette | Bernard & Helen Karas | 1-24-41 | 1054831 | Deed | 1153/593 | | 1.65 | \$1500 |
| | | | | | | | | | |
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(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.

J. Stevens

Appraiser or Right of Way Agent

11/15/41

Date