



## **Collection Information:**

**Folder:** Parcel No. 152. 117 Minnetonka Street.

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

**Collection:** Port Authority of the City of Saint Paul.  
Records.

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PROJECT AREA 1-A  
PARCEL 152  
117 Minnetonka St.

Owner: John E. Bloomquist Inc.  
Legal: SE'ly 36 ft. of NW'ly 72 ft. of Lot 6, Block 9, Brooklynd  
Lot Size: 36 x 50 (1800 sq.ft.)  
Zoning: "B" Residential  
Assessors Value: Land \$100.00, Buildings \$750.00  
Built: Prior to or around 1900  
Utilities: Sewer, water and gas

PROPERTY DESCRIPTION

This one story bungalow has entryway with small living room, good sized dining room with small bedroom adjoining, a second bedroom also opens from the dining room. There is a good sized kitchen with cabinet sink and a pantry. The bath which opens from the kitchen has round rim tub and low flush box. There is a 20 gallon automatic hot water heater. There is hardwood floor and plaster walls. The basement is under approximately  $\frac{1}{4}$  of the house. It has forced air gas furnace and a concrete floor which is badly cracked.

COST APPROACH

883 sq.ft. @ \$12.00	\$ 10,596.00
Less depreciation	7,417.00
Depreciated value of home	<u>\$ 3,179.00</u>
Land	400.00
Indicated value by Cost Approach	<u>\$ 3,579.00</u>

In analyzing all factors and taking into consideration the Cost Approach and the Market Data Approach it is the opinion of your appraiser that a fair Market Value of this property as of the date indicated on this report is,

Three Thousand Seven Hundred Fifty  
Dollars (\$3750.00).

S. P. Project 1-A COUNTY Ramsey PARCEL 152

FEE OWNER John E. Bloomquist, Inc. Property Address 117 Minnetonka St.

Legal Description (entire tract) SE'ly 36 ft. of NW'ly 72 ft. of Lot 6, Blk 9, Brooklynd

Present use Res Zoning B res Best use \_\_\_\_\_  
Size: Frontage 36 Depth 50 Area 1800

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

Full and true valuation, 19 60 Land 100 Bldgs. 750 Total 850 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 \_\_\_\_\_  
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 JL Stevens

Date 11/15/61 Right of Way Agent

Revenue Stamps \_\_\_\_\_ Indicated Purchase Price \$ \_\_\_\_\_

Date Acquired \_\_\_\_\_ CONFIRMED PURCHASE PRICE \$ \_\_\_\_\_

**ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY**

Land Value:  
36 f.f. at \$ 11.00 for 50 ft. depth \$ 400  
\_\_\_\_\_ sq. ft. at \$ \_\_\_\_\_  
\_\_\_\_\_ at \$ \_\_\_\_\_

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

883 sq. ft. or cu. ft. x 12.00 = \$ 10596

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

Total Replacement Cost \$ 10596

Less Total Depreciation 7417

Total Present Value \$ 3179

Plus Present Value of Special Equipment \$ \_\_\_\_\_

Plus Present Value of Miscellaneous Bldgs. \$ \_\_\_\_\_

Plus Land Value from above \$ 400

**TOTAL PRESENT VALUE OF ENTIRE PROPERTY**  
**BY COST APPROACH \$ 3579**

**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 152  
FEE OWNER John E. Bloomquist Inc. PROPERTY ADDRESS 117 Minnetonka 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.	_____

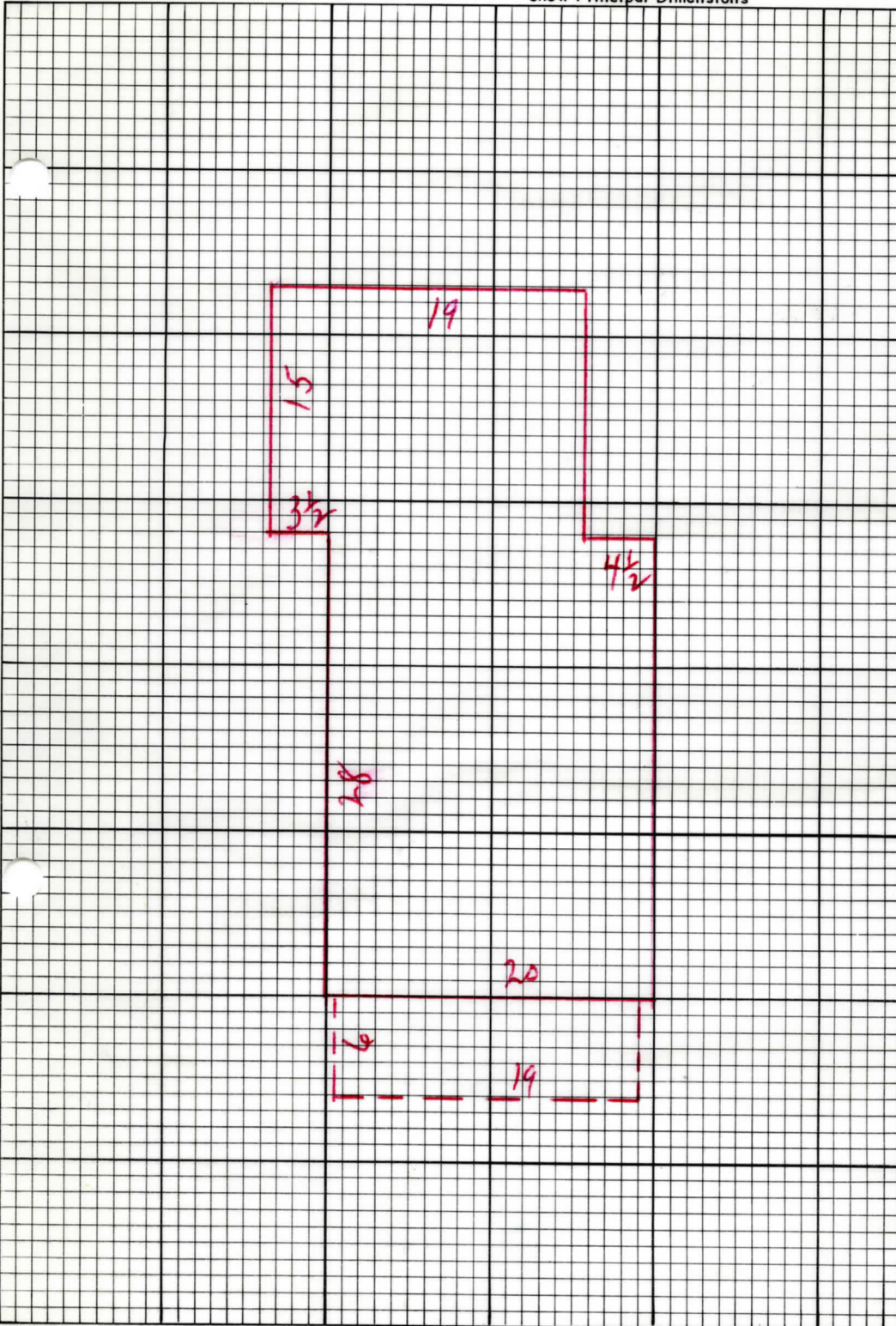
By: J. Stevens  
Right of Way Agent

S.P. Project 1-A COUNTY Ramsey PARCEL 152

FEE OWNER John E. Bloomquist Inc. PROPERTY ADDRESS 117 Minnetonka 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 \_\_\_\_\_

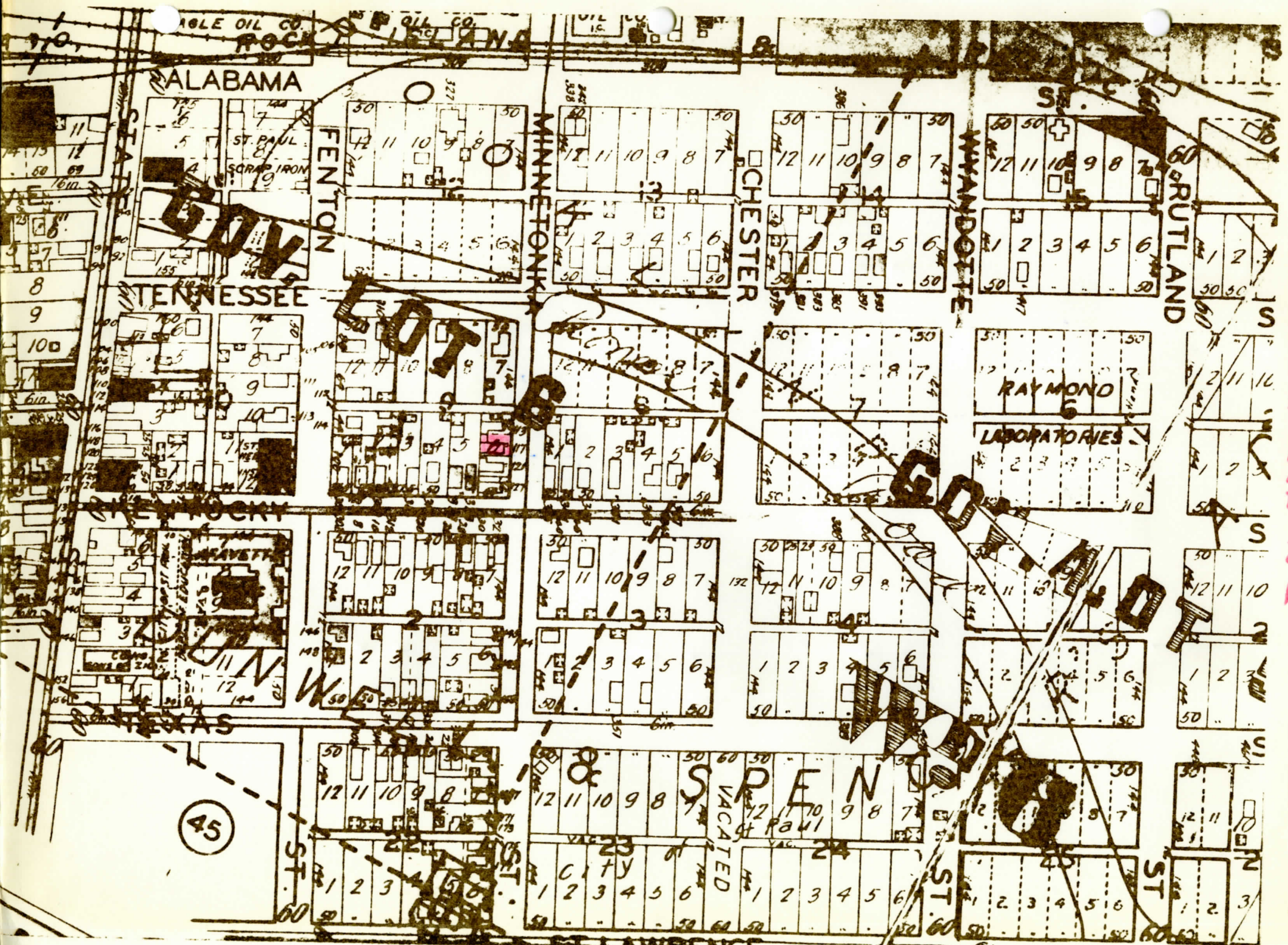
Chimney size:

\_\_\_\_\_ 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 DATE 11/15/61

PARCEL NO. \_\_\_\_\_



PARCEL #152

ROCK OIL CO. ALABAMA

ALABAMA

TENNESSEE

KENTUCKY

TEXAS

FENTON

MINNETONKA

CHESTER

MANDOTIE

RUTLAND

SPENCE

ST. PAUL

45

ST. PAUL  
SCRAP IRON

RAYMOND

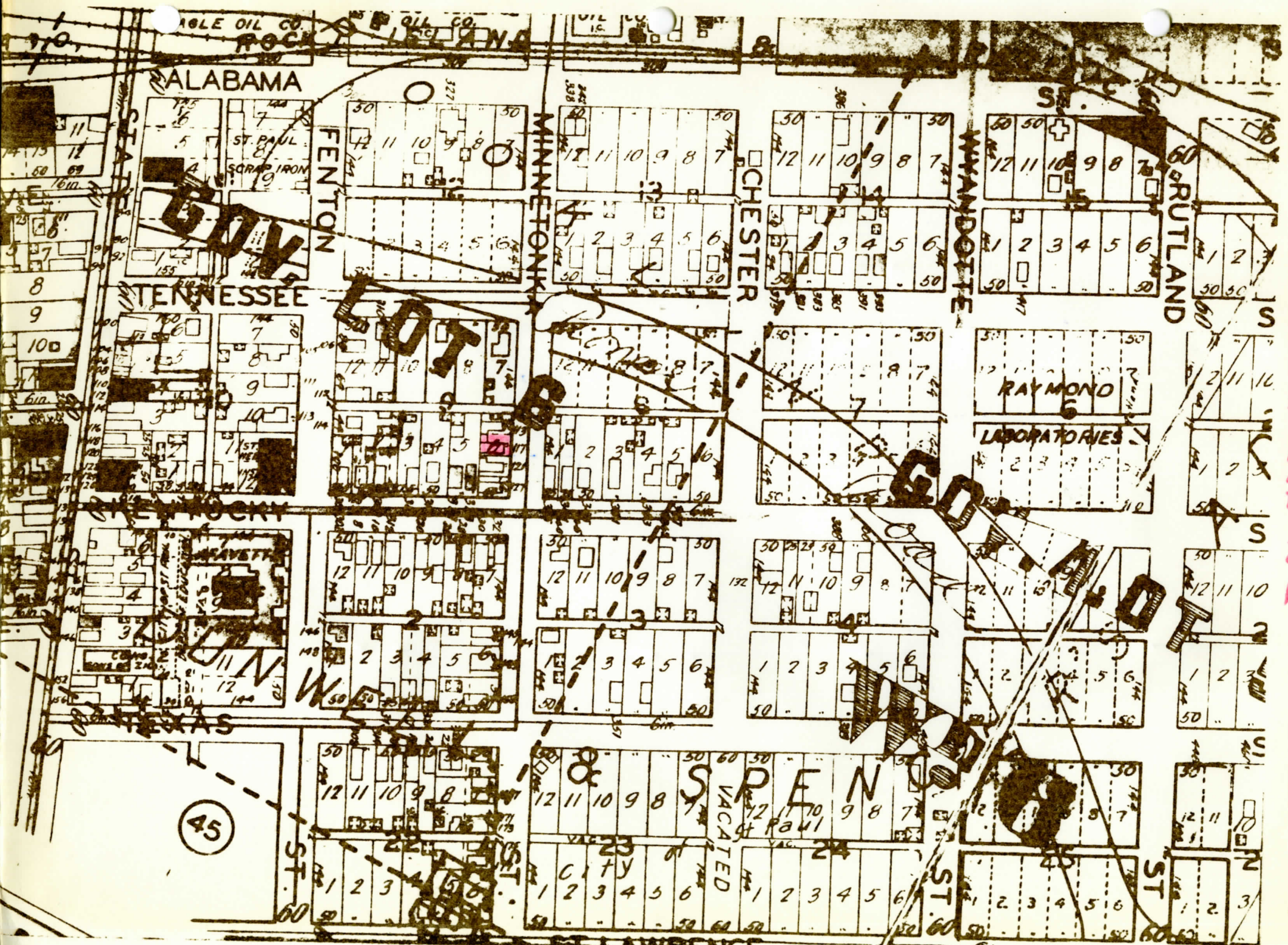
LABORATORIES

LOT

GARDEN

CITY

VACATED



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. 152

Fee Owner John E. Bloomquist Property Address 117 Minnetonka

Comparable Properties

Comparison No. Date of Sale	No. <u>1</u> <u>June, 1961</u>	No. <u>2</u> <u>Sept., 1961</u>	No. <u>3</u> <u>July, 1960</u>	No. _____					
Address	<u>9 Douglas</u>	<u>373 Erie</u>	<u>19 E. Magnolia</u>						
Terms of Sale	<u>Cash</u>	<u>Cash</u>	<u>Cash</u>						
Rental Income Actual									
Rental Income Estimated	<u>\$40.00</u>	<u>\$40.00</u>	<u>\$40.00</u>						
Gross Monthly Multiplier									
Sale Price	<u>\$3,000</u>	<u>\$4,200</u>	<u>\$4,100</u>						
Special Assmts., Time, Improvements									
Present Worth	<u>\$3,000</u>	<u>4,200</u>	<u>4,100</u>						
Less Estimated Lot Value, Garage, Porch, Fireplace, Etc.	<u>700</u> <u>300</u>	<u>600</u> <u>300</u>	<u>1,200</u> <u>200</u>						
Net Sale Price Bldg. Only	<u>2,000</u>	<u>3,300</u>	<u>2,700</u>						
Lot Size	<u>47 1/2 X 48 1/2</u>	<u>18.5 X 100</u>	<u>40 X 123</u>						
Age	<u>71 yrs.</u>	<u>68 yrs.</u>	<u>Old</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>883 sq. ft.</u>		<u>\$50</u>		<u>350</u>		<u>550</u>		
Age—Condition	<u>Old - Average</u>								
Lot Value	<u>400</u>	<u>300</u>		<u>200</u>		<u>800</u>			
Landscaping									
Garage	<u>150</u>		<u>150</u>						
Porches	<u>450</u>		<u>150</u>		<u>150</u>		<u>200</u>		
Fireplace									
Basement Impr.									
Attic Impr.									
Carpeting									
Kitchen & Bath Extras	<u>Gas FHA</u>		<u>600</u>		<u>600</u>				
Decorating Extras									
Total Adjustment					<u>\$900.00</u>				
Net Adjustment		<u>- \$650.00</u>		<u>- \$800.00</u>		<u>+ \$100.00</u>			
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.		<u>\$3,000.00</u>		<u>\$4,200.00</u>		<u>\$4,100.00</u>			
Present Worth of Comparables Adjusted to Subject.		<u>\$2,350.00</u>		<u>\$3,300.00</u>		<u>\$4,200.00</u>			

Estimate of Value By Cost Approach:

Repr. Cost: 883 sq. ft. X \$12 = \$10,596.  
 Less Depreciation: 70 % 7,417.  
 Deprec. Reprod. Cost \$ 3,179.  
 Land Value 36 F.F. = 400.  
 Sq. Ft. or Ft.  
 Plus Landscaping \_\_\_\_\_  
 Plus Present Value Misc. Bldgs. 150.  
 Plus Present Value Special Equipment \_\_\_\_\_  
 Estimated Value By Cost Approach \$ 3,729.

Estimate of Value By Comparison: ..... \$ 3,750.00

Estimate Based on Rental Income:

Monthly Rent X GMM  
45 X 85 = ..... \$ 3,825.00  
 or By Capitalization of Net Income on Form 2554  
 Estimate By Cost Approach ..... \$ 3,729.00  
 Final Estimate By Correlation ..... \$ 3,750.00

Appraisal By:

Reviewed By:

J. Stevens

Date

11/15/61

Parcel No.

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

COMPARABLES

S. P. Project 1-A COUNTY Ramsey PARCEL 152  
FEE OWNER John E. Bloomquist, Inc. PROPERTY ADDRESS 117 Minnetonka St.



LEGAL: Upon request, **9 Douglas**

LISTING BROKER E. S. Fiesel & Co. SALESMAN E. S. F. PHONE: RES. MI 6-5002 BUS. CA 4-2329  
OWNER'S NAME Mark L. Pike, Exec. TYPE OF BLDG. Bungalow

Item	1st Floor	2nd Floor	3rd Floor
Full Beam: steel wood	L.R. 13 x 11,10	L.R. x	B.R. x
Heat:	Fireplace	Fireplace	Bath
gravelly fur.	D.R. 14 x 11,10	D.R. x	Year Built 1890
h. water oil	D. Space x	D. Space x	Exterior <u>J. M. Siding</u>
1 air Space gas x	Kitch. 13,2 x 10,6	Kitch. x	Cond. <u>Fair</u>
annual fuel cost	nook cabinets pantry x	nook cabinets pantry	Taxes <u>140.28 N.H.S. x H.S.</u>
Water heater:	fan disposal d. wthr.	fan disposal d. wthr.	Assessment
gal. side arm	Trim Painted	Trim	Bldg. <u>40 x 22.4</u>
gal. auto. elec.			Lot <u>47.5 x 148.5</u>
30 gal. auto. gas x	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	alley x side driveway
Incinerator	Den/S. Rm. x	Den/S. Rm. x	Floors—1st level. x soft
Laundry tubs Toilets	B.R. 9,4 x 8,9	B.R. x	Floors—2nd level. soft
220 wiring 110 Shower	B.R. 9,4 x 7,10	B.R. x	Sewer x City Wtr. x
Pump	B.R. x	B.R. x	S Tank Well
Rec. room x	Porch 5 X 14 Scr. GI x	B.R. x	Gar. Shed x
Insul. Walls Ceil. W. Strip	condition <u>Fair</u>	condition	Att. Det. or. det.
Roof comp. x wood slate	carp. drapes	carp. drapes	
1st fl. occ. by <u>Richard Weidel</u>	phone	Lease Exp. rear	
2nd fl. occ. by	phone	Lease Exp. rear	
Schools: Public grade <u>Hammond</u>	high <u>Monroe</u>	parochial <u>St. Stanislaus</u>	
Churches: <u>All</u>			
Transp.			
Reason for selling <u>Estate</u>			
Remarks <u>Taxes are \$109.86 - sidewalk assessment \$30.42 NRS - show Saturday, Sunday, Tuesday or Wednesday after 5:00 P. M.</u>			



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 JJH PHONE: RES. MI 9-2965 BUS. CA 2-8566  
OWNER'S NAME George J. and Lorraine Gisch TYPE OF BLDG. Bungalow

Item	1st Floor	2nd Floor	3rd Floor
Full x Beam: steel wood	L.R. 11 & 13 x 20	L.R. x	B.R. x
Heat:	Fireplace	Fireplace	Bath
gravelly fur.	D.R. x	D.R. x	Year Built 1898
h. water oil	D. Space x	D. Space x	Exterior <u>Asb. Shingles</u>
1 air 2 space gas x	Kitch. 11 x 11	Kitch. x	Cond. <u>Excellent</u>
annual fuel cost	nook cabinets x pantry	nook cabinets pantry	Taxes <u>40.06 N.H.S. B.R. x</u>
Water heater:	fan disposal d. wthr.	fan disposal d. wthr.	Assessment
gal. side arm	Trim <u>Enamel</u>	Trim	Bldg. <u>12.5 x 28</u>
30 gal. auto. gas x	Bath full Tile shr. 1/2	Bath full Tile shr. 1/2	Lot <u>18.5 x 100 +</u>
Incinerator	Den/S. Rm. x	Den/S. Rm. x	alley x driveway
Laundry tubs Toilets x	B.R. 9 x 11	B.R. x	Floors—1st level. x soft
220 wiring Shower x	B.R. x	B.R. x	Floors—2nd level. soft
Pump	B.R. x	B.R. x	Sewer x City Wtr. x
Rec. room x	Porch 6X12 Scr. GI x	B.R. x	S Tank Well
Insul. Walls Ceil. x W. Strip	condition <u>Excellent</u>	condition	Gar. Shed x
Roof comp. x wood slate	carp. drapes	carp. drapes	Att. Det. or. det.
1st fl. occ. by <u>Dunbar</u>	phone <u>CA 5-4712</u>	Lease Exp. rear	
2nd fl. occ. by	phone	Lease Exp. rear	
Schools: Public grade <u>Devis - 3 blocks</u>	high <u>Monroe - 2 blocks</u>	parochial <u>St. Francis - 5 blocks</u>	
Churches: <u>Close</u>			
Transp. <u>1/2 block</u>			
Reason for selling <u>Estate</u>			
Remarks <u>Show PH only - listing subject to owners purchase of other property.</u>			



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

LISTING BROKER Sam Realty Co. SALESMAN Bronson PHONE: RES. SP 7-6647 BUS. MI 9-5332  
OWNER'S NAME Wm. J. Snyder TYPE OF BLDG. Bungalow

Item	1st Floor	2nd Floor	3rd Floor
Full 3/4 Beam: steel wood x	L.R. 10 x 17,4	L.R. x	B.R. x
Heat:	Fireplace	Fireplace	Bath
gravelly fur.	D.R. 10 x 11	D.R. x	Year Built <u>Old</u>
h. water oil	D. Space x	D. Space x	Exterior <u>Asbestos</u>
6.6 yr 3 yrs old gas x	Kitch. 10,4 x 13,6	Kitch. x	Cond. <u>Fair</u>
annual fuel cost	nook cabinets x pantry	nook cabinets pantry	Taxes <u>70.61 N.H.S. B.R. x</u>
Water heater:	fan disposal d. wthr.	fan disposal d. wthr.	Assessment
gal. side arm	Trim <u>Painted</u>	Trim	Bldg. <u>IRREGULAR</u>
30 gal. auto. gas x	Bath full Tile shr. 1/2 x	Bath full Tile shr. 1/2	Lot <u>123</u>
Incinerator	Den/S. Rm. x	Den/S. Rm. x	alley x driveway
Laundry tubs Toilets	B.R. 7 x 9,2	B.R. x	Floors—1st level. x soft
220 wiring Showers x	B.R. x	B.R. x	Floors—2nd level. soft
Pump	B.R. x	B.R. x	Sewer x City Wtr. x
Rec. room x	Porch 4 X 10 Scr. x GI x	B.R. x	S Tank Well
Insul. Walls Ceil. W. Strip	condition <u>Poor</u>	condition	Gar. Shed x
Roof comp. x wood slate	carp. drapes	carp. drapes	Att. Det. or. det.
1st fl. occ. by <u>Orrery</u>	phone	Lease Exp. rear	
2nd fl. occ. by	phone	Lease Exp. rear	
Schools: Public grade <u>Whittier</u>	high <u>Washington</u>	parochial <u>St. Bernards</u>	
Churches <u>St. Bernards</u>			
Transp. <u>1 block</u>			
Reason for selling <u>Moving in with son</u>			
Remarks			



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

S. P. Project 1-A

COUNTY

Remsey

PARCEL 152

PRE OWNER John E. Bloomquist

Property Address

117 Minnetonka

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 October, 1957	50	100	5000	\$16	16¢		\$12		
2.	Markoe to Remackle Lots 1 & 20 Blk 4 2nd Addition to Brooklynd \$1000 May, 1957	80	125	10,000	\$12.50	10¢		\$11		
3.	Markoe to Remackle Lots 18 & 19, Blk. 4 2nd Addition to Brooklynd	80	125	10,000	\$12.50	10¢		\$11		
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¢		\$14		

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

Reviewed by

36 front feet ~~XXXXXXXX~~ at \$11.00 = \$ 400

Data by:

*J. Stevens*

Right of Way Agent

Date

11/15/61

Parcel No.



PROJECT AREA 1-A

PARCEL 152

117 Minnetonka St.

SITE AND PROPERTY DESCRIPTION

This lot is on the Southwesterly side of Minnetonka St. between Tennessee and Kentucky and has a 36 ft. frontage with a 50 ft. depth. It is level lot street grade. The house is a bungalow type with a small foyer, and living room is also small. There is a good sized dining room with two bedrooms opening from the dining room, kitchen is good sized with cabinet sink and a pantry. The bath opens from the kitchen and has old style fixtures. There is a 20 gallon automatic hot water heater. The floors are hardwood and the walls plaster. It has only a small basement, approximately one-third of the house, and there is a forced air gas furnace, and the floor in the basement is badly cracked.

CORRELATION AND FINAL OPINION

Considering both the Cost and the Market Approach it is the opinion of your appraiser that a fair market value of this property as of the date of this report is

Four Thousand Dollars ..... (\$4000.00)

S. P. Project 1-A COUNTY Ramsey PARCEL 152

FEE OWNER John E. Bloomquist, Inc. Property Address 117 Minnetonka St.

Legal Description (entire tract) SE'ly 36 ft. of NW'ly 72 ft. of Lot 6, Blk 9, Brooklynd

Present use Res Zoning B res Best use \_\_\_\_\_  
Size: Frontage 36 Depth 50 Area 1800

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

Full and true valuation, 19 60 Land 100 Bldgs. 750 Total 850 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 \_\_\_\_\_  
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 Ernest Nelson  
Date 11/15/60  
Right of Way Agent

Revenue Stamps \_\_\_\_\_ Indicated Purchase Price \$ \_\_\_\_\_  
Date Acquired \_\_\_\_\_ CONFIRMED PURCHASE PRICE \$ \_\_\_\_\_

**ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY**  
Land Value:  
36 f.f. at \$ 11.00 for 50 ft. depth \$ 400  
\_\_\_\_\_ sq. ft. at \$ \_\_\_\_\_  
\_\_\_\_\_ at \$ \_\_\_\_\_

Estimate of Replacement Cost of Principal Structure  
incl. appropriate porch area or cube \$ \_\_\_\_\_  
883 sq. ft. or cu. ft. x 12.50 = \$ 11037  
Plus flat charge adjustments  
x Local Index \$ \_\_\_\_\_ x \_\_\_\_\_ = \$ \_\_\_\_\_

Total Replacement Cost \$ 11037  
Less Total Depreciation 7737  
Total Present Value \$ 3300

Plus Present Value of Special Equipment \$ \_\_\_\_\_  
Plus Present Value of Miscellaneous Bldgs. \$ \_\_\_\_\_  
Plus Land Value from above \$ 400  
**TOTAL PRESENT VALUE OF ENTIRE PROPERTY** 400  
**BY COST APPROACH \$** 3700

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 \$ \_\_\_\_\_  
\_\_\_\_\_ % of Total Replacement Cost  
with \_\_\_\_\_ % in Bone structure. Total Depr. curable \$ \_\_\_\_\_  
PARCEL NO. \_\_\_\_\_

S. P. Project I-A COUNTY Ramsey PARCEL 152  
FEE OWNER John E. Bloomquist Inc. PROPERTY ADDRESS 117 Minnetonka St.



FRONT VIEW



REAR VIEW

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

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

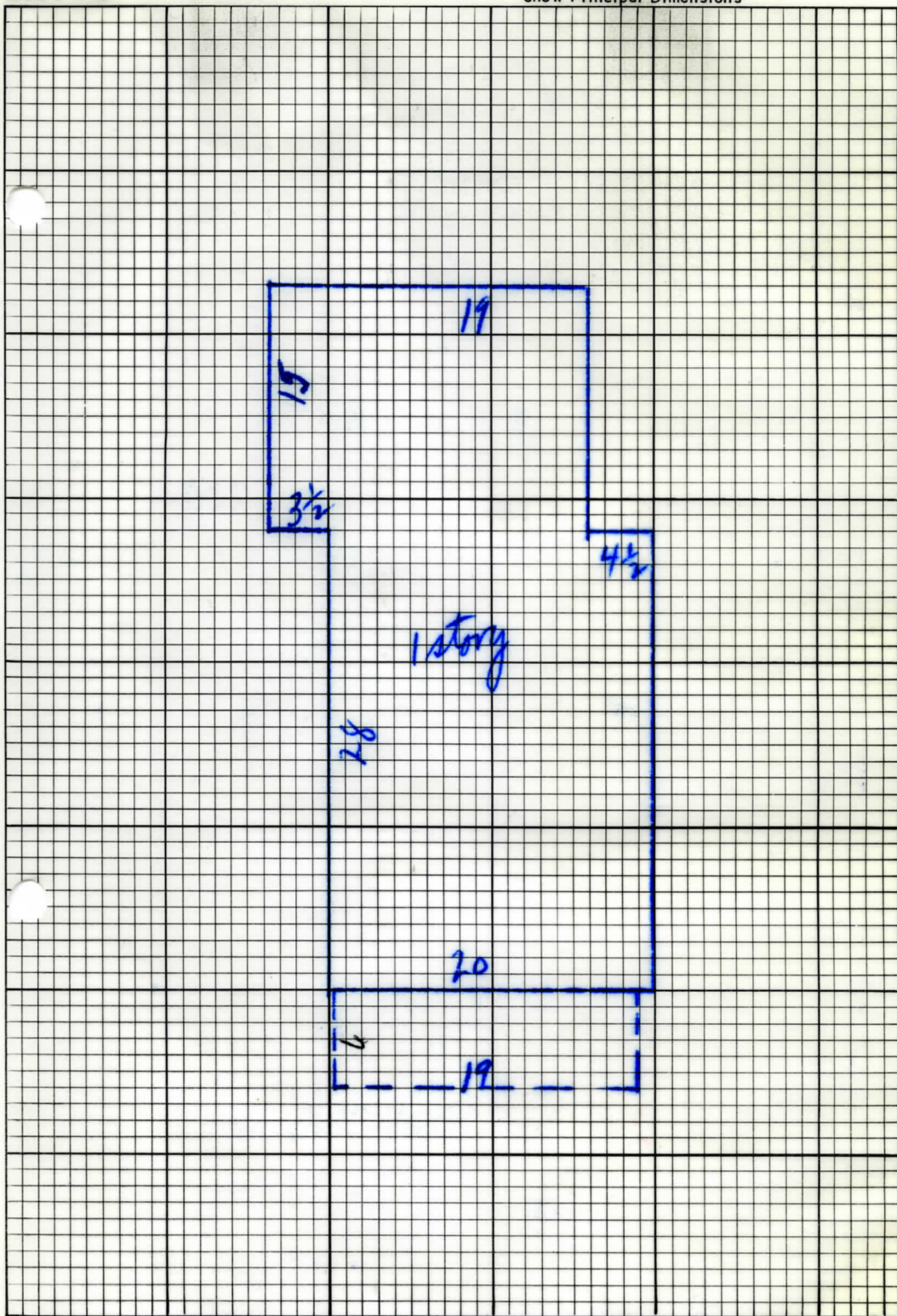
Date of Photo: 11/1/61

By: *Ernest A. Nelson*  
Right of Way Agent

S.P. Project 1-A COUNTY Ramsey PARCEL 152  
 FEE OWNER John E. Bloomquist Inc. PROPERTY ADDRESS 117 Minnetonka 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 *Ernest H. Nelson* RIGHT OF WAY AGENT DATE 11/15/61

PARCEL NO. \_\_\_\_\_



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. 152

Fee Owner JOHN E. BLOOMQUIST Property Address 117 MINNETONKA

Comparable Properties

Comparison No.		No. <u>1</u>	No. <u>2</u>	No. <u>3</u>	No. _____				
Date of Sale		<u>JUNE, 1961</u>	<u>SEPT., 1961</u>	<u>JULY, 1960</u>					
Address		<u>9 DOUGLAS</u>	<u>373 ERIE</u>	<u>19 E. MAGNOLIA</u>					
Terms of Sale		<u>CASH</u>	<u>CASH</u>	<u>CASH</u>					
Rental Income Actual									
Rental Income Estimated		<u>\$40</u>	<u>\$40</u>	<u>\$40</u>					
Gross Monthly Multiplier									
Sale Price		<u>\$3,000</u>	<u>\$4,200</u>	<u>\$4,100</u>					
Special Assmts., Time, Improvements									
Present Worth		<u>\$3,000</u>	<u>\$4,200</u>	<u>\$4,100</u>					
Less Estimated Lot Value,		<u>\$700</u>	<u>\$600</u>	<u>\$1,200</u>					
Garage, Porch, Fireplace, Etc.		<u>\$300</u>	<u>\$300</u>	<u>\$200</u>					
Net Sale Price Bldg. Only		<u>\$2,000</u>	<u>\$3,300</u>	<u>\$2,700</u>					
Lot Size		<u>47 1/2 X 48 1/2</u>	<u>18.5 X 100</u>	<u>40 X 123</u>					
Age		<u>71 YRS.</u>	<u>68 YRS.</u>	<u>OLD</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>883 SQ. FT.</u>		<u>100</u>		<u>200</u>		<u>400</u>		
Age—Condition	<u>OLD AVERAGE</u>								
Lot Value	<u>400</u>	<u>300</u>		<u>200</u>		<u>600</u>			
Landscaping									
Garage	<u>150</u>	<u>150</u>							
Porches	<u>450</u>	<u>150</u>		<u>150</u>			<u>100</u>		
Fireplace									
Basement Impr.									
Attic Impr.									
Carpeting									
Pibg. & Bath Extras	<u>GAS FHA</u>		<u>400</u>		<u>400</u>				
Painting Extras									
Total Adjustment		<u>+ \$100</u>		<u>- \$250</u>		<u>+ \$100</u>			
Net Adjustment									
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.		<u>\$3,000.00</u>		<u>\$4,200.00</u>		<u>\$4,100.00</u>			
Present Worth of Comparables Adjusted to Subject.		<u>\$3,100.00</u>		<u>\$3,950.00</u>		<u>\$4,200.00</u>			

Estimate of Value By Cost Approach:  
 Repr. Cost: 883 sq. ft. 12.50 = \$ 11,037  
 Less Depreciation: 70 % = 7,737  
 Deprec. Reprod. Cost \$3,300  
 Land Value 36 F. F. = 400  
 Sq. Ft. or Ft.  
 Plus Landscaping \_\_\_\_\_  
 Plus Present Value Misc. Bldgs. \_\_\_\_\_  
 Plus Present Value Special Equipment \_\_\_\_\_  
 Estimated Value By Cost Approach \$ 3,700.00

Estimate of Value By Comparison: ..... \$ 4,000.00  
 Estimate Based on Rental Income:  
 Monthly Rent X GMM  
45 X 90 = ..... \$ 4,050.00  
 or By Capitalization of Net Income  
 on Form 2554  
 Estimate By Cost Approach ..... \$ 3,700.00  
 Final Estimate By Correlation ..... \$ 4,000.00

Appraisal By: \_\_\_\_\_ Reviewed By: \_\_\_\_\_  
 Date 4/15/61 Parcel No. \_\_\_\_\_



COMPARABLES

S. P. Project 1-A

COUNTY Ramsey

PARCEL 152

FEE OWNER John E. Bloomquist, Inc.

PROPERTY ADDRESS 117 Minnetonka St.



LEGAL: Upon request. **9 Douglas**

LISTING BROKER E. S. Fiesel & Co. SALESMAN E. S. F. PHONE RES MI 6-5002 BUS CA 4-2329  
 OWNER'S NAME Mark L. Pike, Exec. TYPE OF BLDG. Bungalow

Basement	1st Floor	2nd Floor	3rd Floor
Full Beam: steel wood	L.R. 13 x 11, 10	L.R. x	B.R. x
Heat: Fireplace	Fireplace	Fireplace	Bath
gravity fur. boiler	D.R. 14 x 11, 10	D.R. x	Year Built 1890
h. water oil	D. Space x	D. Space x	Exterior <u>J. M. Siding</u>
1 air Space gas x	Kitch. 13.2 x 10, 6	Kitch. x	Cond. <u>Fair</u>
annual fuel cost	nook cabinets pantry x	nook cabinets pantry	Taxes <u>140.28 N.H.S. x H.S.</u>
Water heater: fan disposal d. wshr.	Trim Painted	Trim disposal d. wshr.	Assessments
gal. side arm			Bids <u>40 x 22.4</u>
gal. auto. elec.	Bath full X Tile shr 1/2	Bath full Tile shr 1/2	Lot <u>47 1/2 x 48 1/2</u>
0 gal. auto. gas x	Den/S. Rm. x	Den/S. Rm. x	alley x side driveway
Incinerator	B.R. 9, 4 x 8, 9	B.R. x	Floors—1st hdwd. x soft
Laundry tubs Toilet	B.R. 9, 4 x 7, 10	B.R. x	Floors—2nd hdwd. soft
220 wiring 110 Shower	B.R. x	B.R. x	Sewer x City Wtr. x
Pump	B.R. x	B.R. x	S. Tank Well
Rec. room x	Porch 5 X 14 Scr. Gl. x	B.R. x	Gar. x
Insul. Walls Ceil. W. Strip	condition Fair	condition	Att. Det. or det.
Roof comp. x wood shak	carp. drapes	carp. drapes	
1st fl. occ. by <u>Richard Wedel</u>	phone	Lease Exp. rent	due
2nd fl. occ. by	phone	Lease Exp. rent	due
Schools: Public grade <u>Hammond</u>	high <u>Monroe</u>	parochial <u>St. Stanislaus</u>	
Outcher <u>All</u>	Preser. Mgt. <u>None</u>	Mgt. Comm. <u>Will order</u>	
Reason for selling <u>Estate</u>	Will consider trade	Possession <u>15 after closing</u>	
Remarks <u>Taxes are \$109.86 - sidewalk assessment \$30.42 N.H.S. - show Saturday, Sunday, Tuesday or Wednesday after 5:00 P. M.</u>			



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 JJH PHONE RES MI 9-2965 BUS CA 2-8566  
 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 & 13 x 20	L.R. x	B.R. x
Heat: Fireplace	Fireplace	Fireplace	Bath
gravity fur. boiler	D.R. x	D.R. x	Year Built 1898
h. water oil	D. Space x	D. Space x	Exterior <u>Asb, Shingles</u>
1 air 2 space gas x	Kitch. 11 x 11	Kitch. x	Cond. <u>Excellent</u>
annual fuel cost	nook cabinets x pantry	nook cabinets pantry	Taxes <u>40.06 N.H.S. H.S. x</u>
Water heater: fan disposal d. wshr.	Trim Enamel	Trim disposal d. wshr.	Assessments
gal. side arm			Bids <u>12 1/2 x 28</u>
gal. auto. elec.	Bath full Tile shr 1/2	Bath full Tile shr 1/2	Lot <u>14 1/2 x 18 1/2</u>
30 gal. auto. gas x	Den/S. Rm. x	Den/S. Rm. x	alley 18.5 x 100 +
Incinerator	B.R. 9 x 11	B.R. x	Floors—1st hdwd. x soft
Laundry tubs Toilet x	B.R. x	B.R. x	Floors—2nd hdwd. soft
220 wiring Shower x	B.R. x	B.R. x	Sewer x City Wtr. x
Pump	B.R. x	B.R. x	S. Tank Well
Rec. room x	Porch 6 X 12 1/2 Scr. Gl. x	B.R. x	Gar. Shed x
Insul. Walls Ceil. x W. Strip	condition Excellent	condition	Att. Det. or det.
Roof comp. x wood shak	carp. drapes	carp. drapes	
1st fl. occ. by <u>DWYER</u>	phone <u>CA 5-4712</u>	Lease Exp. rent	due
2nd fl. occ. by	phone	Lease Exp. rent	due
Schools: Public grade <u>Davis - 3 blocks</u>	high <u>Monroe - 2 blocks</u>	parochial <u>St. Francis - 5 blocks</u>	
Outcher <u>Close</u>	Preser. Mgt. <u>None</u>	Mgt. Comm. <u>\$3,000.00 - 10 years - 6%</u>	
Reason for selling <u>1/2 block</u>	Will consider trade	Possession <u>On Closing</u>	
Remarks <u>Show PH only - listing subject to owners purchase of other property.</u>			



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

LISTING BROKER Sun Realty Co. SALESMAN Branon PHONE RES SP 7-6647 BUS HJ 9-5322  
 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. x	B.R. x
Heat: Fireplace	Fireplace	Fireplace	Bath
gravity fur. boiler	D.R. 10 x 11	D.R. x	Year Built <u>Old</u>
h. water oil	D. Space x	D. Space x	Exterior <u>Asbestos</u>
1 air 3 yrs old gas x	Kitch. 10, 4 x 13, 6	Kitch. x	Cond. <u>Fair</u>
annual fuel cost	nook cabinets x pantry	nook cabinets pantry	Taxes <u>70.61 N.H.S. H.S. x</u>
Water heater: fan disposal d. wshr.	Trim Painted	Trim disposal d. wshr.	Assessments
gal. side arm			Bids <u>IRREGULAR</u>
gal. auto. elec.	Bath full Tile shr 1/2 x	Bath full Tile shr 1/2	Lot <u>30' x 12'</u>
30 gal. auto. gas x	Den/S. Rm. x	Den/S. Rm. x	alley x driveway
Incinerator	B.R. 7 x 9, 2	B.R. x	Floors—1st hdwd. x soft
Laundry tubs Toilet	B.R. x	B.R. x	Floors—2nd hdwd. soft
220 wiring Shower x	B.R. x	B.R. x	Sewer x City Wtr. x
Pump	B.R. x	B.R. x	S. Tank Well
Rec. room x	Porch 4 X 10 Scr. x Gl. x	B.R. x	Gar. Shed x
Insul. Walls Ceil. W. Strip	condition <u>POOR</u>	condition	Att. Det. or det.
Roof comp. x wood shak	carp. drapes	carp. drapes	
1st fl. occ. by <u>Whittier</u>	phone	Lease Exp. rent	due
2nd fl. occ. by	phone	Lease Exp. rent	due
Schools: Public grade <u>Whittier</u>	high <u>Washington</u>	parochial <u>St. Bernards</u>	
Outcher <u>St. Bernards</u>	Preser. Mgt. <u>None</u>	Mgt. Comm. <u>None</u>	
Reason for selling <u>1 block</u>	Will consider trade	Possession <u>Immediate</u>	
Remarks <u>Moving in with son</u>			

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 152

PRE OWNER John E. Bloomquist Property Address 117 Winnetonka

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 October, 1957	50	100	5000	\$16	16¢		\$12		
2.	Markoe to Remackle Lots 1 & 20 Blk 4 2nd Addition to Brooklynd \$1000 May, 1957	80	125	10,000	\$12.50	10¢		\$11		
3.	Markoe to Remackle Lots 18 & 19, Blk. 4 2nd Addition to Brooklynd	80	125	10,000	\$12.50	10¢		\$11		
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¢		\$14		

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

36 front feet  
~~XXXXXXXXXX~~ square feet  
~~XXXXXX~~ ACRES  
 at \$11.00 = \$ 400

Reviewed by

Data by: [Signature] Right-of-Way Agent  
 Date: 11/17/61  
 Parcel No. \_\_\_\_\_

