

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	\$ 3,179.00

Land 400.00
Indicated value by Cost Approach \$ 3,579.00

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).

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

DEPARTMENT OF HIGHWAYS
COST APPROACH

URBAN PROPERTY

S. P. Project 1-A	_ COUNTYRamsey	PARCEL 152
FEE OWNER John E. Bloomquist, Inc.	Property Address 117 Minneto	onka St.
	f NW'ly 72 ft. of Lot 6, Bl	lk 9, Brooklynd
-		
Present useRes	Zoning B res	Best use
Size: Frontage 36	Depth50	Best use
Utilities and : Sewer X Street : City water X	Septic tank	Cesspool
Street : City water X Improvements : Surfacing BS	Curb and gutter no	Elec. pump
Full and true valuation, 19 60 Land 10 Outstanding special assessments: Water	0 Bldgs. 750 Total 85	Taxes 19\$
	Succe	_ 10tai
DETERMINATION OF COST FACTOR:	Revenue Stamps Indicated	Purchase Price \$
Page Boeckh's Manual		
Base Unit Cost\$	Date AcquiredCONFIRM	MED PURCHASE PRICE \$
Base Cost adjustments	ESTIMATE OF MARKET VALUE O	F ENTIRE PROPERTY
Total Base Cost	Land Volum	
Local Index	f.f. at \$ 11.00 for_	50 400 ft. depth \$
Total Base Cost x Local Index = Cost factor	sq. ft. at \$	
230 4400	Estimate of Replacement Cost of Princip	
x = \$	incl. appropriate porch area or c	
per sq. ft. or cu. ft.	883	12.00 . 10596
Bone structure% of total	883 sq. ft. or cu. ft. x Plus flat charge adjustments	= \$
Life expectancy yrs.		_ x = \$
Basic depreciation rate% per yr.	-	
Date builtold	Total	Replacement Cost \$ 10596
Remodeled	Less	Total Depreciation 7417
Effective ageyrs.	Total	Present Value \$ 3179
Physical Depreciation - incurable in Bone structure%		
in Bone structure%	Plus Present Value of Special Equipment	t \$
ESTIMATE OF TOTAL DEPRECIATION:	Plus Present Value of Miscellaneous Bl	dgs. \$
Total replacement value of bone structure.		
% of \$ = \$_	Plus Land Value from above	\$ <u>400</u>
Total Structure Bone Structure	TOTAL PRESENT VALUE OF EN	TIRE PROPERTY COST APPROACH \$ 3579
Dono Strattle	P*	
Physical Depreciation - incurable	Estimate of Physical Depreciation - cura Items Extent of cure or To	able (in short lived items) otal Cost of Chargeable Depreciation
% of \$ = \$		trable Items % Amount
Bone Structure	Roof	
Plus Physical Depreciation	Chimney	
curable \$	Down spouts - guttersExterior	
TOTAL DEPOSITION 6	Painting	
TOTAL DEPRECIATION\$	Storms - screens	
	Weatherstrip	
Spec. Equip - Present Value \$	Plumbing - bath	
	Kitchen	
	Wiring	
	Insulation	
Misc. Bldgs	Decorating	
	Floors	
0.0		
()VIta o.		Total Depr.
Estimate by Stevens	Total Cost of Short Lived Items \$	curable \$
Pate Right of Way Agent	% of Total Replacement Co	
Date	with% in Bone structure.	PARCEL NO.

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

S. P	Project 1-A	COUNTYRamsey	PARCEL 152
FEE	OWNER John E. Bloomquist Inc.	PROPERTY ADDRESS	



FRONT VIEW



REAR VIEW

No.	Description of Subject	Photo No. Description	of Subject
1		5	
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3		7	
4		8	
Date of Ph	noto:////@(By: Allewin	TITLE Amount
	/ /	Right of	Way Agent

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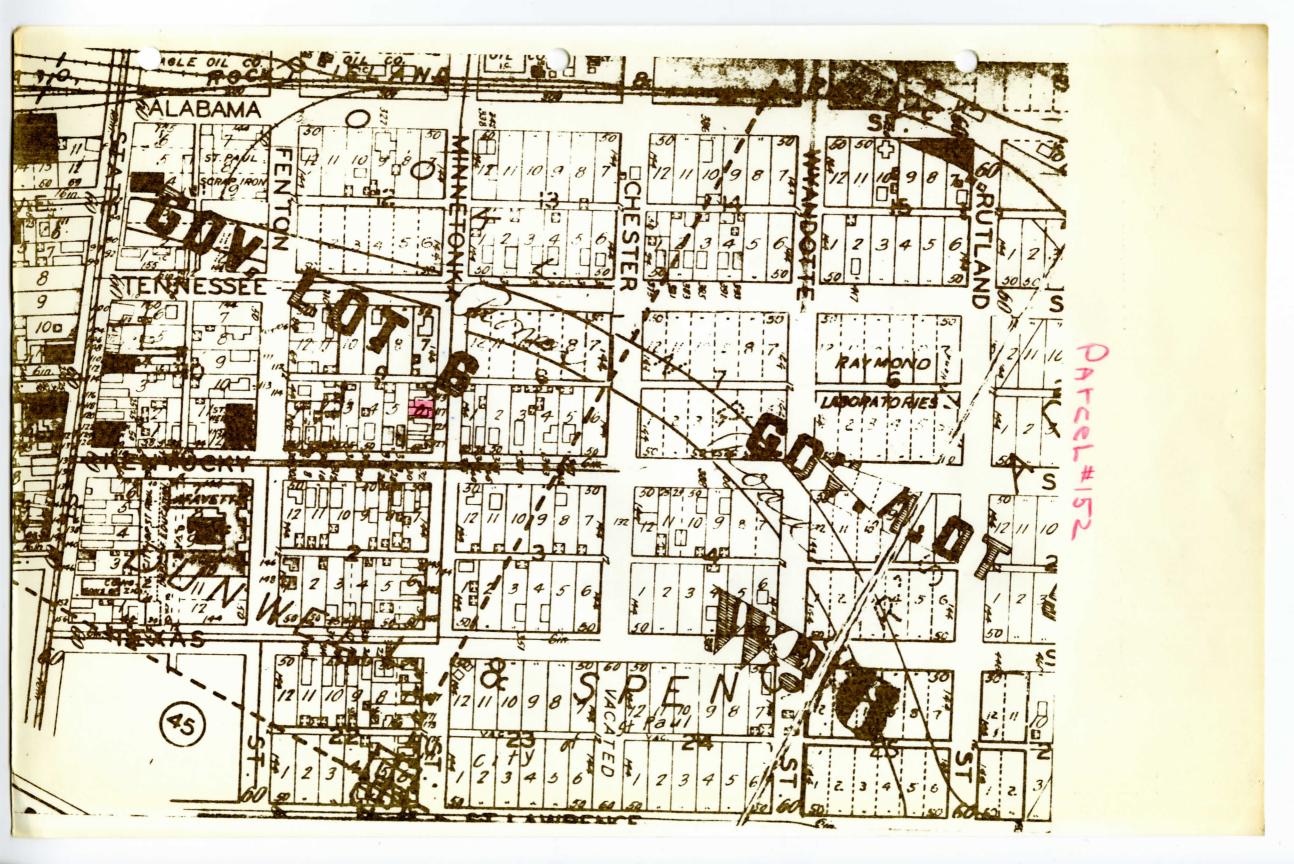
DEPARTMENT OF HIGHWAYS

DIVISION OF LANDS AND RIGHT OF WAY BUILDING SKETCH

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FEE OWNER	John E	Bloc	mquis	t Inc	•			. P	ROPE	RTY	ADD	RESS	_11	7 M:	inneton	ka St.		
Sketch of Building					Sh	ow R	oom Nu	mber	on Ske	tch								C :1:
Scale 1" = 10"					Sh	ow P	rincipa	Dim	ension	S							Room No.	Ceiling Ht.
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AISCELL ANEOUS BUI	LDINGS	Found	ation	w	alls		Floor		R	Roof			Conditi	on		Size		Area
Garage - detached						_					-	_						VIEG
Garage - attached				+		-		-							-	×		
Barn				-		-		-							-	×		
				-		-										×		
Hog house				-		-										×		
Chicken house																		

SKETCH AND EXAMINATION BY SLEWENS //

PARCEL 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

P F	roject 1	L-A	County_	Ramsey				Parcel No1	52	
e Owner	John E.	Bloomquist			_Property Ad	dress11'	7 Minnet	onka		
				Comparab	le Properties					
Comparison Date of Sa			No. 3 June	1961	No2	t., 1961	No	3 1960	No	
Address		*	9 Doug		373 Er			agnolia		
erms of Sa	le		Cash		Cash	16	Cash	9.5110.7.19		
Rental Inco	me Actual me Estimated		41		41		41.			
	me Estimated hly Multiplier		\$40.00		\$40.00		\$40.00			
Sale Price			\$3,000		\$4,200		\$4,100			
pecial Ass Present Wo	mts., Time, In	mprovements			1		1. 200			
	rrn red Lot Value),	\$3,000 700		4,200		4,100			
	e, Porch, Fire		300		30		200			
	ice Bldg. Onl	ly	2,000		3,300		2,700			
ot Size Age			47½ X 48½ 71 yrs.		18.5 X		40 X 12	-		
CF or SF	Unit Cost	1	(1.3	/rs.	y	rs.	- 01			
Content Init Cost	New % Depr.		-					-		
Depre.						<u> </u>	,	<u> </u>		
Adjust Ite		Descriptive Items Subject Property	Plus	ustment Minus	Adjustment Plus Minus		Adjustment Plus Minus		Adjustment Plus Mina	
Bldg. Size		883 sq. ft.		\$50		350		550		
Age—Cond	ition	Old - Average					000			
ot Value		400	300		200		800			-
Sarage		150		150	-					
Porches		450		150		150		200		
Fireplace			ļ		ļ					
Basement In Attic Impr.	npr.		 					-		
Carpeting			 	-	-					+
g. & Bath	Extras	Gas FHA		600		600				
eating Ext	ras		<u> </u>		-					
			 		-					+
										<u> </u>
Fatal Adia		 	-		- A	000 00	 			
Total Adjus Net Adjustr			- 5	650.00		900.00	<i>4</i> \$100	.00		
	rth of Compa									
	vith Adjustme nprovements	ents for Since Purchase.	\$3.0	000.00	\$4.20	00.00	\$4,100	.00		
Present Wo Adjusted to	rth of Compa	arables		350.00	\$3,30		\$4,200	. 00		
			Ψ2.	390.00	1 47,70	70,00	94.200	.00		
	alue By Cost	Approach: %t. \$12 = \$ 10	596		Estim	ate of Value B	y Comparison	n: \$_	3,750	.00
		70 % 7			Estim	ate Based on I	Rental Incom	e:		
Depr	ec. Reprod. (Cost	\$_	3.179.		A III B. I				
Land Val	ue36	6 F.F. Sq. Ft. or Ft.	= _	400.		Monthly Rent			2 920	- 00
Plus Land						r By Capitaliz	ation of Net	= \$. Income	2,023	1.00
	ent Value Mis	c. Bldgs.	_	150.	C	n Form 2554				
Plus Prese	ent Value Spe	ecial Equipment	_		Estim	ate By Cost A	Approach	\$.	3,729	2.00
Estimat	ed Value By	Cost Approach	\$_	3,729.	Final	Estimate By C	Correlation	\$.	3,7 50	0.00
ppraisal By:		Reviewed By	:							
Il	teven	1			Data	11/15/	61	_Parcel No		
10					Date	11		_rarcel 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

FEE OWNER John E. Bloomquist, Inc. PROPERTY ADDRESS 117 Minnetonka St.



	LR. 13 x 11,10	2nd Pioer	BLDG Bungalow
	LR. 13 x 11.10		
at.		L.R. x	B.R. 1
	Pireplace	Pireplace	Both
The state of the s	D.R. 14 x 11,10	D.R. z	Year Burk 1890
	D. Spece x	D. Space x	Excersor J. M. Siding
	Kitch. 13.2 x 10.6	Kitch x	Cond Fair
aspual fuel cost	neok cabinets pancry X	nook cabinets pantry	Taxes 140.28 N.H.S. x H.S.
iver himser.	fina disposal d. wshr.	fan disposa! J. wahr.	Assessments
	Trim Painted	Trigo	Blds. 40 * 22.4
gal, auto, elec.			ht.e.
	Bach full X Tile sbr. 1/2	Bach full Tite shr. 12	Los 471 x 481
		Den/S. Rm x	alley x side driveway
111	B.R. 9.4 x 8.9	8.R. x	floors—Ist hawd. x with
	BR 9.4 = 7.10	B.R. z	floors—2nd bdwd. noft
	B.R. x	B.R. x	
	Porch 5 X 14 Scr GI X	B.R. x	S Tank Well
	condition Fair	condition	Ger. x
	ourp. drapes	ourp. drapes	Att. Det. ov. det.
fl. occ. by Richard Weidel	phone	Leune Exp. rout	due
fl. occ. be	plione	Lease Exp. rent	due
ools: Public arede Hammond	high Monroe	perochial 51	. Stanislaus
echer A11		Present Mise. None	



OWNER'S NAME GOODS J	and Lorraine Gisch	IAN JJH PHONE: RES.	
Bosonial	lot Floor	2nd Pleer	and Piner
Full X Beach: steel wood	LR. 11 & 13 x 20	L.R. x	B.R. z
Heat.	Fireplace	Finsplace	Back
eravi v fur. otolser	D.R. x	D.R. x	Year Buik 1898
w-tr oil	D. Space x	D. Space x	Emerior Asb, Shirmles
t air 2 space as x	Kitch.] x]	Kitch. x	Cood. Excellent
annual feel cost	unok cabine A pentry	sook minimus pessy	Tames 40.06 N.H.S. M.S.
Water house:	fen disposel d. wehr.	fun disposed d. wshc.	Amenagenas
gal side arm	Trim Epama l	Trim	Bidg. 129 x 28
gal. auto. elec.			144 X 164
30 pal suso gas	Bach full Tile shr. 1/2	Bath full Tile shr. 1/2	Let 18.5 = 100 -
scinerator	Den/S. Rm. z	Den/S. Ras. x	alley drivoway
nundry tubs Toilet x	B.R. 9 x 11	B.R. I	floor's-Ise helwel. 35 made
20 wiring Shower x	B.R. s	B.R. s	ficors—2nd below). safe
Jump	B.R. x	B.R. x	Sever X City We. X
Lec room x	Porch 6X12 Scr. Gl. M	B.R. x	S. Tank Well
resul. Walls Ceil. x W. Serip	condition Excellent	condition	Ger. Shed x
Loof: comp. X wood slare	carp. drapes	carp. despos	Att. Dec. ev. dus.
st fl. occ. by Owner	phone (A 5-4712	Lease Exp rent	das
ad fl. occ. by	phone	Longe Exp. rent	dose
chools Public prade Davis -	3 blecks high Monree -	2 blecks psenchial St.	Francis - 5 blocks
hurcher Close		Present Mage.	
reasp. 1/2 block		Mtge. Commit. \$3,000,00	10 years - 64%



LEGAL: Lots 23, 24, Block 3, Pottglesens Subdivision of Lots 5 to 16 inclusive all of

Printers MANUEL	Seed FRY Let Floor	Sad Pleas	
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Mont:	Fireplane	Pintyless	B.R. z Both
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h. wante mil	D. Spage x	D. Space x	Busines Ashestos
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Westr houses:	fen disposal d. webc.	fen disposal d. webs.	Appropriate
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eclasorerur	Den/S. Res. z	Dem/S. Res. x	allay X deiveway
annery cubs Todits	BR 7 x 9.2	D.R. E	floors—Let barrel, × soft
229 wiring Shower M	D.R. x	B.R. z	fluser-2nd howd. soft
NAME OF THE PARTY	B.B. x	B.R. x	Source X City Wite. X
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need Walls Coil W. Such	medicina Pour	emilion	Gar. Streed x
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teason for selling ' How I mg I n	with son	Will counider sends 160	Passessing Instibuliate

Data by:		
	Compari- son No.	
Herry Right of Way Agent	1.	Tra Lot Pau
ay-Agent	2.	Mar Lot 2nd
	3.	Mari Lot: 2nd
)///5/	4.	Gold W. 2 of I Lot Robe
Pa		\$2
Parcel N	æ	

ompari-	Grantor - Grantee Legal Description			Area Sq. Ft.		UNIT PRICE		in compa	e, depth and arison to subj	ect prope
on No.	Consideration. Date of Sale	Frontage	Depth	or Acres	per f.f.	per sq. ft.	per acre	per f. f.	per sq. ft.	per acre
J.	Tracy to Larson Lot 10, Blk. 66, West St. Paul Proper. \$800 October, 1957	50	100	5000	\$16	16¢	E.	\$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	. 225	119	26,775	\$17.77	15¢		\$14		
	\$4000 December, 1956									

FEE OWNER URBAN RROPERTY John E. Bloomquist DIVISION OF LANDS AND RIGHT OF WAY
APPRAISAL BY COMPARISON OF MARKET DATA
ANALYSIS OF COMPARABLE UNIMPROVED PROPERTIES COUNTY_ Property Address 117 Minnetenke

S. P.

Form 2547-a

STATE OF MINNESOTA

PARCEL_

152

DEPARTMENT OF HIGHWAYS

front feet 36 XXXXXXXXXXX

at \$11.00

\$ 400

=

XSECTOR

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

PAR.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	INDICATED
152	Frank J. & Christine L. Graet	ke John E. Bloomquist, I	nc 9-14-56	1408846	Deed	1530/83		4.95	\$4500
		e e e		- 1					
						1944			
							4 1 6		
			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.

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.

Appraiser or Right of Way Agent

Date

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 onethird 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)

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

DEPARTMENT OF HIGHWAYS
COST APPROACH

Project 1-A Ramsey 152 S. P.__ ___ COUNTY__ PARCEL 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 ___ Zoning _ B res Present use Best use 36 Size: Frontage_ ____ Depth ___ 50 _____ Area ______1800 Utilities and : Sewer_ ___ Septic tank_ _ Cesspool _ Private well Street : City water___ Elec. pump___ Improvements: Surfacing____ BS Curb and gutter no __ Sidewalk ___ Land 100 Bldgs. 750 Total 850 Taxes 19 \$_____\$ Full and true valuation, 19 60 Outstanding special assessments: Water_ Sewer Street Total DETERMINATION OF COST FACTOR: Revenue Stamps ___ __ Indicated Purchase Price _____ Boeckh's Manual __CONFIRMED PURCHASE PRICE \$_ Base Unit Cost.....\$_ Base Cost adjustments..... ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY Total Base Cost..... Land Value: Local Index 36 f.f. at \$ 11.00 for 50 ft. depth \$ 400 _____ sq. ft. at \$_____ Total Base Cost x Local Index = Cost factor at \$___ Estimate of Replacement Cost of Principal Structure _ = \$__ incl. appropriate porch area or cube per sq. ft. or cu. ft. 883 sq. ft. or cu. ft. x 12.50 = \$ 11037 Bone structure ___% of total Plus flat charge adjustments Life expectancy _ yrs. x Local Index \$_ _% per yr. Basic depreciation rate Total Replacement Cost \$_ 11037 Date built old Remodeled Less Total Depreciation Effective age Total Present Value 3300 Physical Depreciation - incurable in Bone structure Plus Present Value of Special Equipment ESTIMATE OF TOTAL DEPRECIATION: Plus Present Value of Miscellaneous Bldgs. Total replacement value of bone structure. Plus Land Value from above 400 TOTAL PRESENT VALUE OF ENTIRE PROPERTY $_{-} = \$_{-}$ **Total Structure** Bone Structure BY COST APPROACH \$. Estimate of Physical Depreciation - curable (in short lived items) Physical Depreciation - incurable Items Extent of cure or Total Cost of Chargeable Depreciation replacement Curable Items % _% of \$ ___ Amount $_{-} =$ \$. Roof _ Bone Structure Chimney __ Plus Physical Depreciation Down spouts - gutters___ curable Exterior ____ Painting _ TOTAL DEPRECIATION\$ Storms - screens_ ______% of Total Replacement Cost Weatherstrip _ Spec. Equip - Present Value Plumbing - bath__ Kitchen _ Furnace _ Wiring _ Insulation Misc. Bldgs... Decorating _ Floors __ Total Depr. Il serves Total Cost of Short Lived Items \$. curable \$___ Right of Way Agent % of Total Replacement Cost _____% in Bone structure. PARCEL NO. _

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

S. P	Project 1-A	COUNTYRamsey	PARCEL_152
FEE OWN	ER John E. Bloomquist Inc.	PROPERTY ADDRESS	117 Winnetonka St.



FRONT VIEW



REAR VIEW

Photo No.	Description of Subject	Photo No. I	Description of Subject
1		5	
2		6	
3		7	
4		8.	
Date of Ph	aoto:	Ву:	rosly to see
			Right of Way Agent

DEPARTMENT OF HIGHWAYS

DIVISION OF LANDS AND RIGHT OF WAY BUILDING SKETCH

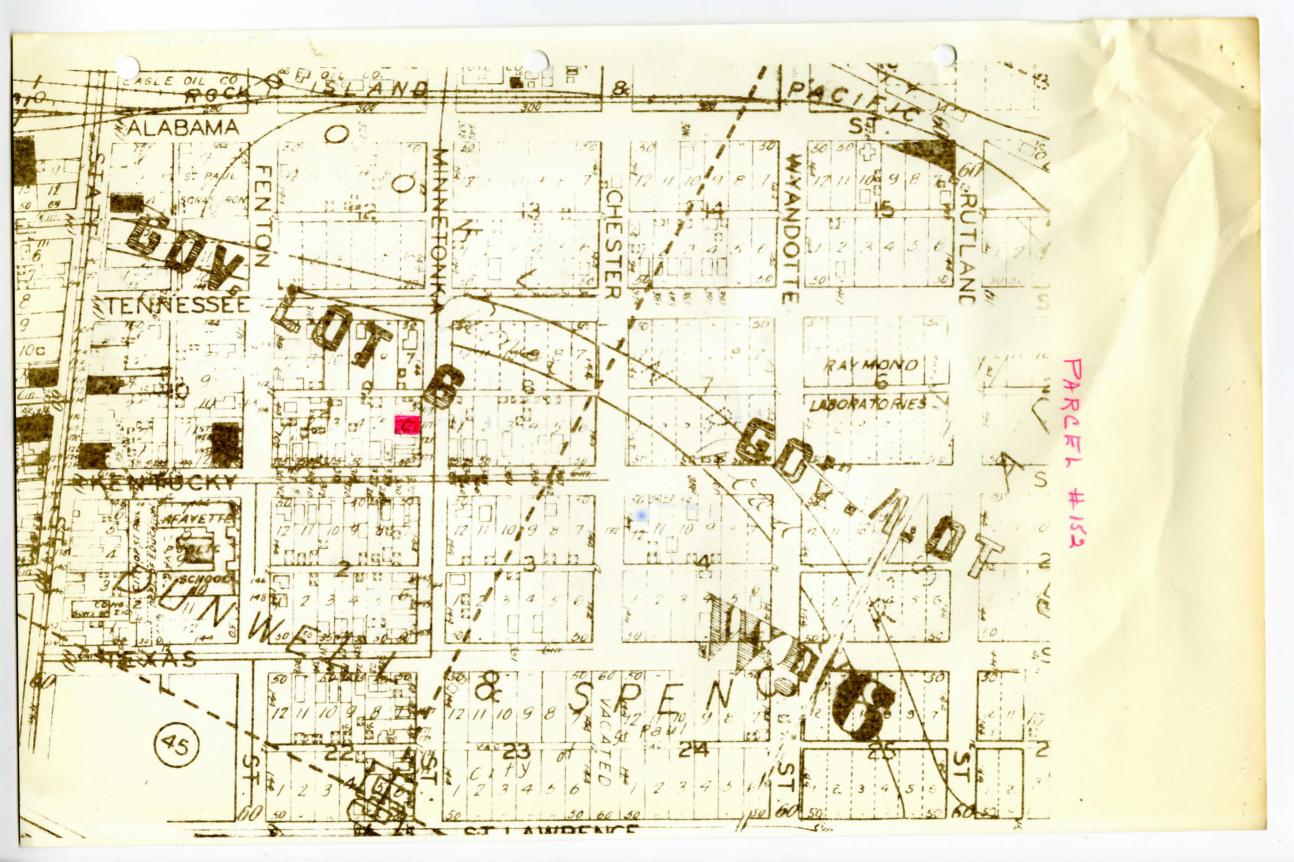
. P	Project 1-A					COUNTY PARCEL					152
EE OWNER _	John E.	Bloomquist	Inc.		PROPERTY AD	DRESS	117	Minnetonk			
etch of Build	ding		Sho	w Room Numb	er on Sketch						Carlia
ale 1" = 10'			Sho	w Principal D	imensions				Room	No.	Ceiling Ht.
							Liv	ing Room			
							Din	ing Room			
							Kite	chen	G. B. T. T.		
							Bed	Room			
							Bed	d Room			
							Bat	th			
4							Hal	1			
							Por	rch			
							Clo	set		*	
							Stor	re Room			
			16				Amu	sement Room			
			17					ezeway			
							Atte	ached Garage			
							-				
										_	
				+++++	++++++		BAS	EMENT:			
		32						or thickness_			
		- Indiana						ight: Top of flo			
				43			- ""	foundatio			
								Toundario			
							-	Size Sq.	F		6.1
			1 story				7		<u> </u>	dt.	Cube
							1 -	x		-	
			 					×			
		1					1 -	x			
		7					d				
								ERSTRUCTUR			
							Height: Top of foundation to				
							eaves				
								Eaves to	ridge		
							1				
. +++++			 	++++	++++++			Size Sq.	Ft. I	Ht.	Cube
							1 -	x			
			10					×			
								x			
								x			
		1					-				
			19				Tota	l cubic content			
							_				
							Chim	ney size:			
							1				
					+++++++		-	× by	,	ft. high	
							1				
							-				
							-				
ISCELL AND	OUS BUILDIN	GS Foundation	Walls	Floor	Roof	Cond	itia-	Size			A ====
		Toulidation	mails	71007	Kooi	Cond	ITION			-	Area
Garage – de Garage – at								x		-	
Barn	. Geneu							×		+	
Hog house				-				x		1	
Chicken house		+	-			-		x	-1	-	

Granary
Machine shed

SKETCH AND EXAMINATION BY

SKETCH AND EXAMINATION BY

PARCEL 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

								IKA		
				Comparable						
Comparison N Date of Sale	No.		JUNE,	1961	No 2	1961	No. 3	1960	No	
Address			9 Dou	GLAS	373 Es	EIE	19 E.	MAGNOLIA		
Terms of Sale Rental Income			CASH		CASH		CASH			
Rental Income			\$40		\$40		\$40			
oss Monthl	y Multiplier		\$3,00	0	\$4,200	,	\$4,100			
Special Assmts., Time, Improvements Present Worth										
Present Worth Less Estimate),	\$3,00 \$700	0	\$4,200)	\$4,100)		
	Porch, Fire		\$300		\$300		\$200			
Net Sale Pric	e Bldg. Onl	ly	\$2,00	0	\$3,300		\$2,700)		
Lot Size Age			47½ X	482	18.5	(100	40 X	23		
CF or SF	Unit Cost		71 YR	S.	68 YRS	•	OLD			
Content Unit Cost	% Depr.									
Depre.			A 1:		A .di	stment	٨ اند	stment	۸ ما:	stment
Adjustm Items		Descriptive Items Subject Property	Plus	ustment Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size		883 se. FT.		100		200		400		
Age—Conditi Lot Value	ion	400 AVERAGE	300		200	-	600			
Landscaping		100	300		200					
Garage		150	150					11.11		
Porches Fireplace		450	150	-	150			100		
Basement Imp	or.		1			,				
Attic Impr.										
Carpeting										
Plbg. & Bath E sating Extra		GAS FHA	*	400	r) dir	400				
	-									
Total Adjustm	nent		/ / / / /				/			
Net Adjustme	ent	L	£ \$10	0	- \$ 250)	£ \$100)		
Present Wort Properties wit Time and Imp	th Adjustme	arable ents for Since Purchase.	\$3,00	0.00	\$4,200.00		\$4,100.00			
Present Wort Adjusted to S	h of Compa Subject.	arables	\$3,10	0.00	\$3,950.00		\$4,200.00			
	3 sq.F	R12.50 = s	11,037				By Compariso		4,000	0.00
Depre	ciation: c. Reprod. (7.737	3,300		ate Based on Monthly Rent	Rental Incom	e:		
Plus Landso	caping	Sq. Ft. or Ft.			-		× 90 zation of Net	= \$_ Income	4,050	0.00
	t Value Mis t Value Spe	sc. Bldgs. ecial Equipment	-	100	Estim	ate By Cost	Approach	\$_	3,700	0.00
Estimated	d Value By	Cost Approach	\$_	3,700.00	Final	Estimate By	Correlation .	\$_	4,000	0.00
ppraisal By:		Reviewed B	y:							
	~					1 0				

DIVISION OF LANDS AND RIGHT OF WAY PHOTOGRAPHIC MOUNTINGS

DEPARTMENT OF HIGHWAYS

COMPARABLES

S. P. Project 1-A

____COUNTY_

Ramsey

PARCEL 152

FEE OWNER John E. Bloomquist, Inc. PROPERTY ADDRESS117 Minnetonka St.



OWNER'S NAM	MR E. S. Fie	ike.	xec.					TYPE OF	BLDG_B	ungalo	H
11.1	memont		lat Fl				2nd Flo			Sed Flo	
full Beam:	steei wood	LR.	13	x	11,10			I	B.R.		1
feat.		Fireplace				Fireplace			Baah		
gravity fur.	stoker	D.R.	14	r	11.10	D.R.		x	Year Built		
b. water	oil	D. Spece		1		D Space		x	Exterior		Siding
fair Spac	e gu X	Kitch.	13.2		10.6	Kitch.		x	Cond	Fair	
annual fuel con	r .	nook	cabines	U	peatry X	nook	cabinets				LS. X H.
Water heater:		fon	disposal		i. wshe.	fee	disposal	d. wshr.	Assessmen		
gal. side	ecm	Trim	Painted	d		Trim			Bidg	40	x 22.
gal. suto.	elec.									1	
gal suto.	gas X	Both ful	X Tile	shr.	1/2	Beth full	Tile	shr. 1/2	Lot	473	× 48
ncinerator		Den/S.		x		Den/S. Re	2.	1		side	driveway
anndry tubs	Toilet	B.R.	9.4	I	8.9	B.R.	1	1	_	1st hdwd.	X sof
20 wiring	110 Shower	B.R.	9.4	x	7,10	B.R.		1	-	-2nd bdwd	
samp		B.R.		x		B.R.		1	Sewer	X Cit	Wir. X
Loc. room	x	Porch	5 x 14	Scr	GI. X	B.R.		x	S. Tauk		Well
esul. Walls	Ceil. W. Strip	conditio	a Fair			condition			Ger.		Y
	wood slate	carp.		drape	1	сигр.		despen	Att.		v. des.
ist fl. occ. by	Richard Weld	el	phoe	se		Losse Exp.		rest		desc	
ad IL occ. by			phoe			Lease Exp		геня		dec	
hools: Public	rede Hammond		high	М	onroe			but occurren	t. Stan	Islaus	-
autcher Al						Present M		ione			
PROSED.						Mage Con	pumpir. W	IIII order		15 at	



LEGAL: Lot 29, Block 1, Stinson & Remsey's Subdivision subject to easement and except North 21-5/10 feet. 373 ET10 LISTING BROKER James Huspak & Sons SALESMAN. JJH PHONE RES MI 9-2965. BUS CA 2-8566
OF NERS NAME George J. and Lorraine Gisch TYPE OF BLDG. Bungalow

Full X Reass stret wood LR 11 5 13 x 20 LR E BR. E

Finephore

Heat D.R X
D. Space r Beth
Year Built 1898
Exterior Asb, Shingles
Cond Excellent
Taxes 40,06 N.H.s. H.S.X reviri fur sodiur D.B. x D.B. x water oil D.Space x D.Space x D.Space x arx 2 Space gas x Kitch. 11 x 11 Kitch x souls cabiness x posery sect cabiness panery sect cabiness panery gal side arm Trim Endemol Trim Trim Trim Trim Trim gal index arm
gal index
gal inde floors—2nd harved. seek Sewer x City Wer. x otcher Close Framer Mage

// 2 block

Muge Communit \$3,000.00 - 10 years - 6%

files

Will consider crade

Possession On closing

Show PM only - listing subject to owners purchase of other property.



LEGAL: Lots 23, 24, Block 3, Pottglesens Subdivision of Lots 5 to 16 inclusive all of Weide and Derrison's Garden Lots. 19 East Magnolia NG BROKER SUR Realty Co. SALEMAN Brench PHONE: RES SP 7-5547 NUS HU 9-5332

BES NAME Va. J. Godfrey TYPE OF NOG Burge Low

Jungal Cov. Saleman Phone: RES SP 7-5647 NUS HU 9-5332

BES NAME Va. J. Godfrey Surge Low

July Decem: med wood x LR 10 x 17,4 LR x RR x TER'S NAME Ha L GOOFFRY

Pull 1/4 Denn: most wood X	traffic 10 x 1/6"	And the second s	THE RESERVE OF THE PERSON NAMED IN COLUMN 2 IN COLUMN
Hest:	Pinepleor	Fireplace	Beth
gravity fuz. asolate	D.R. 10 z 11	D.R. z	Year Built 01d
h. ween oil	D. Space x	D. Spece x	Exterior Asbestos
f. nic 3 yrs oldges ×	Kinch. 10,4 x 13,6	Kingh. x	Cond. Fair
annosi fosi cos	sook cabiasts X pastry	needs cabiners passify	Toma 70.61 M.M.S. M.S. X
Water hesitar	too disposal d. wake.	fon disposal d. wshr.	Assessments
gal. side arm	Trim Painted	Trim	Bids IRREGULAR
gal. susto. elec.			Office and the second
30 grd. nuno. gas X	Both full Tile .ahr. 1/2 X	Buth full The shr. 12	Los - 123
Inciperator	Dea/S. Rm. I	Den/S. Res. x	allog X driveway
Laundry tubo Toiles	B.R. 7 x 9.2	B.R. x	flones-tet helped, X soft
220 wiring Shower X	B.R. z	B.R. s	fleors—2nd lebed, and:
Pump	B3. 1	B.R. x	Sewer X Cay Wer. X
Rec. room x	Porch 4 X 10 Scr. X Gl. X	B.R. s	S. Tank Wall
Insul. Walls Ceil. W. Strip	condition POOF	candition	Ger. Shed g
Boof: courp. X wood sheer	curp. drapes	corp. desput	Ags. Dec. ov. des.
Let fl. occ. by Owner	phose	Lease Esq. rest	dae
2ad fl exc. he	phone	Losse Exp. sunt	dat
Schools Public arade Whittler	bigh Weshingt	ton peroduct \$2	. Bernards
Charcher St. Barnerds	The same of the sa	Present Mage. HONG	
Trace. block		Mtge. Commit.	
Resent for selling Moving	n with son	Will consider unde WO	Possesion Indabid Late
Remarks			

Form 2547-a

- Parcel

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

PAR.	GRANTOR County R	GRANTEE		DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	INDICATED AMOUNT
152	Frank J. & Christine L. Graethke	John E. Bloomquist	, Inc.	9-14-56	1408846	Deed	1530/83		4.95	\$4500
						7200				
						7				
***************************************									B.	
-									- 14 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.	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.	I
Information by:	sologici moles Alung	
Right of Way Adent	Appraiser or Right of Way Agent Date	