

Collection Information:

Folder: Parcel No. 153. 121 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 153
121 Minnetonka St.

Owner: Abraham H.Fremland, Fee/ LeRoy Belden

Legal: NW'ly 36 ft. of SE'ly 72 ft. of Lot 6, Blk 9, Brooklynd

Lot Size: 36 x 50 (1800 sq.ft.)

Zoning: "B" Residential

Assessors Value: Land \$100.00

Utilities: Sewer, water and gas

This is a vacant lot with utilities as indicated above. There is a bituminous surface street in front. Because of the shallowness of the lot, it being only 50 ft. depth, I feel that a fair market value of this lot as of the date indicated on this appraisal is,

Four Hundred Dollars (\$400.00).

130 3 719 3 T P37 310 18

	Compari-	Grantor - Grantee Legal Description			Area Sq. Ft.	UNIT PRICE			ADJUSTED VALUE by time, depth and location in comparison to subject prope			E OWNER	P. P.		ATE OF MINNESOTA
0	son No.	Consideration. Date of Sale	Frontage	Depth	Acres	per f. f.	per sq. ft.	per acre	per f. f.	per sq. ft.	per acre		Project	RTY	NNES
0,	1.	Tracy to Larson Lot 10, Blk. 66, West St. Paul Proper. \$800 October, 1957	50	100	5000	\$1 6	16¢		\$12			A. F1	et 1-A	A	OTA
	2.	Markoe to Remackle Lots 1 & 20, Blk. 4, 2nd Addition to Brooklynd \$1,000 May, 1957	80	125	10,000	\$12.50	10¢		\$11			Fremland		APPRAISAL B	
	3.	Markoe to Remackle Lots 18 & 19, Blk. 4, 2nd Addition to Brooklynd	80	125	10,000	\$12.50	10¢		\$11			Property	COUNTY	OF LANDS AND BY COMPARISON OMPARABLE UNI	
	4.	Goldstein to Kaplan W. 25 ft. of Lot 3, & 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¢		\$14			Address 1.21	Ramsey	D RIGHT OF WAY N OF MARKET DATA IMPROVED PROPERT	
,	7											Min		RTI	

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

XSCXSX

front feet

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

AR.	Project 1-A County Ra	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	INDICATED AMOUNT
153	Morris Braverman (etal) to Meyer & Ruth Braverman	Abraham H. Fremland Abraham H. Fremland	6-12-41		Deed	1079/203 1079/205		.55 No Rev.	\$ 500
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		1 1993							

(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