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**Folder:** Parcel No. 153. 121 Minnetonka Street.

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

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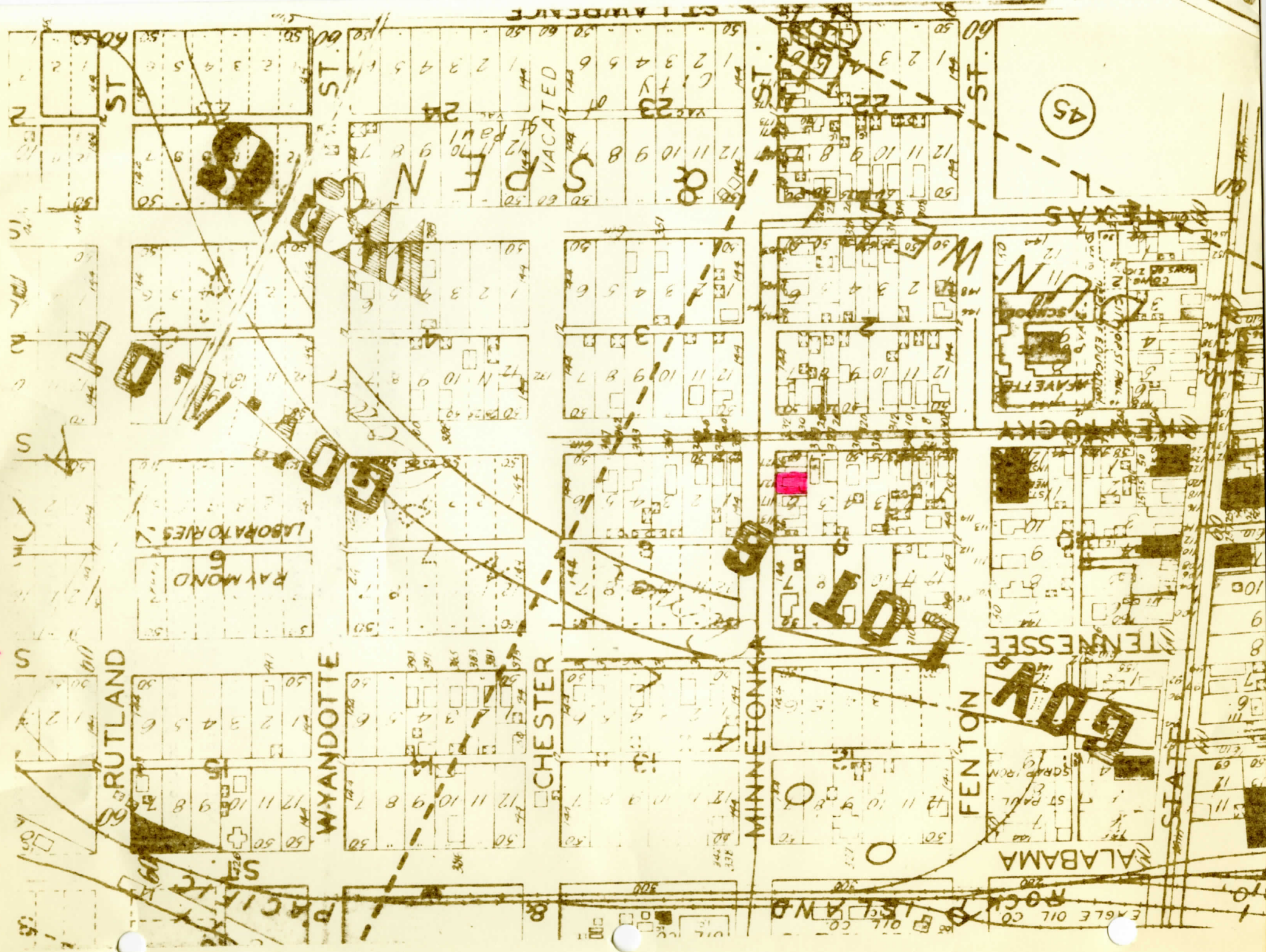
PROJECT AREA 1-A  
PARCEL 153  
121 Minnetonka St.

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).

Parcel #153



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 153  
 FREE OWNER A. Fremland Property Address 121 Minnetonka

Compari- son 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 \$1,000 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, & 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		

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

Reviewed by

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

Data by: [Signature]  
Right of Way Agent

Date 11/15/61

Parcel No. \_\_\_\_\_

