



Collection Information:

Folder: Parcel No. 159. 310 Kentucky Street.

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

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Records.

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S. P. 1-A COUNTY Ramsey PARCEL No. 159

FEE OWNER Pomposo and Louise Guerra PROPERTY ADDRESS 310 Kentucky



NOV 19 61



NOV 61



NOV 61

Photo No. Description of Subject

1. Subject property - view front

2. Subject property - rear view

3. Subject property - shed-garage

4. _____

Date of Photo: 11-61

Photo No. Description of Subject

5. _____

6. _____

7. _____

8. _____

By: James C. [Signature]
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL 159
FEE OWNER Pomposo and Louise Guerra PROPERTY ADDRESS 310 Kentucky

LEGAL: Lot 21, Block 5, Stinson's Rice Street Addition.
57 W. JESSAMINE
LISTING BROKER Sub Realty Company SALESMAN Reynold PHONE RES SP 7-6647 BUS HU 4-5332
OWNER'S NAME Oscar W. and Marjorie F. Janka TYPE OF BLDG Duplex

| Room | 1st Floor | 2nd Floor | 3rd Floor |
|--|--------------------------|---|---------------------------|
| Full 3/4 Bath: steel wood | L.R. 13 x 14.6 | L.R. 12 x 13.3 | B.R. |
| Hear | Fireplace | Fireplace | Bath |
| gravity fur. | D.R. | D.R. | Year Built 1889 |
| h. water | D. Space | D. Space | Exterior Brick Asphalt |
| f. air | Kitch. 10.6 x 13.3 | Kitch. 13.4 x 13.7 | Cond. Good |
| annual fuel cost | nook cabinet x pantry x | nook cabinet x pantry x | Taxes 96.85 N.H.S. H.S. x |
| Water heater: | fan disposal d. water. | fan disposal d. water. | Assessments \$174.00 |
| gal. side arm | Trim Painted | Trim Painted | Bids 26 x 36 |
| gal. auto. elec. | Bath full x Tile str 1/2 | Bath full x Tile str 1/2 | Lot 47 x 124 |
| 30 gal. auto. gas | Den/S. Rm. | Den/S. Rm. | alley x driveway |
| Incinerator | B.R. 12 x 13.6 | B.R. 12 x 13.7 | floors-1st hdwd. x soft |
| Laundry tubs | B.R. 6.2 x 11.6 | B.R. 7 x 7.3 | floors-2nd hdwd. soft |
| 220 wiring | B.R. | B.R. | Sewer x City Wtr. x |
| Pump | Porch 12 x 12 Scr. GI. | B.R. | S. Tank Well |
| Rec. room | condition Good | condition Good | Gar. Shed |
| Insul. Walls | carp. LR drapes | carp. drapes | Att. Det. or det. |
| Roof comp. x wood | phone HU 8-2745 | Lease Exp. Monthly rear \$55.00 due 1st | |
| 1st fl. occ. by <u>Owner</u> | high | Lease Exp. Monthly rear \$55.00 due 1st | |
| 2nd fl. occ. by <u>Tenant</u> | | Present Mgt. \$3,158.00 = \$55.00 - PITI - 4% | |
| Schools: Public grade | | Mgt. Comm. Ordered | |
| Church: <u>St. Bernards</u> | | Will consider trade | |
| Tramp: <u>Rice Street</u> | | Possession 90 7 | |
| Reason for selling: <u>Building</u> | | | |
| Remarks: <u>Aluminum combination windows - new roof.</u> | | | |

LEGAL: Lot 11, Block 5, Stinson's Rice Street Addition.
590 BUSH
LISTING BROKER United Realty Co. SALESMAN W. J. PHONE RES MI 5-4063 BUS CA 4-7814
OWNER'S NAME Louise A. Glenn TYPE OF BLDG Duplex

| Room | 1st Floor | 2nd Floor | 3rd Floor |
|--|--------------------------|--|-----------------------------|
| Full 3/4 Bath: steel wood | L.R. 11.4 x 13 | L.R. 11.4 x 13 | B.R. |
| Hear | Fireplace | Fireplace | Bath |
| gravity fur. x | D.R. 12.6 x 13 | D.R. 12.6 x 13 | Year Built Old |
| h. water | D. Space | D. Space | Exterior <u>Asb. Siding</u> |
| f. air | Kitch. 11 x 13 | Kitch. 11 x 13 | Cond. Good |
| annual fuel cost | nook cabinet x pantry x | nook cabinet x pantry x | Taxes 92.00 N.H.S. H.S. x |
| Water heater: | fan disposal d. water. | fan disposal d. water. | Assessments |
| gal. side arm | Trim Painted | Trim Painted | Bids To follow |
| gal. auto. elec. | Bath full x Tile str 1/2 | Bath full x Tile str 1/2 | Lot 45 x 135 |
| 30 gal. auto. gas | Den/S. Rm. | Den/S. Rm. | alley driveway |
| Incinerator | B.R. 10 x 11.8 | B.R. 10 x 11.8 | floors-1st hdwd. soft x |
| Laundry tubs | B.R. 10.3 x 12 | B.R. 10.3 x 12 | floors-2nd hdwd. soft x |
| 220 wiring | B.R. | B.R. | Sewer x City Wtr. x |
| Pump | Porch 12 x 12 Scr. GI. | B.R. | S. Tank Well |
| Rec. room | condition Good | condition Good | Gar. 2 Car |
| Insul. Walls | carp. drapes | carp. drapes | Att. Det. or det. |
| Roof comp. x wood | phone PR 4-6623 | Lease Exp. rear \$42.00 due | |
| 1st fl. occ. by <u>Owner</u> | high | Lease Exp. rear \$42.00 due | |
| 2nd fl. occ. by <u>Floyd Prans</u> | | Present Mgt. \$5,700.00 - C/D - \$65.00 - 7% | |
| Schools: Public grade | | Mgt. Comm. | |
| Church: <u>St. Bernards</u> | | Will consider trade | |
| Tramp: <u>Payson - 1/2 block</u> | | Possession 30 days | |
| Reason for selling: <u>Johnson - 6 blocks</u> | | | |
| Remarks: <u>Combination windows - gas space heater upstairs.</u> | | | |

LEGAL: Lot 11, Block 5, Stinson's Rice Street Addition.
842 EDMUND
LISTING BROKER All-States Properties SALESMAN Tom TYPE OF BLDG Duplex
OWNER'S NAME Theo. H. Nicholson

| Room | 1st Floor | 2nd Floor | 3rd Floor |
|---|--------------------------|-----------------------------------|-------------------------------|
| Full x Bath: steel wood | L.R. 12.8 x 12.8 | L.R. 14 x 12 | B.R. |
| Hear | Fireplace | Fireplace | Bath |
| gravity fur. x | D.R. 14.6 x 12 | D.R. | Year Built Older |
| h. water | D. Space | D. Space | Exterior <u>Asb. Shingles</u> |
| f. air | Kitch. 10 x 12 | Kitch. 10 x 12 | Cond. Fair |
| annual fuel cost | nook cabinet x pantry x | nook cabinet x pantry x | Taxes 218.42 N.H.S. x H.S. |
| Water heater: | fan disposal d. water. | fan disposal d. water. | Assessments |
| gal. side arm | Trim Painted | Trim Painted | Bids 38 x 20.6 |
| gal. auto. elec. | Bath full x Tile str 1/2 | Bath full x Tile str 1/2 | Lot 40 x 124.5 |
| 30 gal. auto. gas | Den/S. Rm. | Den/S. Rm. | alley x driveway |
| Incinerator | B.R. 12 x 8 | B.R. 8 x 12 | floors-1st hdwd. x soft |
| Laundry tubs | B.R. 8.4 x 7 | B.R. 12 x 12 | floors-2nd hdwd. x soft |
| 220 wiring | B.R. | B.R. Alcove 6 x 6 | Sewer x City Wtr. x |
| Pump | Porch Scr. GI. | B.R. | S. Tank Well |
| Rec. room | condition Good | condition Good | Gar. 2 Car |
| Insul. Walls | carp. drapes | carp. drapes | Att. Det. or det. |
| Roof comp. x wood | phone CA 6-9239 | Lease Exp. rear \$45.00 due 1st | |
| 1st fl. occ. by <u>Alvin Spolan</u> | high | Lease Exp. rear \$35.00 due | |
| 2nd fl. occ. by <u>Vacant</u> | | Present Mgt. \$1,786.88 - \$46.50 | |
| Schools: Public grade | | Mgt. Comm. <u>St. Annes</u> | |
| Church: <u>All close</u> | | Will consider trade | |
| Tramp: <u>1 block</u> | | Possession Tenants rights | |
| Reason for selling: <u>Estate</u> | | | |
| Remarks: <u>Tenant pays heat and all utilities - separate gas and electric meters - key at office - front and rear entrances up and down - building sound but needs repairs and improvements - subject to approval of County Welfare Board.</u> | | | |

- | | | | |
|-----------|--------------------------------------|-----------|------------------------|
| Photo No. | Description of Subject | Photo No. | Description of Subject |
| 1. | <u>Comp. No. 1 - 57 W. Jessamine</u> | 5. | |
| 2. | <u>Comp. No. 2 - 590 Bush</u> | 6. | |
| 3. | <u>Comp. No. 3 - 842 Edmund</u> | 7. | |
| 4. | | 8. | |
- Date of Photo: 11-61
- By: James C. Dinsell
Right of Way Agent

Project Area 1-A

Parcel No. 159

Pomposo & Louise Guerra
310 Kentucky Street

SALIENT FACTS AND CONCLUSIONS

| | | |
|---------------------------------|--|-----------------------|
| Market Value Estimate | | \$4,900.00 |
| Assessor's full and true value: | | |
| Land | | 175.00 |
| Buildings | | 1,800.00 |
| Legal Description: | East 23 feet of Lot 11, Block 2, Dunwell & Spencer's Addition to Brocklynd | |
| Lot Size: | 23 x 144 | Zoning: B Residential |
| Cubical Content: | 22,880 cu. ft. | Age: 1909 |

DESCRIPTION OF IMPROVEMENTS

Subject property is a 10 room, 2 family, 2 story frame building with asphalt exterior covering, there being 5 rooms and old fashioned bath on each floor. Plastered walls, hardwood floors on first floor, softwood floors on second floor. Enameled soft woodwork, no cabinets in the kitchens. Linoleum in kitchen, 30 gallon gas water heater in kitchen of second floor.

Full basement, limestone walls about 7 foot height, gravity hot air gas heat, 30 gallon gas water heater, concrete floor, no laundry tubs or floor drain. Rear of basement wall badly cracked. There is considerable sag evident.

Barn type garage, unpainted, 2 story structure, frame.

Lot is level with street grade. Property is serviced with city water and sewer. The street is hard surfaced. There is a sidewalk, no curb.

I have personally inspected the property and after thorough investigation, it is the opinion of your appraiser that the market value of this property as of November 29, 1961, is:

FIVE THOUSAND SIX HUNDRED FIFTY DOLLARS.

James C. Kuspel

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 Area 1-A COUNTY Ramsey PARCEL 159

FEE OWNER Pomposo & Louise Guerra Property Address 310 Kentucky Street, St. Paul, Minn.

Legal Description (entire tract) East 23 feet of Lot 11, Block 2, Dunwell & Spencer's Add. to Brooklynd

Present use dwelling Zoning B Residence Best use dwelling
Size: Frontage 23 Depth 144 Area 3312 sq. ft.

Utilities and : Sewer yes Septic tank _____ Cesspool _____
Street : City water yes Private well _____ Elec. pump _____
Improvements : Surfacing blacktop Curb and gutter no Sidewalk yes

Full and true valuation, 19 60 Land 175 Bldgs. 1800 Total 1975 Taxes 19 61 \$ 94.96
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 _____
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. 100.00

Estimate by James C. [Signature]

Date 11-29-61
Right of Way Agent

Revenue Stamps _____ Indicated Purchase Price \$ _____

Date Acquired _____ CONFIRMED PURCHASE PRICE \$ _____

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:
23 f.f. at \$.15 for 144 ft. depth \$ 350.00
_____ sq. ft. at \$ _____
_____ at \$ _____

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

22,880 ~~sq. ft.~~ cu. ft. x 65¢ = \$ 14,872.00

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

Total Replacement Cost \$ _____

Depreciation all sources 65% Less Total Depreciation 9,667.00

Total Present Value \$ 5,205.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. \$ 100.00

Plus Land Value from above \$ 350.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY
Rounded to \$ 5,650 BY COST APPROACH \$ 5,655.00

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 \$ _____

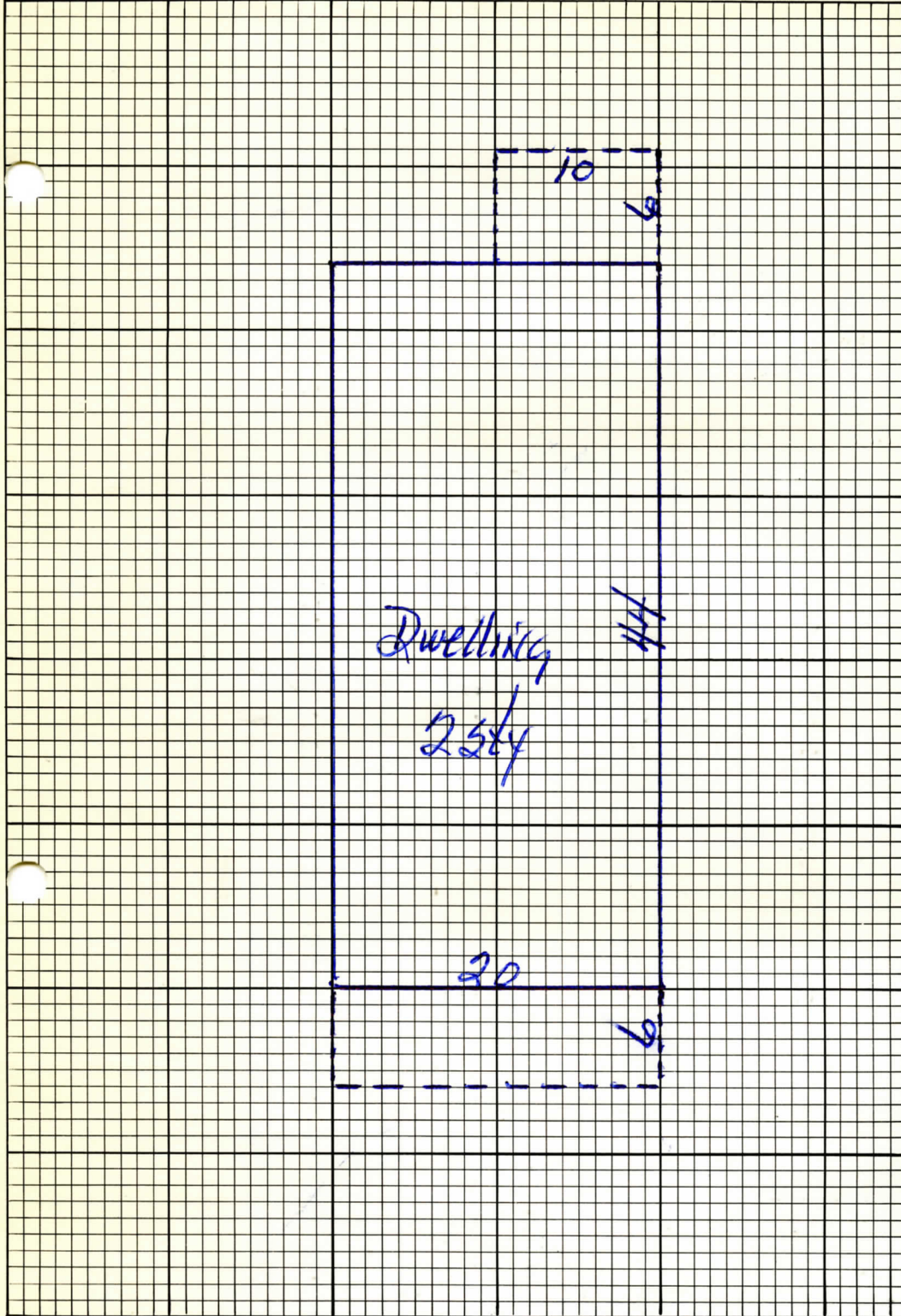
_____ % of Total Replacement Cost
with _____ % in Bone structure. PARCEL NO. 159

S. P. Project Area No. 1-A COUNTY Ramsey PARCEL 159

FEE OWNER Pomposo & Louise Guerra PROPERTY ADDRESS 310 Kentucky Street, St. Paul, Minn.

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.

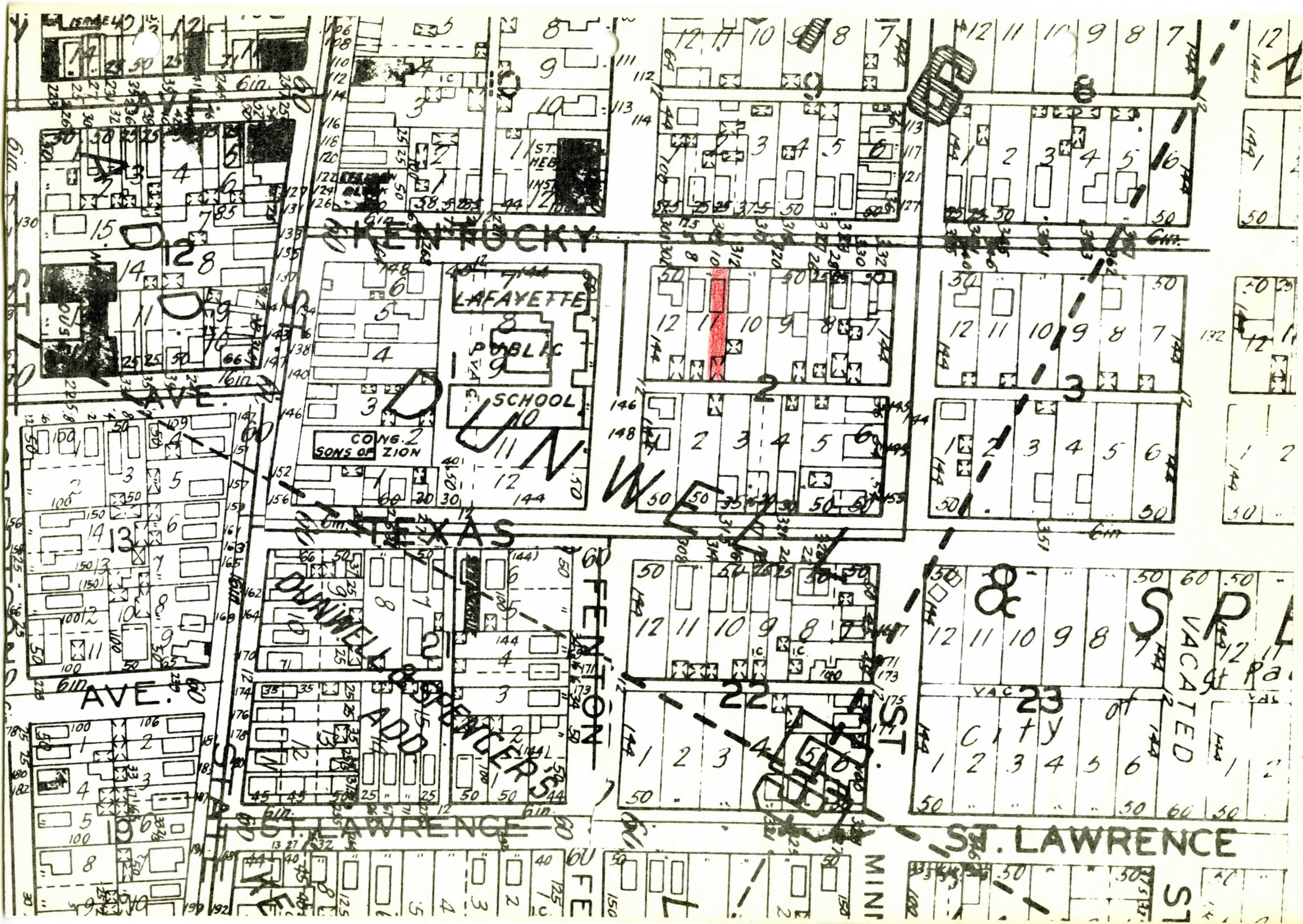
| MISCELLANEOUS BUILDINGS | Foundation | Walls | Floor | Roof | Condition | Size | Area |
|-------------------------|------------|-------|-------|------|-----------|------|------|
| Garage - detached | | | | | | x | |
| Garage - attached | | | | | | x | |
| Barn | | | | | | x | |
| Hog house | | | |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

SKETCH AND EXAMINATION BY

James C. Kumpf
RIGHT OF WAY AGENT

11/29/61
DATE

PARCEL NO. 159



KENTUCKY

LAFAYETTE

PUBLIC

SCHOOL

CONG. 2
SONS OF ZION

TEXAS

QUINN

ADD

ST. LAWRENCE

ST. LAWRENCE

AVE.

AVE.

ST. LAWRENCE

MINI

ST

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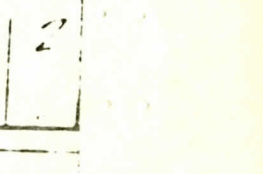
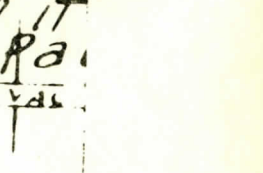
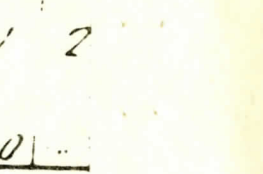
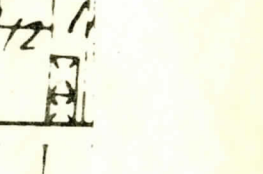
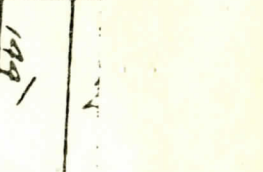
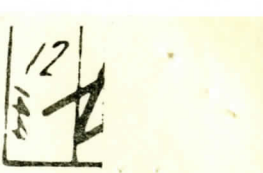
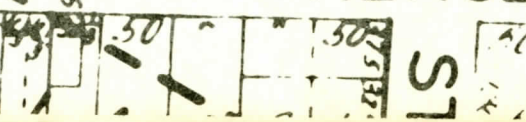
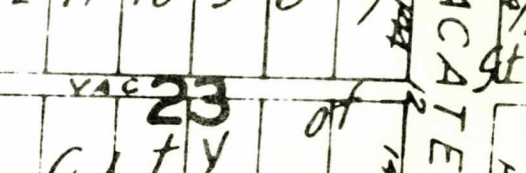
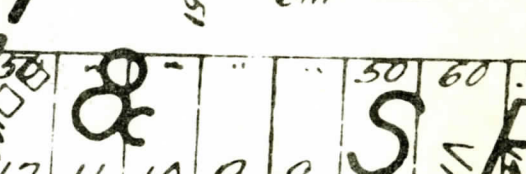
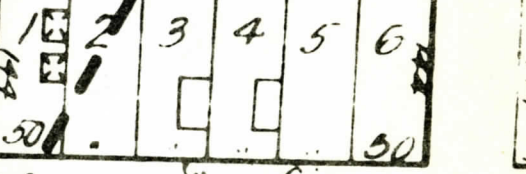
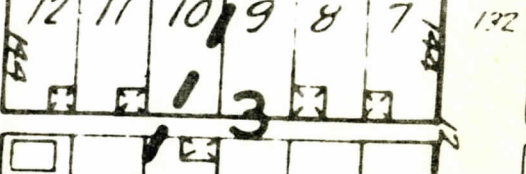
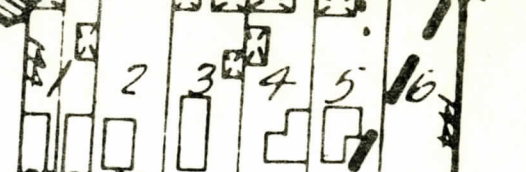
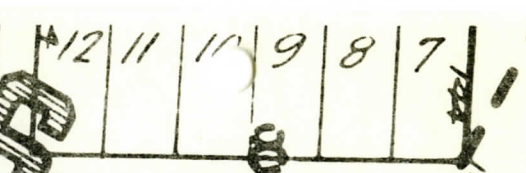
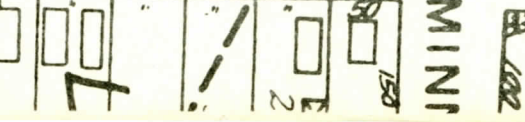
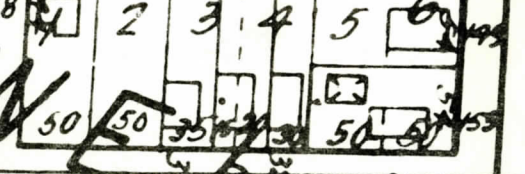
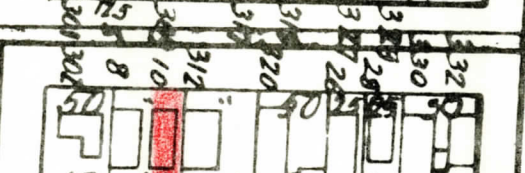
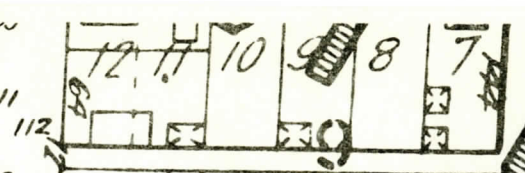
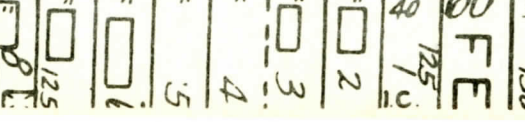
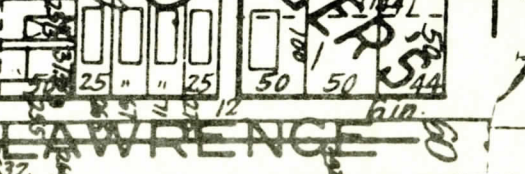
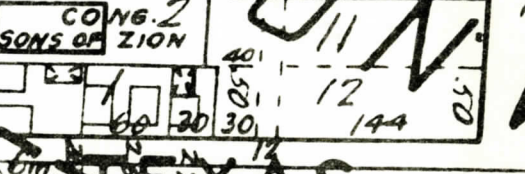
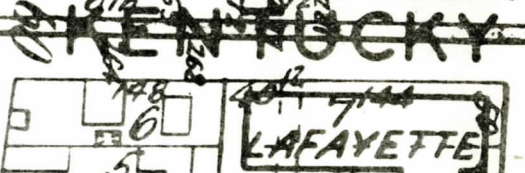
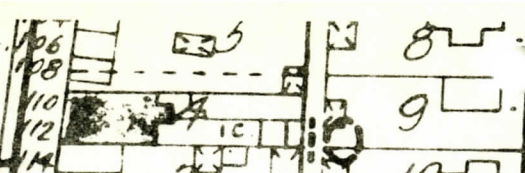
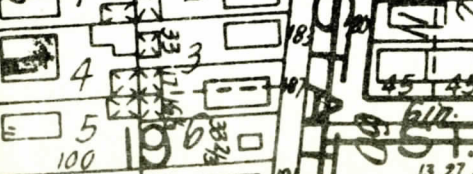
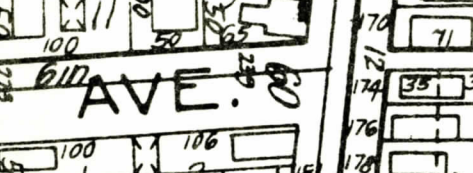
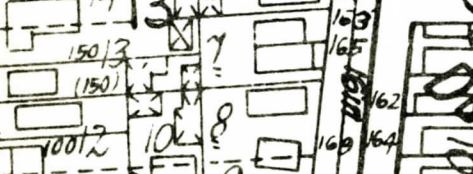
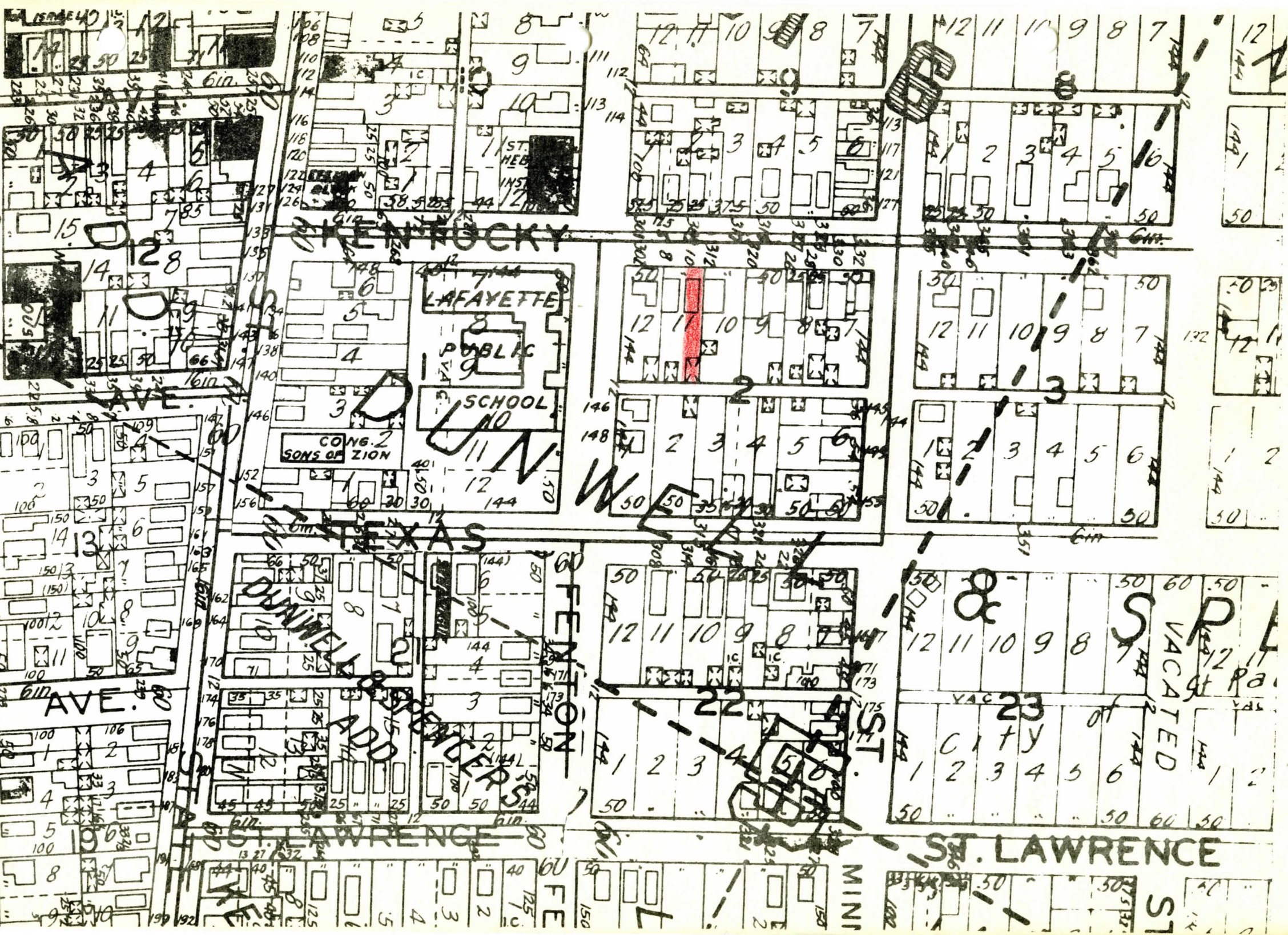
ST. LAWRENCE

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ST. LAWRENCE

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

S. P. Project Area 1-A County Ramsey Parcel No. 159

Fee Owner Pomposo and Louise Guerra Property Address 310 Kentucky

Comparable Properties

| Comparison No. | | No. 1 | | No. 2 | | No. 3 | | No. _____ | |
|---|------------------------------------|-----------------|-------|------------|-------|------------|-------|------------|-------|
| Date of Sale | | 11-20-60 | | 7-22-60 | | 5-23-61 | | | |
| Address | | 57 W. Jessamine | | 590 Bush | | 842 Edmund | | | |
| Terms of Sale | | cash | | \$150 down | | cash | | | |
| Rental Income Actual | | | | | | \$80 | | | |
| Rental Income Estimated | | \$115 | | \$90 | | | | | |
| Gross Monthly Multiplier | | 61 | | 79 | | 81 | | | |
| Sale Price | | \$7,000 | | \$7,950 | | \$6,500 | | | |
| Special Assmts., Time, Improvements | | | | | | | | | |
| Present Worth | | | | 7,150 cash | | | | | |
| Less Estimated Lot Value, | | 2,000 | | 900 | | 2,000 | | | |
| Garage, Porch, Fireplace, Etc. | | 100 | | 400 | | 400 | | | |
| Net Sale Price Bldg. Only | | 4,900 | | 5,850 | | 4,100 | | | |
| Lot Size | | 42x124 | | 45x135 | | 40x124.5 | | | |
| Age | | 1889 | | 1879 | | 1888 | | | |
| CF or SF Content | Unit Cost New | 22,880 | .65 | 16,640 | .65 | 26,611 | .65 | 24,528 | .65 |
| Unit Cost Depr. | % Depr. | .23 | 65% | .29 | 55% | .22 | 66% | .17 | 74% |
| Adjustment Items | Descriptive Items Subject Property | Adjustment | | Adjustment | | Adjustment | | Adjustment | |
| | | Plus | Minus | Plus | Minus | Plus | Minus | Plus | Minus |
| Bldg. Size | | 700 | | | | | | | |
| Age—Condition | | | 500 | | 500 | 750 | | | |
| Lot Value | | | 1,650 | | 550 | | 1,650 | | |
| Landscaping | | | | | | | | | |
| Garage | | | | | 350 | | 300 | | |
| Porches | | | | | | | | | |
| Fireplace | | | | | | | | | |
| Basement Impr. | | 250 | | | | | | | |
| Attic Impr. | | | | | | | | | |
| Carpeting | | | | | | | | | |
| Bkg. & Bath Extras | | | | | | | 100 | | |
| Heating Extras | | | 250 | 250 | | 300 | | | |
| Kit. cabinets & alum. windows | | | | | 500 | | | | |
| | | | | | | | | | |
| | | 950 | 2,400 | 250 | 1,850 | 1,050 | 2,050 | | |
| Total Adjustment | | | 1,450 | | 1,600 | | 1,000 | | |
| Net Adjustment | | | 1,450 | | 1,600 | | 1,000 | | |
| Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase. | | | 5,550 | | 5,650 | | 5,500 | | |
| Present Worth of Comparables Adjusted to Subject. | | | | | | | | | |

Estimate of Value By Cost Approach:

Repr. Cost: $22,880 \times .65 = \$14,872$
 Less Depreciation: $65\% \quad 9,667$
 Deprec. Reprod. Cost $\$5,205$
 Land Value $23 \text{ f.f. @ } \$15 = 350$
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 100
 Plus Present Value Special Equipment _____
 Estimated Value By Cost Approach $\$5,655$

Estimate of Value By Comparison: \$ 5,600

Estimate Based on Rental Income:

Monthly Rent \times GMM
 $80 \times 70 = \dots \$5,600$
 or By Capitalization of Net Income
 on Form 2554

Estimate By Cost Approach \$ 5,655

Final Estimate By Correlation \$ 5,650

Appraisal By:

Reviewed By:

James C. Huse

Date 11-29-61

Parcel No. 159

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 Area 1-A

COUNTY Ramsey

PARCEL 159

PRE OWNER Pomposo & Louise Guerra

Property Address 310 Kentucky Street, St. Paul, Minn.

| 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. | Treacy to Larson Clinton & Congress Lot 10-Blk 66,W.St.Paul Proper Nov. '57 - Cash \$800.00 | 50 | 100 | 5000 | 16.00 | .16¢ | | 10.00 | | |
| 2. | Markoe to Remackel St.Lawrence & Missouri Lots 18 & 19, Blk 4,Second Addn to Brooklynd Sold June 1957 - \$1,000. | 80 | 125 | 10000 | 12.50 | .10¢ | | 10.00 | | |
| 3. | Markoe to Remackel Missouri bet. Texas and St.Lawrence - Lots 1 & 20-Blk 14, Second Addn. to Brooklynd-Sold May 1956 \$1,000.00 | 80 | 125 | 10000 | 12.50 | .10¢ | | 15.00 | | |
| 4. | Grantee - Louis Kaplan Livingston & Chicago-West 25 feet Lot 3, all of 1 & 2-Blk 19 & 1 & 2 of Blk 14 Bazil & Roberts Add. Sold Dec. '56 - \$4,000.00 | 225 | 119 | 26775 | 17.75 | .22¢ | | 15.00 | | |
| 5. | State of Minnesota-Rossini Constans, corner of Fenton Lots 15 thru 20, Block 1, Kettering & Constans Add. Jan. 1957 \$660 | 240 | 125 | 30000 | 2.75 | .022¢ | | 15.00 | | |

Reviewed by

Proper adjustments have been made for zoning, location,
topography, size, time of sale, etc.

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

23 front feet
~~square feet~~ at 15.00 = \$ 350.00
acres

Data by: James E. Humphreys
Right of Way Agent

Date 11/29/61

Parcel No. 159

25003

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

S. P. No. 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 |
|------|---------|---------------------------|---------|-------------|-----------------------------|-----------------------|---------------|-------------|------------------|
| 159 | | Pomposo and Louisa Guerra | 9-27-54 | | W. D. | | | | |
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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 11-29-61

(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.

James C. Kasper _____ 11/29/61
Appraiser or Right of Way Agent Date