



## **Collection Information:**

**Folder:** Parcel No. 172. 306 St. Lawrence.

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

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

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S. P. 1-A COUNTY Ramsey PARCEL 172  
FEE OWNER Edward F. Wosick PROPERTY ADDRESS 306 St. Lawrence  
Mary L. Cook



Photo No.	Description of Subject
1.	<u>Subject property - front view</u>
2.	<u>Subject property - rear view</u>
3.	_____
4.	_____

Date of Photo: 11-61

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

By: *Ray J. Lawrence*  
Right of Way Agent



S. P. 1-A COUNTY Ramsey PARCEL 172  
FEE OWNER Edward F. Wosick PROPERTY ADDRESS 306 St. Lawrence  
Mark L. Cook

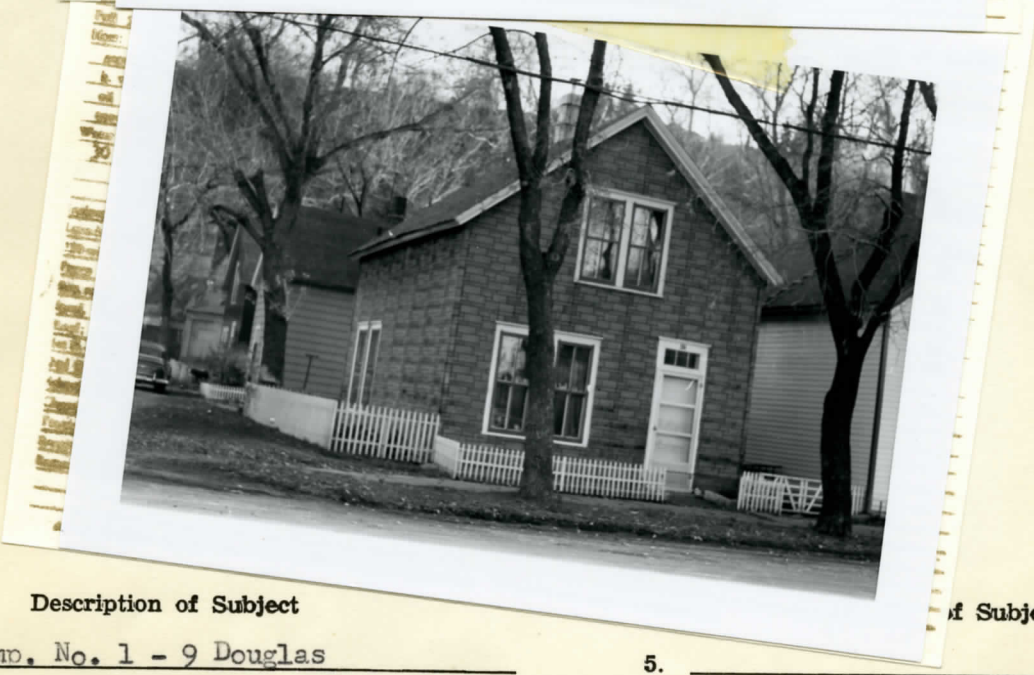


Photo No.

Description of Subject

of Subject

- 1. Comp. No. 1 - 9 Douglas
- 2. Comp. No. 2 - 671 N. Western
- 3. Comp. No. 3 - 40 W. Chicago
- 4. \_\_\_\_\_

- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_

Date of Photo: 11-61

By: *Ray M. Harvey*  
Right of Way Agent



S. P. \_\_\_\_\_ 1-A \_\_\_\_\_ COUNTY Ramsey PARCEL 172

FEE OWNER Edward F. Wosick PROPERTY ADDRESS 306 St. Lawrence  
Mark L. C.

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

Full	Basement	wood	L.R.	13	x	11.10	L.R.	2nd Floor			
Heat	gravity fur.	oil	Fireplace				Fireplace		B.R.		
	b. water	oil	D.R.	14	x	11.10	D.R.		Bath		
	f. air	gas	D. Space				D. Space		Year Built 1890		
	annual fuel cost		Kitch.	12.2	x	10.6	Kitch.		Exterior J. M. siding		
Water heater:	gal. side arm		sook	cabinets	pantry x	sook	cabinets	pantry	Cond. Fair		
	gal. auto. elec.		Trim	Painted		Trim	disposal	d. wabr.	Taxes 140.28 N.H.S. x H.S.		
	gal. auto. gas		Bath full	x	Tile	str	1/2	Bath full	Tile	str	1/2
Incinerator	Laundry tubs	Toilet	Den/S. Rm.				Den/S. Rm.				
220 wiring	110	Shower	B.R.	9.4	x	8.9	B.R.				
Pump			B.R.	9.4	x	7.10	B.R.				
Rec. room			B.R.				B.R.				
Insul. Walls	Cell.	W. Strip	Porch	5 x 14	Scr.	GL x	B.R.				
Roof comp.	x	wood	condition	Fair			condition				
Int. fl. occ. by	Richard Weidel		carp.				carp.				
2nd fl. occ. by			phone				phone				
Schools	Public grade	Hammond	phone				phone				
Churches	All		high	Monro			high	Monro			
Transp.											
Reason for selling	Estate										
Remarks	Taxes are \$109.86 - sidewalk										

LEGAL: Section 36, Township 29.  
 671 N. Western  
 LISTING BROKER All-State Properties SALESMAN Louix PHONE: RES. MI 8-1823, BUS. CA 4-7587  
 OWNER'S NAME Mrs. Theresa M. Parfack TYPE OF BLDG. Bungalow

Full 1/3	Basement	steel	wood	L.R.	15	x	11	L.R.	2nd Floor		
Heat	gravity fur.	oil	Fireplace				Fireplace				
	b. water	oil	D.R.				D.R.				
	f. air	gas	D. Space				D. Space				
	annual fuel cost		Kitch.	14	x	12	Kitch.				
Water heater:	gal. side arm		sook	cabinets	pantry x	sook	cabinets	pantry			
	gal. auto. elec.		Trim	Painted		Trim	disposal	d. wabr.			
	gal. auto. gas		Bath full	x	Tile	str	1/2	Bath full	Tile	str	1/2
Incinerator	Laundry tubs	Toilet	Den/S. Rm.	4	x	2.6	Den/S. Rm.				
220 wiring	110	Shower	B.R.	7.6	x	10.4	B.R.				
Pump			B.R. Utility	2	x	2	B.R.				
Rec. room			B.R.				B.R.				
Insul. Walls	Cell.	W. Strip	Porch	13.6 x 5.95	x	GL x	B.R.				
Roof comp.	x	wood	condition	Very good			condition				
Int. fl. occ. by	Owner		carp.				carp.				
2nd fl. occ. by			phone				phone				
Schools	Public grade	Jackson - 3	phone				phone				
Churches	Close		high	Mechanic Arts			high	Mechanic Arts			
Transp.	2 blocks										
Reason for selling	Widow - moving to apt house										
Remarks	3 large closets - brick										

LEGAL: Upon request.  
 40 W. Chicago  
 LISTING BROKER Raymond R. Realty SALESMAN Raymond R. Realty PHONE: RES. MI 6-1823  
 OWNER'S NAME Harold L. and Dorothy E. Kasper TYPE OF BLDG. Brick

Full 1/2	Basement	steel	wood	L.R.	11	x	12	L.R.	2nd Floor		
Heat	gravity fur.	oil	Fireplace				Fireplace				
	b. water	oil	D.R.	9	x	12	D.R.				
	f. air	gas	D. Space				D. Space				
	annual fuel cost		Kitch.	9	x	12	Kitch.				
Water heater:	gal. side arm		sook	cabinets	pantry x	sook	cabinets	pantry			
	gal. auto. elec.		Trim	Painted		Trim	disposal	d. wabr.			
	gal. auto. gas		Bath full	x	Tile	str	1/2	Bath full	Tile	str	1/2
Incinerator	Laundry tubs	Toilet	Den/S. Rm.				Den/S. Rm.				
220 wiring	110	Shower	B.R.	12	x	12	B.R.				
Pump			B.R.	12	x	12	B.R.				
Rec. room			B.R.				B.R.				
Insul. Walls	Cell.	W. Strip	condition				condition				
Roof comp.	x	wood	carp.				carp.				
Int. fl. occ. by			phone				phone				
2nd fl. occ. by			phone				phone				
Schools	Public grade	Jackson - 3	phone				phone				
Churches	Close		high	Mechanic Arts			high	Mechanic Arts			
Transp.	2 blocks										
Reason for selling	Widow - moving to apt house										
Remarks	3 large closets - brick										

- Photo No. Description of
1. Comp. No. 1 - 9 Douglas
  2. Comp. No. 2 - 671 N. Western
  3. Comp. No. 3 - 40 W. Chicago
  4. \_\_\_\_\_
- Date of Photo: 11-61

5. \_\_\_\_\_  
 6. \_\_\_\_\_  
 7. \_\_\_\_\_  
 8. \_\_\_\_\_

By: Raymond R. Realty  
 Right of Way Agent



Project Area 1-A  
Parcel 172  
306 St. Lawrence Street

Owner: Edward F. Wosick  
Mark L. Cook - 500 Van Buren

Legal: Ex. E'ly 26 feet Lot 5, Blk 1, Langevin's  
Addn.

Lot Size: 24 x 150 feet

Zoning: "B" Residential

Built: 1902

Assessor's Value: Land 150 - Buildings 500 - Total 650.

This is a one story and attic frame bungalow with asphalt siding and asphalt roof. St. Lawrence Street is paved, no sidewalk or curb. All other improvements are in the street and connected to the property.

First Floor consists of 5 rooms and toilet only, no bath off kitchen, rooms are all small, hardwood floors with linoleum covering, soft wood trim. Kitchen with no cabinets, wall sink, plaster walls, Firtex ceiling, poor linoleum.

There is an open stairs from living room to a dormitory type attic with two walk-thru bedrooms, wallboard walls, softwood floor.

Stove heat, no hot water.

Full basement, trap door from pantry, 7 foot height, concrete blocks, concrete floor, adjusta posts, no tubs, no floor drain.

Cost Approach:

11,768 cubic feet @ 60¢ per cu. ft. -	\$7,060.00
Physical Depreciation 40%	
Economic Depreciation 10%	3,530.00
Depreciated Value of Dwelling	<u>3,530.00</u>
Land - 24 x 150	400.00
Indicated Value by Cost Approach	<u>3,930.00</u>

This is a total taking. Based on the Cost Approach and the Comparable Sales Approach it is your appraiser's opinion that the total damages are:

Land	400.00
Improvements	<u>3,600.00</u>
Total	<u>4,000.00</u>

"FOUR THOUSAND DOLLARS"

(\$4,000.00)

*R. J. Fanecky*  
12/4/21

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 172

FEE OWNER Edward F. Wosick Property Address 306 St. Lawrence Street, St. Paul, Minn.

Legal Description (entire tract) Ex. E'ly 26 ft. Lot 5, Blk 1, Langevin's Addn.

Present use Resident Zoning "B" Residential Best use Present  
Size: Frontage 24 Depth 150 Area 3600 Sq. Ft.

Utilities and : Sewer Yes Septic tank \_\_\_\_\_ Cesspool \_\_\_\_\_  
Street : City water Yes Private well \_\_\_\_\_ Elec. pump \_\_\_\_\_  
Improvements : Surfacing Paved Curb and gutter No Sidewalk No

Full and true valuation, 19 60 Land 150 Bldgs. 500 Total 650 Taxes 19 60 \$ 30.22  
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 1902  
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 [Signature]  
Right of Way Agent  
Date 12/1/67

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

**ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY**

Land Value:  
24 f.f. at \$ 16.50 for 150 ft. depth \$ 400.00  
3600 sq. ft. at \$ \_\_\_\_\_  
at \$ \_\_\_\_\_

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

11,768 ~~sq. ft.~~ cu. ft. x .60 = \$ 7,060.00

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

Physical Dep. 40%  
Economic Dep. 10%  
Total 50%  
Total Replacement Cost \$ 7,060.00  
Less Total Depreciation 3,530.00

Total Present Value \$ 3,530.00

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

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

Plus Land Value from above \$ 400.00

**TOTAL PRESENT VALUE OF ENTIRE PROPERTY**  
**SAY 4,000.00 BY COST APPROACH \$ 3,930.00**

**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. 172

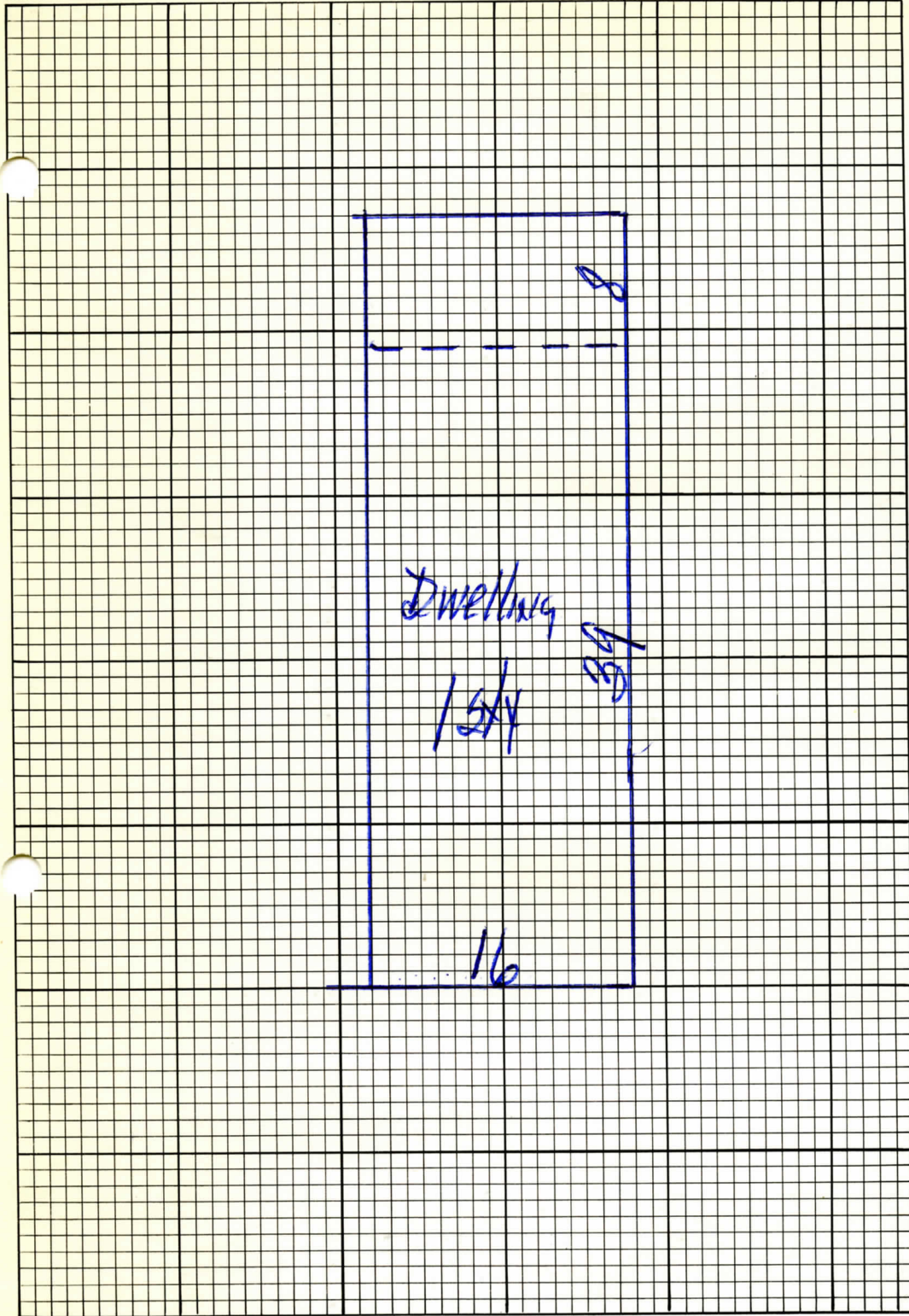


S.P. Project Area 1-A COUNTY Ramsey PARCEL 172

FEE OWNER Edward F. Wosick PROPERTY ADDRESS 306 St. Lawrence Street, St. Paul  
Mary L. Cook

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	

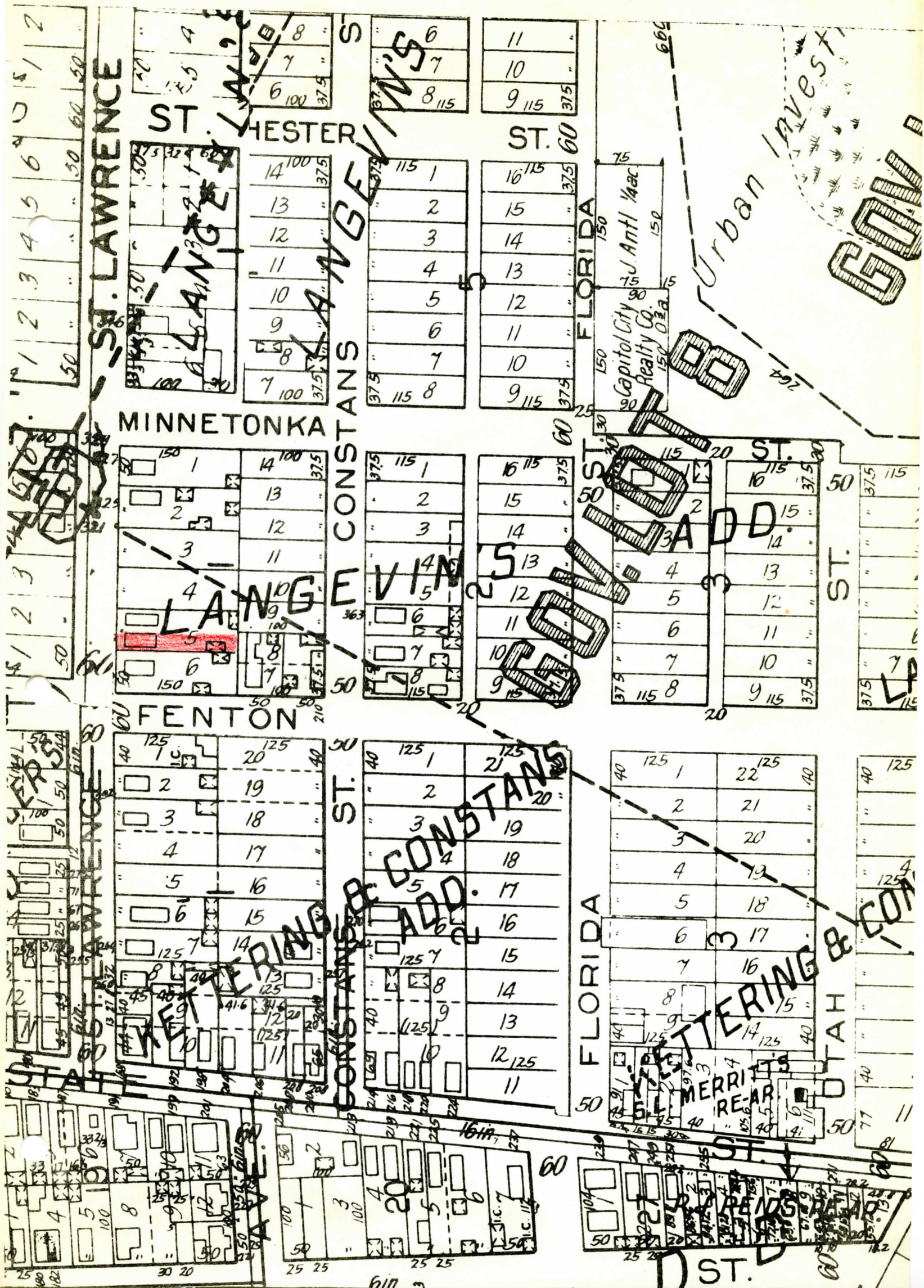
SKETCH AND EXAMINATION BY \_\_\_\_\_

*Ray St. Lawrence*  
RIGHT OF WAY AGENT

*12/4/61*  
DATE

PARCEL NO. 172





ST. LAWRENCE

ST. CHESTER

ST. FLORIDA

MINNETONKA

FENTON

ST. EVANS

FLORIDA

ST.

UTAH

ST.

LANG

LANG

EVINS

MERRITT'S REAR

GOV

MERRITT'S REAR

Urban Invest  
GOV

1 2 3 4 5 6 7 8 9 10 11 12

1 2 3 4 5 6 7 8 9 10 11 12

1 2 3 4 5 6 7 8 9 10 11 12

1 2 3 4 5 6 7 8 9 10 11 12

14	100	37.5
13	"	"
12	"	"
11	"	"
10	"	"
9	"	"
8	"	"
7	100	37.5

115	1
"	2
"	3
"	4
"	5
"	6
"	7
115	8

16	115	37.5
15	"	"
14	"	"
13	"	"
12	"	"
11	"	"
10	"	"
9	115	37.5

14	100	37.5
13	"	"
12	"	"
11	"	"
10	"	"
9	"	"
8	"	"
7	"	"

115	1
"	2
"	3
"	4
"	5
"	6
"	7
115	8

16	115	37.5
15	"	"
14	"	"
13	"	"
12	"	"
11	"	"
10	"	"
9	115	37.5

16	115	37.5
15	"	"
14	"	"
13	"	"
12	"	"
11	"	"
10	"	"
9	115	37.5

40	125	40
2	19	"
3	18	"
4	17	"
5	16	"
6	15	"
7	14	"
8	13	"
9	12	"
10	11	"

40	125	20
"	2	"
"	3	"
"	4	"
"	5	"
"	6	"
"	7	"
"	8	"
"	9	"
"	10	"
"	11	"

40	125	40
2	21	"
3	20	"
4	19	"
5	18	"
6	17	"
7	16	"
8	15	"
9	14	"
10	13	"
11	12	"

40	125
"	"
"	"
"	"
"	"
"	"
"	"
"	"
"	"
"	"
"	"

100	2
"	3
"	4
"	5
"	6

100	2
"	3
"	4
"	5
"	6

100	2
"	3
"	4
"	5
"	6



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

S. P. 1-A County Ramsey Parcel No. 172

Fee Owner Edward F. Wosick Property Address 306 St. Lawrence  
Mark L. Cook

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale		<u>6-13-61</u>		<u>1-23-61</u>		<u>5-16-57</u>			
Address		<u>9 Douglas</u>		<u>671 N. Western</u>		<u>40 W. Chicago</u>			
Terms of Sale		<u>cash</u>		<u>cash</u>		<u>?</u>			
Rental Income Actual									
Rental Income Estimated		<u>\$35</u>		<u>\$45</u>		<u>\$30</u>			
Gross Monthly Multiplier		<u>86</u>		<u>89</u>		<u>87</u>			
Sale Price		<u>\$3,000</u>		<u>\$4,000</u>		<u>\$2,600</u>			
Special Assmts., Time, Improvements									
Present Worth		<u>3,000</u>		<u>4,000</u>		<u>2,600</u>			
Less Estimated Lot Value, Garage, Porch, Fireplace, Etc.		<u>400</u>		<u>1,000</u>		<u>300</u>			
Net Sale Price Bldg. Only		<u>2,600</u>		<u>2,850</u>		<u>2,300</u>			
Lot Size		<u>47.5x148.5</u>		<u>41.2x108</u>		<u>29x52</u>			
Age		<u>1890</u>		<u>1874</u>		<u>1886</u>			
CF or SF Content	Unit Cost New	<u>11,768</u>	<u>60¢</u>	<u>14,080</u>	<u>.50</u>	<u>10,659</u>	<u>.50</u>	<u>12,480</u>	<u>.50</u>
Unit Cost Depr.	% Depr.	<u>30¢</u>	<u>50%</u>	<u>.18</u>	<u>63%</u>	<u>.27</u>	<u>40%</u>	<u>.18</u>	<u>63%</u>
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size						<u>500</u>			
Age—Condition	<u>1902</u>	<u>500</u>				<u>500</u>			
Lot Value	<u>24x150 \$400</u>				<u>600</u>	<u>100</u>			
Landscaping									
Garage					<u>150</u>				
Porches									
Fireplace									
Basement Impr.		<u>500</u>		<u>500</u>					
Attic Impr.		<u>500</u>		<u>500</u>					
Carpeting									
Kbq. & Bath Extras			<u>500</u>		<u>500</u>				
Heating Extras									
		<u>1,500</u>	<u>500</u>	<u>1,000</u>	<u>1,250</u>	<u>1,100</u>			
Total Adjustment									
Net Adjustment		<u>+ 1,000</u>		<u>- 250</u>		<u>+ 1,100</u>			
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.									
Present Worth of Comparables Adjusted to Subject.		<u>4,000</u>		<u>3,750</u>		<u>3,700</u>			

Estimate of Value By Cost Approach:

Repr. Cost: 11,768 c.s.f. 60¢ = \$ 7,060  
 Less Depreciation: \_\_\_\_\_ % 3,530  
 Deprec. Reprod. Cost \$ 3,530  
 Land Value 24x150 = 400  
 Sq. Ft. or Ft.  
 Plus Landscaping \_\_\_\_\_  
 Plus Present Value Misc. Bldgs. \_\_\_\_\_  
 Plus Present Value Special Equipment \_\_\_\_\_  
 Estimated Value By Cost Approach \$ 3,930  
 Rounded to \$ 4,000

Estimate of Value By Comparison: ..... \$ 4,000

Estimate Based on Rental Income:

Monthly Rent X GMM  
45 X 90 = ..... \$ 4,050  
 or By Capitalization of Net Income  
 on Form 2554

Estimate By Cost Approach ..... \$ 3,930

Final Estimate By Correlation ..... \$ 4,000

Appraisal By:

*Ray J. Henry*

Reviewed By:

Date 12-4-61

Parcel No. 172



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

S. P. Project Area 1-A

COUNTY Ramsey

PARCEL 172

FREE OWNER Edward F. Wosick  
Mary L. Cook - 500 Van Buren

Property Address 306 St. Lawrence, 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. 1957 - Cash \$800.00	50	100	5000	16.00	.16¢		15.00		
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¢		10.00		
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. 1956 - \$4,000.--	225	119	26775	17.75	.22¢		15.00		

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

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

Reviewed by

24 front feet ~~14000~~ at 16.50 = \$ 400.00  
acres

Data by:

*[Signature]*  
Right of Way Agent

12/4/61  
Date

Parcel No. 172



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
172		Jay J. Cook	9-4-46		W. D.				
		Final decree to Mary L. Cook	8-12-59		W. D.				

(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

11-61

(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.

*Roy J. Loney*

Appraiser or Right of Way Agent

25/2/61

Date