



November 22, 2023

SRF No. 17092.0290

Dawn Keller
415 Clarence Street
St. Paul, MN 55106-5817

In reply refer to: City of St. Paul Project
Address: 415 Clarence Street

Dear Dawn,

This is a NOTICE OF RELOCATION ELIGIBILITY. You may be entitled to relocation payments and other assistance in accordance with Federal regulations which implement the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended (Uniform Relocation Act). You are now eligible for relocation assistance.

To assist in covering your costs of moving, you may choose either (1) a payment for your actual reasonable moving and related expenses, limited to a distance of 50 miles, or (2) a fixed payment based on the number of rooms you furnish and occupy.

Also, if you owned and occupied your home for at least 180 days and you buy a decent, safe and sanitary replacement house, you may receive a replacement housing payment to assist in covering the following costs:

1. Differential Amount. If you must pay more to buy a comparable replacement home than you receive for your present home, this amount will cover the difference within certain limits.
2. Incidental Expenses. This amount covers some costs incidental to settlement on your new home, such as recording fees, the title insurance premium, and appraisal fees.
3. Increased Mortgage Interest Costs. This amount will help compensate for some additional interest costs that would be incurred if you have a mortgage on your home and must pay a higher interest rate on a mortgage on your replacement home.

Listed below are properties similar to yours which are currently available for purchase. We have chosen the listed property at 336 Front Avenue, St. Paul, MN to use as your “comparable” home in determining your replacement housing benefits as described above.

	Address	Asking Price
1.	336 Front Avenue, St. Paul	\$209,900
2.	672 Magnolia Avenue East, St. Paul	\$205,000
3.	61 Magnolia Avenue West, St. Paul	\$194,900

The “comparable” home listed above has an asking price of \$209,900. Based on the acquisition price (\$125,000) for your present home and the \$209,900 comparable dwelling price, you are eligible for a replacement housing differential payment up to \$84,900. This is the maximum differential payment which you may receive. If your actual replacement home costs less than \$209,900, the differential payment would be based on your actual replacement home purchase price.

We will explain the basis for the selection of this listing and, if necessary, we will provide you with additional referrals. We will not base your payment on any unit that is not a “comparable replacement home”.

You have been provided with a booklet that describes the relocation benefit program. Please read the booklet carefully. It explains your rights and some things you must do to obtain a payment. (For example, to receive a replacement housing payment you must purchase and move to a decent, safe and sanitary home within one year after you move or receive your final acquisition payment, if later).

We want to make it clear that you are eligible for assistance to help you relocate. In addition to relocation payments and housing referrals, counseling and other services are available to you.

If you have any questions, please call us. We can be reached by calling 763-452-4713 or tguderian@srfconsulting.com. We are sure that we can answer your questions.

This letter is of importance to you and should be carefully filed for safekeeping.

Sincerely,

SRF CONSULTING GROUP, INC.

Tammy Guderian
Real Estate Services Lead

PRICE DIFFERENTIAL PAYMENT

ANALYSIS OF COMPARABLE PROPERTIES

Project: City of St.Paul

County: Ramsey

Parcel:

Owner: Dawn Keller

Address: 415 Clarence Street

City: St. Paul

	Subject	Most Comparable		Referral-Comparable Properties			
		No. 1	Map	No. 2	Map	No. 3	Map
Appraised Value	\$125,000						
List Price	-	\$209,900		\$205,000		\$194,900	
Address	415 Clarence Street	336 Front Avenue		672 Magnolia Avenue East		61 Magnolia Avenue West	
City	St. Paul	St. Paul		St. Paul		St. Paul	
Date of Inspection	July 28,2023						
Style	1- 1/2 Story	Two Story		Two Story		1-1/2 Story	
Construction	Wood Frame	Wood Frame		Wood Frame		Wood Frame	
Actual Age/Eff. Age	1900	1904		1889/Renovated		1905	
Condition EGF	Average	Good		Good		Good	
No. of Units	Single Family	Single Family		Single Family		Single Family	
No. of Rooms	6	6		7		6	
No. of Bedrooms	2+Den	3		4		2+Loft	
Bedrooms Required	2	2		3		2	
No. of Baths	1-Full Bath	2-Full Baths		1-Full Bath		1-Full Bath	
Total Area (Sq. Ft.)	1,209 GFA	2,350 TSF 1,510 AG-FSF		1,485 TSF 1,341 AG-FSF		1,483 FSF 1,358 AG-FSF	
Basement	unknown	840 BG-UFSF		144 BG-UFSF		125 BG-UFSF	
Bsmt – types of Fin. Rms.	unfinished	unfinished		unfinished		unfinished	
Heat/Cooling	Gas/Oil Furnace	GHW		GFA/CA		GHW/Baseboard	
Fireplaces	none						
Other Finished Space							
Garage	2 Car Detached-unusable	2 Car Detached		2 Car Detached		2 Car Detached	
Lot Size	.18 Acres	.09 acres		.11 acres		.11 acres	
Neighborhood E/B							
Schools							
Public Transportation							
Church							
Place of Employment							
Water 1. Type 2. Adequate	City Yes	City Yes		City Yes		City Yes	
Sewer 1. Type 2. Adequate	City Yes	City Yes		City Yes		City Yes	
Other Comments	Deck, Patio & Porch	Porch				Porch	

Comparable Comments & Conclusions:

SRF Consulting Group, Inc..recommends that the #1 Comparable listed above meets the definition of a comparable replacement property as defined in 49CFR Section 24.2(6). In order for this property owner to purchase a comparable property as defined in 49CFR, the maximum Replacement Housing Differential Payment (RHDP) would be \$ 84,900.

\$ 209,900
List Price of Prime Comparable

R/W Agent: Tammy Guderian
Date: November 22/2023

\$209,900 minus \$125,000 = \$84,900
Comparable Acquisition Cost Maximum RHDP

360 Property View

336 Front Avenue, Saint Paul, MN 55117-5213

Single Family
(SF) Single Family

List #: **6452195**
Status: **Active**

List Price: **\$209,900**
Orig List Pr: **\$229,900**



Property ID: **252923420039**
Year Built: **1904**
Neighborhood: **North End**
Stories: **Two**
Constr Status: **Previously Owned**
Foundation Sz: **840**
Foundation Dim:
Abv Grd Fin SF: **1,510**
Bel Grd Fin SF: **0**
Total Fin SF: **1,510**
School Dist: **625 - St. Paul ()**

Acres/Sqft: **0.093/4,051**
Lot Size: **33x124**
List Date: **10/26/2023**
Rcvd by MLS: **10/26/2023**

Total Bed/Bath: **3/2**
Garage Stalls: **2**

Tax Year: **2023**
Tax Amount: **\$3,510**
Tax Assess Bal: **\$0**
Tax w/ Assess: **\$3,510**
Tax Assess Pnd: **No**
Homestead: **Yes**
Year/Season: **Yearly**

County: **Ramsey-MN**
Postal City: **Saint Paul**
DOM: **27**
CDOM:/PDOM: **27/4**

Directions: **35E TO MARYLAND (W) TO WESTERN AVE (S) TO FRONT AVE TO HOME**

General Information

Legal Desc: **FRONT ST ADDITION TO THE CITY LOT 3 BLK 1**
Section/Township/Range: **25/29/23**
Land Lease?: **No**
Fract Ownr: **No**
Manufactured: **No**
Comp/Dev/Sub: **Front St Add To The, City**
Assc Mgmt Comp:
Lot Desc: **Public Transit (w/in 6 blks), Tree Coverage - Light**
Road Frontage: **City, Curbs, Paved Streets, Sidewalks, Street Lights**
Rd Responsible: **Public Maintained Road**
Zoning: **Residential-Single Family**
Power Company: **Xcel Energy**
Accessibility: **None**
Rental License:
Common Wall: **No**
Phone:

Fire #:
Insur Fee: **\$0**
Assc Fee: **\$0**

Pasture:
Tillable:
Wooded:
Taxable:

Remarks

Agent: **All offers to fuhry4me@aol.com- Please call / text before sending Liz 612 396 2371- Please include approval letter / POF - Seller prefers closing before Christmas- Seller is pre paying for new carpet install after closing -**
Public: **HUGE price improvement & MORE!!! Very open floorplan , Move in ready! Big, open, updated Kitchen , eat in or go to the Separate dining area - Big bathrooms & good size bedrooms - Large, clean, unfinished basement waiting for your ideas! Fenced rear yard! Large 2 car detached Garage - Seller is pre paying for new carpet install after closing!!!! You can choose your color!!! Schedule your showing today!**

Structure Information

Room	Level	Dimen
Living Room	Main	19x20
Kitchen	Main	16x18
Porch	Main	20x6
Bedroom 1	Upper	12x14
Bedroom 2	Upper	13x8
Bedroom 3	Upper	10x9
Laundry	Basement	
Dining Room	Main	

Bedrooms **3**
Bathrooms
Total: **2** 3/4: **0** 1/4: **0**
Full: **2** 1/2: **0**
Bath Desc: **Main Floor Full Bath, Upper Level Full Bath**

Heat: **Hot Water**
Fuel: **Natural Gas**
Air Cond: **None**
Water: **City Water/Connected**
Sewer: **City Sewer/Connected**
Electric: **100 Amp Service**
Garage Stls: **2**
Garage SF: **500**

Finished SqFt	Total SqFt
Abv Gd: 1,510	Abv Gd: 1,510
Blw Gd: 0	Main Fl: 840
	Blw Gd: 840
Total: 1,510	Total: 2,350

Features

Special Search: **3 BR on One Level**
Dining Room Desc: **Eat In Kitchen**
Fireplaces: **0**
Appliances: **Dryer, Range, Refrigerator, Washer**
Basement: **Full, Unfinished**
Constr Materials: **Timber/Post & Beam**
Roof: **Asphalt Shingles**
Fencing: **Chain Link, Wood**

Exterior: **Wood**

Amenities-Unit: **Ceiling Fan(s), Hardwood Floors, Kitchen Window, Porch, Tile Floors**
Parking Char: **Detached Garage, Driveway - Asphalt**

Compensation & Financial

Buy Brkr Comp:	2.70%	Sub-Agt Comp:	Facilitator Comp:	Variable Rate:	No
List Type:	Exclusive Right		Lockbox Type:	Lockbox Source:	
Sellers Terms:	Cash, Conventional, Special Funding, VA				
Assume Loan:	Not Assumable		Listing Conditions:	Standard	

Agent/Office Information

Listing Agent:	Liz Loveless 612-396-2371	Appointments:	ShowingTime
Listing Office:	Ewing Real Estate Group	Office Phone:	866-706-5588

MLS #: **6452195** [336 Front Ave , Saint Paul, MN 55117-5213](#)

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360 Property View

672 Magnolia Avenue E, Saint Paul, MN 55106-1202

Single Family
(SF) Single Family

List #: **6457571**
Status: **Active**

List Price: **\$205,000**
Orig List Pr: **\$205,000**



Property ID: **292922130009**
Year Built: **1889**
Neighborhood: **Payne-Phalen**
Stories: **Two**
Constr Status: **Previously Owned**
Foundation Sz: **766**
Foundation Dim:
Abv Grd Fin SF: **1,341**
Bel Grd Fin SF: **0**
Total Fin SF: **1,341**
School Dist: **625 - St. Paul ()**

Acres/Sqft: **0.114/4,966**
Lot Size: **125 x 40**
List Date: **11/07/2023**
Rcvd by MLS: **11/08/2023**

Total Bed/Bath: **3/1**
Garage Stalls: **2**
Tax Year: **2023**
Tax Amount: **\$3,410**
Tax Assess Bal: **\$0**
Tax w/ Assess: **\$3,410**
Tax Assess Pnd: **Unknown**
Homestead: **No**
Year/Season: **Yearly**

County: **Ramsey-MN**
Postal City: **Saint Paul**
DOM: **15**
CDOM:/PDOM: **15/15**

Directions: **North on Payne Ave, Right on Magnolia. House on your right.**

General Information

Legal Desc: **ARLINGTON HILLS ADD B4045 49 LOT 8 BLK 4**
Section/Township/Range: **29/29/22**
Land Lease?: **No**
Fract Ownr: **No**
Manufactured: **No**
Comp/Dev/Sub: **Arlington Hills Add B40&45-49**
Assc Mgmt Comp:
Zoning: **Residential-Single Family**
Accessibility: **None**

Rental License:

Common Wall: **No**

Phone:

Fire #:

Insur Fee: **\$0**

Assc Fee: **\$0**

Wooded:

Remarks

Agent: **Buyer's agent to verify all information and remarks. Seller has never occupied home. Seller is related to agent.**

Public: **Beautifully renovated home in the heart of Saint Paul! This lovely home is in walking distance of so many bars and restaurants and just a few short blocks to the Arlington Hills Library. There are three bedrooms upstairs and one on the main floor. The kitchen features a nice, open concept with granite countertops! Good sized back yard and a two car garage! Come check it out.**

Structure Information

Bedrooms **3**

Bathrooms

Total: **1** 3/4: **0** 1/4: **0**

Full: **1** 1/2: **0**

Bath Desc:

Heat: **Forced Air**

Fuel: **Natural Gas**

Air Cond: **Central**

Water: **City Water/Connected**

Sewer: **City Sewer/Connected**

Garage Stls: **2**

Garage SF: **400**

Finished SqFt

Abv Gd: **1,341**

Blw Gd: **0**

Total: **1,341**

Total SqFt

Abv Gd: **1,341**

Main Fl: **766**

Blw Gd: **144**

Total: **1,485**

Features

Fireplaces: **0**
Basement: **Partial**

Constr Materials:
Parking Char: **Detached Garage**

Exterior: **Metal, Vinyl**

Compensation & Financial

Buy Brkr Comp: **2.70%** Sub-Agt Comp:
List Type: **Exclusive Right**
Financial Remarks: **FHA, Cash, Conventional**
Assume Loan:

Facilitator Comp:
Lockbox Type:

Variable Rate: **No**
Lockbox Source:

Listing Conditions: **Standard**

Agent/Office Information

Listing Agent: **Alexandra Haider 612-559-0150**
Listing Office: **Financially Free, LLC**

Appointments: **ShowingTime**
Office Phone: **612-559-0150**

MLS #: **6457571** [672 Magnolia Ave E, Saint Paul, MN 55106-1202](#)

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360 Property View

61 Magnolia Avenue W, Saint Paul, MN 55117-2039

Single Family
(SF) Single Family

List #: **6451835**
Status: **Active**

List Price: **\$194,900**
Orig List Pr: **\$194,900**



Property ID: **30292220154**
Year Built: **1905**
Neighborhood: **North End**
Stories: **One and One Half**
Constr Status: **Previously Owned**
Foundation Sz: **692**
Foundation Dim:
Abv Grd Fin SF: **1,358**
Bel Grd Fin SF: **0**
Total Fin SF: **1,358**
School Dist: **625 - St. Paul ()**

Acres/Sqft: **0.112/4,879**
Lot Size: **122x40**
List Date: **10/23/2023**
Rcvd by MLS: **10/23/2023**

Total Bed/Bath: **2/1**
Garage Stalls: **2**
Tax Year: **2022**
Tax Amount: **\$2,838**
Tax Assess Bal: **\$0**
Tax w/ Assess: **\$2,838**
Tax Assess Pnd: **Unknown**
Homestead: **No**
Year/Season: **Yearly**

County: **Ramsey-MN**
Postal City: **Saint Paul**
DOM: **30**
CDOM:/PDOM: **70/30**

Directions: **35E to Maryland (W) to Rice St (S) to Magnolia (E) to home.**

General Information

Legal Desc: **STINSONS RICE STREET ADDITION LOT 20 BLK 8**
Section/Township/Range: **30/29/22**
Land Lease?: **No**
Fract Ownr: **No**
Manufactured: **No**
Comp/Dev/Sub: **Stinsons Rice Street, Addition**
Assc Mgmt Comp:
Road Frontage:
Zoning: **City, Curbs, Paved Streets, Sidewalks**
Accessibility: **Residential-Single Family**
None
Rental License: **Standard**
Common Wall: **No**
Phone:

Fire #:
Insur Fee: **\$0**
Assc Fee: **\$0**
Pasture:
Wooded:

Remarks

Agent: **Go and show! Investor owned. Has been a rental since current owner purchased. Seller will be performing a 1031 exchange. Please add following language to "other" section of PA "Buyer is aware that seller intends to perform an IRC Section 1031 tax-deferred exchange. Seller requests buyer's cooperation in such an exchange and agrees to hold buyer harmless from any and all claims, costs, liabilities, or delays in time resulting from such an exchange."**

Public: **New roof to be installed prior to closing. Freshly updated home is ready for you to move right in! The interior has all new LVP flooring on the main floor and new carpet in the upper level. The kitchen has new granite counters and new appliances. The interior and exterior have a fresh coat of paint!**

Structure Information

Room	Level	Dimen	Bedrooms	2	Heat:	Baseboard, Hot Water
Living Room	Main	15x10			Fuel:	Natural Gas
Dining Room	Main	13x11			Air Cond:	None
Kitchen	Main	13x11	Total: 1	3/4: 0 1/4: 0	Water:	City Water/Connected
Bedroom 1	Upper	14x11	Full: 1	1/2: 0	Sewer:	City Sewer/Connected
Bedroom 2	Upper	11x11	Bath Desc: Upper Level Full Bath		Electric:	100 Amp Service, Circuit Breakers
Loft	Upper	11x10			Garage Stls:	2
					Garage Dim:	20x20
					Garage SF:	400
			Finished SqFt	Total SqFt		
			Abv Gd: 1,358	Abv Gd: 1,358		
			Blw Gd: 0	Main Fl: 692		
				Blw Gd: 125		
			Total: 1,358	Total: 1,483		

Features

Special Search: **Main Floor Laundry**
Dining Room Desc: **Separate/Formal Dining Room**
Fireplaces: **0**
Appliances: **Dryer, Range, Refrigerator, Washer**
Basement: **Partial**
Constr Materials:
Roof: **Age Over 8 Years, Asphalt Shingles**
Fencing: **Chain Link**
Parking Char: **Detached Garage**

Exterior: **Shakes**

Compensation & Financial

Buy Brkr Comp:	2.60%	Sub-Agt Comp:	Facilitator Comp:	Variable Rate:	No
List Type:	Exclusive Right		Lockbox Type:	Lockbox Source:	
Sellers Terms:	Cash, Conventional, FHA, VA				
Financial Remarks:	Please add commitment date to all financed offers.				
Assume Loan:			Listing Conditions:	Standard	

Agent/Office Information

Listing Agent:	Garrett Matheson 218-428-8362	Appointments:	ShowingTime
Listing Office:	IQ Realty	Office Phone:	612-424-2539

MLS #: **6451835** [61 Magnolia Ave W, Saint Paul, MN 55117-2039](#)

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