



# APPLICATION FOR APPEAL

RECEIVED  
APR 30 2012  
CITY CLERK

Saint Paul City Clerk  
310 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, Minnesota 55102  
Telephone: (651) 266-8560

The City Clerk needs the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number \_\_\_\_\_)
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR  Mail-In

**YOUR HEARING Date and Time:**

Tuesday, 5-8-12

Time 1:30 P.M.

**Location of Hearing:**  
Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 234 Clermont City: St. Paul State: MN Zip: 55106

Appellant/Applicant: Jeff Lemke Email lemke\_12@yahoo.com

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 651-260-5386

Signature: Jeff C. Gahr Date: 4/27/12

Name of Owner (if other than Appellant): \_\_\_\_\_

Address (if not Appellant's): 920 Briar Glen Ln. Woodbury, MN 55129

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 651-260-5386

## What Is Being Appealed and Why? Attachments Are Acceptable

- Vacate Order/Condemnation/Revocation of Fire C of O
  - Summary/Vehicle Abatement
  - Fire C of O Deficiency List
  - Fire C of O: Only Egress Windows
  - Code Enforcement Correction Notice
  - Vacant Building Registration
  - Other
- Section 5 of the attached Fire Inspection is being appealed.
- The city has repeatedly referred to the property as a 2-3 unit building (see the attached paperwork).
- Since the addition of the third unit, the city has been collecting additional tax revenue from the property.
- (note attachments with change in square footage)



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

375 Jackson Street, Suite 220  
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-8951  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

April 20, 2012

JEFFREY C LEMKE  
920 BRIAR GLEN LN  
WOODBURY MN 55129-8574

### **FIRE INSPECTION CORRECTION NOTICE**

RE: 234 CLERMONT ST  
Ref. #115191  
Residential Class: C

Dear Property Representative:

Your building was inspected on April 11, 2012 for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date.

**A re-inspection will be made on June 6, 2012 at 1:30pm.**

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

**YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.**

#### DEFICIENCY LIST

1. Basement - Dryer Vent - UMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter. This work requires a permit(s). Call DSI at (651) 266-8989.- Remove the incorrectly installed dryer exhaust duct and replace with a code compliant exhaust duct. This work must be done by licensed contractor under permit.

2. Building - Fire Extinguishers - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-Provide one minimum 1A10BC fire extinguisher within each apartment unit or a minimum 2A10BC not be more than 50' travel distance from each apartment entrance. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations. Annual maintenance of the fire extinguishers is required by a qualified person and a tag affixed to the fire extinguishers with the date of service.
3. Building - Interior Common Stairways - SPLC 34.10 (3), 34.33(2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.
4. Building - South Interior Stairway - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.
5. Building - SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use.-This property is zoned and approved as a non-conforming duplex. There are 3 distinctive and separate units in this property. Discontinue using the property as a triplex and immediately de-convert the property back to a duplex or contact zoning for approval.
6. Exterior - Deck and Retaining Wall - SPLC 34.09 (2) 34.32 (2) - Provide an approved guardrail with intermediate balustrades or rails 4 inches or less apart. This work may require a permit(s). Call DSI at (651) 266-9090.-Install the required guardrail on the rear deck stairway and the retaining wall in the rear yard.
7. Exterior - Stairway - SPLC 34.09 (2) 34.32 (2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.-Install the required handrail on the south entry stairway and the wooden stairway adjacent to the retaining wall in the rear yard.
8. Exterior - Wooden Fence - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Secure the wooden fence in n erect and upright position.
9. Unit 1, Unit 2, and Unit 3 - Bedrooms - MN State Statute 299F.50 - Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturers instructions.
10. Unit 1, Unit 2, and Unit 3 - Front and Rear Entry Door - MSFC 703 - The fire door must not be obstructed or impaired from its proper operation at any time.-Repair/replace the fire door that is not automatically closing and latching.
11. Unit 2 - Front and Rear Entry Door - SPLC 34.09 (3) i - Provide and maintain an approved one-inch throw single cylinder deadbolt lock.

\*

12. Unit 2 - Kitchen - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Repair/replace the inoperable smoke and carbon monoxide detector.
13. Unit 2 - South Bedroom - MSFC 605.4 - Discontinue use of all multi-plug adapters.
14. Unit 2 - South Bedroom - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
15. Unit 3 - Bathroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Repair/replace the door that is not closing/latching. Replace the missing strike-plate.
16. Unit 3 - Living Room and Dining Room - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window lock.
17. Unit 3 - Rear Entry Door - SPLC 34.09 (3) i - Repair and maintain an approved one-inch throw single cylinder deadbolt lock.-Replace the missing strike-plate for the dead-bolt lock.
18. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>.

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8688) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: [wayne.spiering@ci.stpaul.mn.us](mailto:wayne.spiering@ci.stpaul.mn.us) or call me at 651-266-8993 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Wayne Spiering  
Fire Inspector

Reference Number 115191

Certificate of Real Estate Value

Names of buyers (last, first, MI) **LEMKE, JEFFREY C.** Address **234 CLERMONT ST., ST. PAUL, MN 55106** Daytime phone **(651) 455-1521**  
**LEMKE, ERICA B.** New address **3570 LAKE SARAH RD., MAPLE PLAIN, MN** Daytime phone **(651) 283-9930**  
 Names of sellers (last, first, MI) **ROBINS, CRAIG M.** Street address or rural route of property purchased **234 CLERMONT ST.** City or township **SAINT PAUL MN 55106** County **RAMSEY**

1. Date of deed or contract **5/31/2007** Legal description of property purchased (lot, block and plat) or attach 3 copies of the legal description **LOT 7, BLOCK 26, EXCEPT THE E 28 FEET THEREOF; SUBURBAN HILLS**

Financial arrangements

2. Total purchase price **280,000.00** Was personal property included in purchase price (e.g., furniture, inventory, equipment)?  Yes  No If yes, list property and current (not replacement) value at right, and enter total in Box 5 below. Use back of form if needed.  
 3. Down payment \$ \_\_\_\_\_  
 4. Points or prepaid interest paid by seller \$ \_\_\_\_\_  
 5. Current value of personal property \$ \_\_\_\_\_

6. Type of acquisition (check all that apply)

- Buyer and seller are relatives or related businesses
- Buyer or seller is religious or charitable organization
- Buyer or seller is unit of government
- Buyer purchased partial interest only
- Contract paid off or resold
- Name added or removed from deed
- Property condemned or foreclosed upon
- Property received as gift or inheritance
- Property received in trade
- Purchase agreement signed over two years ago

7. Type of property transferred (check all that apply)

- Land only
- Land and buildings
- Construction of new building after Jan. 1 of year of sale

8. Planned use of property (check one)

- Residential: single family
- Residential: duplex, triplex
- Cabin or recreational (noncommercial)
- Agricultural. Number of acres: \_\_\_\_\_ (attach Schedule PE20A).
- Apartment (residential, four or more units) Number of units: \_\_\_\_\_ (attach Schedule PE20A).
- Commercial-industrial. Type of business: \_\_\_\_\_ (attach Schedule PE20A).
- Other. Describe: \_\_\_\_\_ (attach Schedule PE20A).

↳ 2-3 unit  
Two Large, One Small

principal residence?  Yes  No  
 only if seller-financed, including contracts-for-deed and assumed mortgages)  

Mortgage or contract-for-deed amount at purchase	Monthly payment (principal & interest)	Interest rate now in effect	Number of payments	Date of any lump-sum (balloon) payments

Sign here. I declare under penalty of law that the information on this form is true, correct and complete to the best of my knowledge and belief.

Print name **JACQUELINE K. SMOTHERS** Signature *Jacqueline K. Smothers* Date **5/31/07** Daytime phone **(651) 209-1144**

Counties: Complete this section.

Co	<input type="checkbox"/> C <input type="checkbox"/> T	Yr Bld	SD	Yr	Land	Diag	Tot	Primary property ID number
Acres	TOTAL	CLER	CRP RIM	Use	Deer	Yr	Land	
Good for study <input type="checkbox"/> Yes <input type="checkbox"/> No If no, give reason/code								Secondary parcel ID number
X	HU	St	Adj	Adj	Use	Totable EMV	Apt	FM
	GA	C	1	MV	2	MV	ID	
Co	CT	PT	One	T	M	S	Are there more parcels? <input type="checkbox"/> Yes <input type="checkbox"/> No Put additional ID numbers on back of form.	



# Ramsey County

Property Records and Revenue

90 West Plato Blvd • Saint Paul, MN • Phone: 651.266.2000 • Web: www.co.ramsey.mn.us/pr • Email: AskPropertyTaxandRecords@co.ramsey.mn.us

## 2010 Proposed Property Tax

This is NOT a bill – Do Not Pay

Your local units of government have proposed the amount of property taxes that they will need for 2010. Column (1) below shows your actual 2009 property taxes. Column (2) below shows what your 2010 property taxes will be if your local jurisdictions approve the property tax amounts they are now considering. Any upcoming referendums, legal judgments, natural disasters, voter approved levy limit increases, or special assessments could change these amounts.

Your county commissioners, school board, city council, and metropolitan special taxing districts will soon be holding public meetings to discuss their proposed 2010 budgets and proposed 2010 property taxes. The school board will discuss the 2009 budget. You are invited to attend these meetings to express your opinion. The meeting places and times are listed below. Also shown are the addresses and telephone numbers for these local units of government if you have comments or questions concerning the proposed property tax amounts shown on this notice. No meeting is required if your city has a population of less than 500 people. There is also no public hearing on the state general tax.

### PIN/Property Address/Abbreviated Tax Description

JEFFREY C LEMKE  
EICKA B LEMKE  
234 CLERMONT ST  
SAINT PAUL MN 55106-6305



04.28.22.21.0065 151 000  
234 CLERMONT ST  
Sect-04 Twp-028 Range-022  
SUBURBAN HILLS  
EX E 28 FT; THE N 62 FT OF

Property Classification	For taxes payable in 2009	For taxes payable in 2010	
	2-3 UNITS HSTD	2-3 UNITS HSTD	Your Taxable Market Value for property tax payable in 2010 was sent to you in the spring of 2009. The period to discuss possible changes has passed and changes can no longer be made to your property valuation. It is included here for your information only.
<b>Taxable Market Value</b>		193.100	
<b>Mailing Address and Phone Numbers</b>	Colu 2009 Tax - <u>1</u>	mn (2) posed	<b>Tax and Budget Meetings and Locations</b>
Ramsey County Regional Rail Authority Public Safety Radio System	\$	821.56 65.95 6.84 .00	Roseville Area High School Cafeteria 1240 Co Rd B2 West, Roseville, MN November 30, 2009 6:30 PM
Ramsey County Manager's Office 15 W Kellogg Blvd, Suite 250 St Paul, MN 55102 (651) 266 - 2000			
CITY OF ST PAUL City Library CITY OF ST PAUL FINANCIAL SVCS 15 WEST KELLOGG BLVD ROOM 700 ST PAUL, MN 55102 (651) 266-8797	\$ 475.58 104.51	\$ 523.81 125.40	CITY HALL COUNCIL CHAMBERS 15 W KELLOGG BLVD ST PAUL, MN 55102 DECEMBER 02, 2009 6:00 PM
State General Tax	\$ .00	\$ .00	No Meeting Required
SCHOOL DISTRICT 625 DISTRICT OFFICE 360 COLBORNE STREET ST PAUL, MN 55102 (651) 767-8250			DISTRICT OFFICE 360 COLBORNE STREET ST PAUL, MN 55102 DECEMBER 1, 2009 6:00 PM
a. Voter approved levies	\$ 225.89	\$ 193.97	
b. Other local levies	467.48	570.52	
Metropolitan Special Taxing Districts Metro Council (Budgets) 390 Robert St. N St Paul, MN 55101 (651) 602-1446	\$ 46.05	\$ 48.79	Council Offices 390 Robert St N St Paul, MN December 9, 2009 6:00 PM
Other special taxing districts	\$ 40.08	\$ 53.16	No Meeting Required
Tax increment	.00	.00	No Meeting Required
Fiscal disparity	.00	.00	No Meeting Required

*\$ Two large two BR units  
smaller studio*

## RESIDENTIAL APPRAISAL REPORT



Property Location:	234 Clermont St NEW PROPOSED The North 62 feet of Lot 7, Blk 28, Suburban Hills, F St Paul, MN 55106-6305
Borrower:	Lemke, Jeffrey
Client:	Mortgage Works, Inc. 4710 White Bear Parkway, Ste.101 White Bear Lake, MN 55110
Effective Date:	May 18, 2007
Prepared By:	Craig Armstrong



3085 St Croix Trail S

Afton, MN 55001

Summary Appraisal Report

Small Residential Income Property Appraisal Report

File # 70095

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 234 Clermont St City St Paul State MN Zip Code 55106-6305

Borrower Lemke, Jeffrey Owner of Public Record Robbins, Craig County Ramsey

Legal Description NEW PROPOSED The North 62 feet of Lot 7, Blk 28, Suburban Hills, Ramsey County, except E 28 feet thereof.

Assessor's Parcel # 042822210015 Tax Year 2006 R.E. Taxes \$ 2,075.72

Neighborhood Name Suburban Hills Map Reference 108, D4 Census Tract 0374.04

Occupant [X] Owner [ ] Tenant [ ] Vacant Special Assessments \$ 388.28 [ ] PUD HOA \$ N/A [ ] per year [ ] per month

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

Assignment Type [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)

Lender/Client Mortgage Works, Inc. Address 4710 White Bear Parkway, Ste.101, White Bear Lake, MN 55110

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [X] Yes [ ] No

Report data source(s) used, offering price(s), and date(s). The subject was listed on MLS on 02/22/2007 for \$285,000. The subject was previously listed for \$384,900 and was eventually reduced to \$335,000 before being cancelled and relisted in the current listing.

I [X] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. The subject is under contract for \$280,000 dated 04/14/2007 with no concessions from the seller.

Contract Price \$ 280,000 Date of Contract 4/14/2007 Is the property seller the owner of public record? [X] Yes [ ] No Data Source(s) County Records

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [X] No

If yes, report the total dollar amount and describe the items to be paid. N/A

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics: 2-4 Unit Housing Trends: 2-4 Unit Housing Present Land Use %

Location [X] Urban [ ] Suburban [ ] Rural Property Values [ ] Increasing [X] Stable [ ] Declining PRICE AGE One-Unit 80 %

Built-Up [X] Over 75% [ ] 25-75% [ ] Under 25% Demand/Supply [ ] Shortage [X] In Balance [ ] Over Supply \$ (000) (yrs) 2-4 Unit 10 %

Growth [ ] Rapid [X] Stable [ ] Slow Marketing Time [X] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths 225 Low 10 Multi-Family 5 %

Neighborhood Boundaries The subject is bounded by Minnehaha Ave to the North, McKnight Rd to the East, the Mississippi River to the South, and Hwy 52 to the West. 400 High 65 Commercial 5 %

Neighborhood Description The subject is located in the established urban city of St Paul. Surrounding homes are of compatible design and appear properly maintained. All residential amenities are located nearby; schools, shopping, churches. Recreational options include lakes, trails, and parks. Interstate 94 is the main artery roadway running through the subject's area. The subject's immediate neighborhood is a highly sought after area along the Mississippi River just North of "Battle Creek Indian Mounds Park."

Market Conditions (including support for the above conclusions) Interest rates have remained stable which has continued to motivate the market. Average time on market is under 90 days. Seller concessions are generally not necessary in the subject's area, although not uncommon.

Dimensions 73 X 131 X 62 X 170 Area Approx. 10,000SF Shape Irregular View Residential

Specific Zoning Classification R4 Zoning Description 1 or 2 Family Residential

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe

Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private

Electricity [X] [ ] 100 Amp CB Water [X] [ ] Street Asphalt [X] [ ]

Gas [X] [ ] Sanitary Sewer [X] [ ] Alley None [ ] [ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No FEMA Flood Zone X FEMA Map # 2752480033F FEMA Map Date 4/2/2003

Are the utilities and/or off-site improvements typical for the market area? [X] Yes [ ] No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe

Typical easements have been considered in estimating the market value. No apparent adverse easements or encroachments.

General Description Foundation Exterior Description materials/condition Interior materials/condition

Units [X] Two [ ] Three [ ] Four [ ] Concrete Slab [ ] Crawl Space Foundation Walls Concrete (G) Floors Hardwood (Avg)

[ ] Accessory Unit (describe below) [X] Full Basement [ ] Partial Basement Exterior Walls Stucco (G) Walls Drywall (G)

# of Stories Two # of bldgs. One Basement Area 1,152 sq.ft. Roof Surface Composite (G) Trim/Finish Wood (Avg)

Type [X] Det. [ ] Att. [ ] S-Det/End Unit Basement Finish 0 % Gutters & Downspouts Metal (G) Bath Floor Ceramic Tile (Avg)

[X] Existing [ ] Proposed [ ] Under Const. [X] Outside Entry/Exit [ ] Sump Pump Window Type Double Hung (Avg) Bath Wainscot Fiberglass (G)

Design (Style) Up/Dwn Duplex (G) Evidence of [N] Infestation None Noted Storm Sash/Insulated Yes [ ] Car Storage

Year Built 1926 [N] Dampness [N] Settlement Screens Yes [ ] None

Effective Age (Yrs) 30 Heating/Cooling Amenities [X] Driveway # of Cars 3

Attic [ ] None [ ] FWA [ ] HWBB [X] Radiant [ ] Fireplace(s) # [ ] Woodstove(s) # Driveway Surface Asphalt

[ ] Drop Stair [ ] Stairs [ ] Other [X] Fuel Gas [X] Patio/Deck Wood [X] Fence Wood [ ] Garage # of Cars

[ ] Floor [X] Scuttle Cooling [ ] Central Air Conditioning [ ] Pool [ ] Porch [ ] Carport # of Cars

[ ] Finished [ ] Heated [ ] Individual [ ] Other [ ] Other [ ] All [ ] Det. [ ] Built-in

# of Appliances Refrigerator 2 Range/Oven 2 Dishwasher 2 Disposal 2 Microwave Washer/Dryer 1 Other (describe)

Unit # 1 contains: 5 Rooms 2 Bedrooms 1 Bath(s) 1,152 Square Feet of Gross Living Area

Unit # 2 contains: 5 Rooms 2 Bedrooms 1 Bath(s) 1,152 Square Feet of Gross Living Area

Unit # 3 contains: Rooms Bedrooms Bath(s) Square Feet of Gross Living Area

Unit # 4 contains: Rooms Bedrooms Bath(s) Square Feet of Gross Living Area

Additional features (special energy efficient items, etc.). The subject has average efficient energy items.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject is of good quality construction and is in good/average overall condition. Minimal physical depreciation is due to age. There is no apparent evidence of functional or external depreciation.



# Small Residential Income Property Appraisal Report

File # 70095

**IMPROVEMENTS**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe.

Is the property subject to rent control?  Yes  No If Yes, describe.

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1	COMPARABLE RENTAL # 2	COMPARABLE RENTAL # 3
Address	234 Clermont St St Paul, MN 55106-6305	536 Mendota St St Paul, MN 55106	1562 Ivy Ave E St Paul, MN 55106	413 Van Dyke St St Paul, MN 55119
Proximity to Subject		0.71 miles	2.65 miles	1.88 miles
Current Monthly Rent	\$ 0	\$ 1,750	\$ 1,750	\$ 1,800
Rent/Gross Bldg. Area	\$ 0 sq.ft.	\$ 0.95 sq.ft.	\$ 1.00 sq.ft.	\$ 1.02 sq.ft.
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Data Source(s)	Inspection	MLS	MLS	MLS
Date of Lease(s)	None	Month to Month	Month to Month	Month to Month
Location	Urban	Urban	Urban	Urban
Actual Age	A81 / E30	A110 / E30	A61 / E30	A40 / E20
Condition	Good	Good	Good	Good
Gross Building Area	2,304	1,840	1,755	1,768
Unit Breakdown	Rm Count: 5 2 1 Size Sq. Ft.: 1,152	Rm Count: 6 2 1 Size Sq. Ft.: 1,040	Rm Count: 4 2 1 Size Sq. Ft.: 1,005	Rm Count: 7 2 1 Size Sq. Ft.: 1,225
Unit # 1	5 2 1 1,152	6 2 1 1,040	4 2 1 1,005	7 2 1 1,225
Unit # 2	5 2 1 1,152	6 2 1 1,040	4 2 1 1,005	7 2 1 1,225
Unit # 3	5 2 1 1,152	6 2 1 1,040	4 2 1 1,005	7 2 1 1,225

*\*Original square footage without third unit. 2,304*

market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, and the current market).

able indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Unit #	Actual Rents			Opinion of Market Rents		
	Unfurnished	Furnished	Total Rents	Unfurnished	Furnished	Total Rents
1	\$ 0	\$ 0	\$ 0	\$ 1,000	\$ 1,000	\$ 1,000
2	\$ 0	\$ 0	\$ 0	\$ 1,000	\$ 1,000	\$ 1,000
3						
4						

Comment on lease data: The subject does not have any tenants under lease.

Utilities included in estimated rents:  Electric  Water  Sewer  Gas  Oil  Trash collection  Cable  Other

Comments on actual or estimated rents and other monthly income (including personal property): The above comparables and additional rental market research support the subject's estimated rents of \$1100/month per unit. The first unit is owner occupied and has no lease dates or actual rents paid. The other unit is currently vacant but was last rented for \$1,100/month. It is commonplace for owners to pay for sewer and water in buildings of this genre.

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) County Records

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) County Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer	No Sale/listing	No Sale/listing	No Sale/listing	No Sale/listing
Price of Prior Sale/Transfer	In past 3 years	In past 3 years	In past 3 years	In past 3 years
Data Source(s)	County Records	County Records	County Records	County Records
Effective Date of Data Source(s)	05/18/2007	05/18/2007	05/18/2007	05/18/2007

Analysis of prior sale or transfer history of the subject property and comparable sales: Previous sale history for the subject and comparables is listed above.

# Tax & Property Look Up Information - Quick Info

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[Value Information](#)

[Value History](#)

[Structure Description](#)

[Sale Information](#)

[Special Assessments](#)

[Property Tax Payment Information](#)

[Property Tax Payment History](#)

[2012 Value Notice](#)

[2012 Property Tax Statement](#)

[2012 Payment Stubs](#)

[2012 Proposed Tax Notice](#)

[2011 Value Notice](#)

[2011 Property Tax Statement](#)

[2010 Value Notice](#)

[2010 Property Tax Statement](#)

[2009 Value Notice](#)

<b>Property Identification Number (PIN)</b>	04.28.22.21.0065	
<b>Property Address</b>	234 Clermont St	
<b>Municipality</b>	St. Paul	
<b>Watershed</b>	Capital Region W/S	
<b>School District Number</b>	625	
<b>Assessment Date</b>	<b>01-02-2011</b>	<b>01-02-2012</b>
<b>Tax Payable Year</b>	<b>2012</b>	<b>2013</b>
<b>Total Estimated Market Value</b>	\$175,900	\$141,200
<b>Total Taxable Market Value</b>	\$175,900	\$141,200
<b>Total Estimated Land Value</b>	\$32,300	\$28,700
<b>Total Estimated Building Value</b>	\$143,600	\$112,500
<b>Property Tax</b>	\$3,629.68	
<b>Special Assessments</b>	\$72.32	
<b>Total Property Tax + Special Assessments</b>	\$3,702.00	
<b>Property Class Description</b>	Res Non-Hstd	Res Non-Hstd
<b>Year Built</b>	1926	
<b># of Stories</b>	2.00	
<b>Residential Finished SQ Feet/Comm, Ind, Apt Bldg Area</b>	2693	<i>*Current square footage with third</i>
<b>Foundation Size</b>	1101	<i>Unit. City made adjustments by phone and increased the taxes.</i>
<b>The Plat or Section / Township / Range and L below may be an abbreviated legal description prepare legal document</b>		
<b>Section / Township / Range</b>	4-28-	
<b>Plat</b>	Suburban 11115	
<b>Legal Description</b>	Ex E 28 Ft; The N 62 Ft Of Lot 7 Blk 26	
To determine whether your property is Abstract or Torrens, call (651)266-2000		