



Barr Engineering Company  
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November 20, 2006

COPY

Wayne Houle  
Director of Public Works/City Engineer  
City of Edina  
4801 West 50th Street  
Edina, Minnesota 55424

**Re: Weber Park Pond Feasibility Study**

Dear Mr. Houle:

Through completion of the Comprehensive Water Resource Management Plan and as a result of a significant rainfall event that occurred in 2005, a potential flooding problem has been identified at the pond located directly east of Weber Park, northwest of the intersection of 42<sup>nd</sup> Street West and France Avenue. This letter summarizes the background information related to the storm sewer and ponding system in this area (the Morningside area) and discusses the potential flooding issue and several options to minimize the flooding potential.

**Background**

The Morningside area is located in the far northeastern corner of the City of Edina. The Morningside drainage area spans approximately 452 acres and includes portions of St. Louis Park and Edina (Figure 1). The Edina trunk storm sewer system through this area connects to the St. Louis Park system just southeast of the Susan Lindgren Elementary School (Natchez Avenue and 41<sup>st</sup> Street). From this junction the system runs easterly to the east side of Weber Park, where it drains north into St. Louis Park and then east to connect with the Minneapolis system, where it eventually drains to Lake Calhoun (Figure 1).

The objective of the storm sewer design for the Edina Morningside area was to design a trunk storm sewer system extending from Monterey Avenue easterly to its connection with the Minneapolis system that would accommodate all of the storm water flow originating within the watershed, while also minimizing the necessary capacity in the downstream Minneapolis system during times of peak storm intensity. To accomplish this, it was proposed that a permanent storm water detention basin be constructed on the property just to the east of Weber Park. This basin receives storm water discharge from a large part (422 acres) of the Morningside watershed (Figure 1). A unique inlet/outlet to the pond allows stormwater to be discharged into the basin until the water level in the pond reaches an elevation at which the head differential between the pond and the connected storm sewer system results in a discharge out of the pond (designed to occur after the peak intensity of a storm event). In addition to the permanent detention pond, a temporary inundation area was also designed to the north of 42<sup>nd</sup> Street between Lynn Avenue and Kipling Avenue to accommodate stormwater runoff from large storm events.

The original proposed storm sewer and ponding system was designed to accommodate a 100-year frequency storm event. The proposed trunk storm sewer system from the Weber Park pond consisted of a series of 48-inch pipes going north through the Minikahda Vista Park in St. Louis Park, then a series of 54-inch pipes going east and then north to connect with the Minneapolis system. The design of this system assumed an available capacity of 80 cfs in the Minneapolis system, which would have required upsizing of the Minneapolis system. Due to site and downstream capacity constraints and budget limitations among the involved communities, the stormwater system was redesigned using a 50-year frequency storm to determine the volume of water that must be stored in the storage sites (see letter to Barr Engineering dated September 14, 1967, Appendix A). The redesigned trunk storm sewer system from the Weber Park pond consists of a series of 30-inch pipes going north through the Minikahda Vista Park, then east toward France Avenue, and then north to connect with the Minneapolis system (see Appendix B).

The original design calculations for the 50-year capacity system assume an available discharge capacity of 35 cfs in the Minneapolis system at 39<sup>th</sup> Street and France Avenue. When considering capacity for runoff from the local area and lateral line along 39<sup>th</sup> Street (10 cfs), the remaining available capacity in the storm sewer approximately 300 feet south of 39<sup>th</sup> Street along France Avenue is approximately 25 cfs. In addition to the capacity requirements in the Minneapolis storm

sewer system, the Morningside system design requires that the discharge from the Browndale Park area in St. Louis Park be limited to 5 cfs (See Appendix C).

### **Problem Statement**

Historically, the City of Edina's storm water management system has been designed to provide a 100-year level of protection. This implies that ponding basins and conveyance systems are designed to prevent property damage and assure a reasonable degree of public safety for up to a 100-year frequency event (a rainfall event that has a 1% probability of occurring in any year). As previously mentioned, the Morningside stormwater system was designed to provide a 50-year level of protection, due to site constraints and limited downstream capacity.

An XP-SWMM hydrologic and hydraulic model was used to determine the level of protection currently provided to the homes located adjacent to the Weber Park pond based on the existing storm sewer and ponding system. Revisions were made to the original Morningside area XP-SWMM model developed in 2003 for the City's Comprehensive Water Resources Management to reflect the most accurate and up-to-date information available. The revisions included addition of the recently surveyed topographic information for the Weber Park area and property to the north of the park, as well as inclusion of the 2006 2-foot topographic information for the Minikahda Vista park area, obtained from the City of St. Louis Park. The model revisions also included the addition of several St. Louis Park watersheds that drain into the City of Edina's system at or near the Susan Lindgren Elementary School. Modeling results indicate that the predicted high water levels in the Weber Park pond for a 50-year and 100-year frequency flood event based on existing conditions are 868.6 ft MSL and 869.0 ft MSL, respectively.

A field survey identified the low entry elevation of the homes adjacent to the Weber Park pond to determine the extent of flooding potential. Comparison of the survey results with the predicted 50-year and 100-year frequency high water levels in the pond indicates that there is flooding potential for several homes adjacent to the pond (Table 1). The surveyed low entry elevation for all of the homes adjacent to the Weber Park pond and the elevations of other structures (detached garages) on the properties that may be affected by high water elevations are summarized in Appendix D.

**Table 1. Predicted existing conditions high water levels and surveyed low entry elevations.**

Flooding Event	HWL in Weber Park Pond (ft)	Low Entry Elevation- 4100 France Ave (ft)	Low Entry Elevation- 4104 France Ave (ft)	Low Entry Elevation- 4108 France Ave (ft)	Low Entry Elevation- 4000 42 <sup>nd</sup> St. W (ft)
50-Year Frequency	868.6	866.8 <sup>1</sup>	867.5 <sup>2</sup>	868.5 <sup>2</sup>	869.0 <sup>2</sup>
100-Year Frequency	869.0				

<sup>1</sup> Egress window<sup>2</sup> Window sill

### Analysis of Alternatives

Several alternatives were analyzed to determine the most appropriate and cost effective means to increase the level of protection for the homes adjacent to the Weber Park pond. The four scenarios included, 1) adding additional stormwater detention volume to the pond, 2) providing additional capacity to the downstream storm sewer system, and 3) floodproofing the affected homes by construction of a berm and a backyard lift station, and 4) purchasing the affected properties. The feasibility assessment and preliminary cost estimate for each of these alternatives is provided below.

#### ***Additional Stormwater Detention Volume Alternative***

The first alternative analyzed in an effort to increase the level of protection for the homes adjacent to the Weber Park pond was to provide additional stormwater detention volume to the existing pond. For the analysis, it was assumed that additional storage volume would be made available by dropping the elevation of much of the existing Weber Park and creating a temporary inundation area within the park. The additional storage scenario was designed so that the existing pond would overflow into the park at an elevation of approximately 865 ft MSL, which would occur in a one to two year frequency event (therefore a 50-100% chance of occurring in a given year). Figure 2 depicts the proposed inundation area, which would result in an additional 15.7 acre-feet of flood storage below elevation 869 ft MSL.

The XP-SWMM model was used to predict the impact of the additional storage volume on the flood elevation of the Weber Park pond. Modeling results indicate that this alternative results in a

predicted 100-year frequency high water level of 868.5 ft MSL in the Weber Park pond, therefore only decreasing the 100-year high water elevation by 0.5 ft. A 100-year flood elevation of 868.5 would not alleviate the flooding potential for the homes at 4100 France Avenue and 4104 France Avenue (see Table 1).

A preliminary cost estimate for this alternative was prepared and is detailed in Appendix E. The estimated cost for this alternative is approximately \$774,000.

#### ***Additional Downstream Storm Sewer Capacity Alternative***

Typically, it would be expected that a substantial increase in storage volume of a stormwater detention basin would result in a significant decrease in the high water elevation. However, the outflow capacity of the Morningside storm sewer and ponding system is ultimately controlled by the capacity of the downstream Minneapolis storm sewer system. Without a significant increase in the downstream capacity, a sizable decrease in high water elevation may be unattainable.

The scenario of providing additional downstream storm sewer capacity was analyzed to quantify the additional capacity necessary to provide a 100-year level of protection to all of the homes adjacent to the Weber Park pond. Results of this analysis are depicted in Figure 3, which represents the predicted high water levels in the pond for a range of downstream storm sewer capacity assumptions. The storm sewer capacity analysis presented in Figure 3 is based on the capacity of the Morningside storm sewer system prior to connection with the Minneapolis system. As indicated in the figure, a downstream storm sewer capacity of approximately 105 cfs would be necessary to decrease the 100-year flood level in the pond to the lowest low entry elevation of 866.8 ft MSL (4100 France Avenue) under existing pond conditions.

Assuming that the existing Minneapolis system has an available capacity of 25 cfs from the Morningside area, it would be necessary to provide an additional capacity of approximately 80 cfs to decrease the 100-year flood elevation of the pond to 866.6 ft MSL. To determine the upgrades necessary in the downstream Minneapolis system to provide an additional capacity of 80 cfs would require a detailed analysis of the Minneapolis storm sewer design. To avoid a detailed review of the Minneapolis storm sewer design, installation of a parallel 48-inch storm sewer system from the Weber Park pond to the outlet at Lake Calhoun was considered. The preliminary cost estimate for a parallel 48-inch storm sewer system is approximately \$1,870,000 (Appendix E).

### ***Floodproofing Alternative***

As previously stated, the low entry elevations of three homes adjacent to the Weber Park pond are below the predicted 100-year flood level of the pond (4100, 4104, and 4108 France Avenue). A 100-year level of protection could be provided for these homes by construction of a berm along the eastern perimeter of the pond and installation of a pumping station in the backyards of the affected properties. A berm would be constructed at an elevation of approximately 870 ft MSL to allow for the pond to rise one foot beyond the 100-year flood level before overflowing into the three affected properties. The backyard areas of the three properties would be graded to form a depression area for storm water collection and a pumping station with a capacity of approximately 2 cfs (900 gpm) would be installed. A preliminary cost estimate for this alternative was prepared and is detailed in Appendix E. The estimated cost for this alternative is approximately \$135,000, which does not include flood proofing of the home at 4000 42<sup>nd</sup> Street West. The low entry elevation of the home at this property is the same elevation as the predicted 100-year flood elevation (869.0 ft MSL).

### ***Purchasing the Threatened Properties***

The last alternative analyzed was the option of purchasing the properties that are potentially impacted by the 100-year frequency flood event (see Table 1). Based on comparison of the surveyed low entry elevations and the predicted 100-year frequency high water elevations, this includes the properties of 4100 France Avenue, 4104 France Avenue, 4108 France Avenue, and 4000 West 42<sup>nd</sup> Street. Property value information for these four properties was obtained through the Hennepin County Property Tax information and is summarized in Table 2 below. More detailed property value information for each property is included in Appendix F.

**Table 2. Estimated market value for properties potentially impacted by 100-year flood event.**

Property	Estimated Market Value <sup>1</sup>
4100 France Avenue South	\$219,900
4104 France Avenue South	\$228,400
4108 France Avenue South	\$266,800
4000 West 42 <sup>nd</sup> Street	\$271,300
TOTAL =	\$986,400

<sup>1</sup> Based on the Hennepin County Value and Tax Summary for Taxes Payable 2006

### **Conclusions and Recommendations**

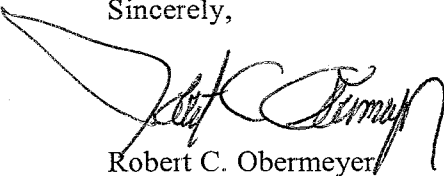
Based on the analyses described above, it was determined that the options to alleviate the flooding potential for the homes adjacent to the Weber Park pond are limited due to constraints in the downstream storm sewer system. Adding additional storage volume to the Weber Park pond would reduce the 100-year flood elevation of the pond to approximately 868.5 ft MSL. However, this flood elevation is still at or above the low entry elevation of three of the homes adjacent to the pond. As previously stated, an additional downstream capacity of 80 cfs would be required to alleviate the flooding at all adjacent properties under existing pond conditions, which is an expensive option. Should the City of Minneapolis update their storm sewer system in this area in the future, Edina should work with the City to incorporate upgrades sufficient to provide additional capacity for the Morningside area drainage.

The most cost effective option to provide a 100-year level of protection to the homes currently below the 100-year flood level (4100, 4104, and 4108 France Avenue) would be to floodproof the affected homes by construction of a berm along the eastern perimeter of the pond and installation of a pumping station to drain stormwater runoff from the backyard area of the affected properties during significant storm events. The estimated cost of this alternative is \$135,000.

The low entry elevation of the home at 4000 42<sup>nd</sup> Street West is currently at the same elevation as the predicted 100-year flood level, which does not allow for any freeboard during a 100-year frequency event. It is recommended that the City also consider floodproofing this property.

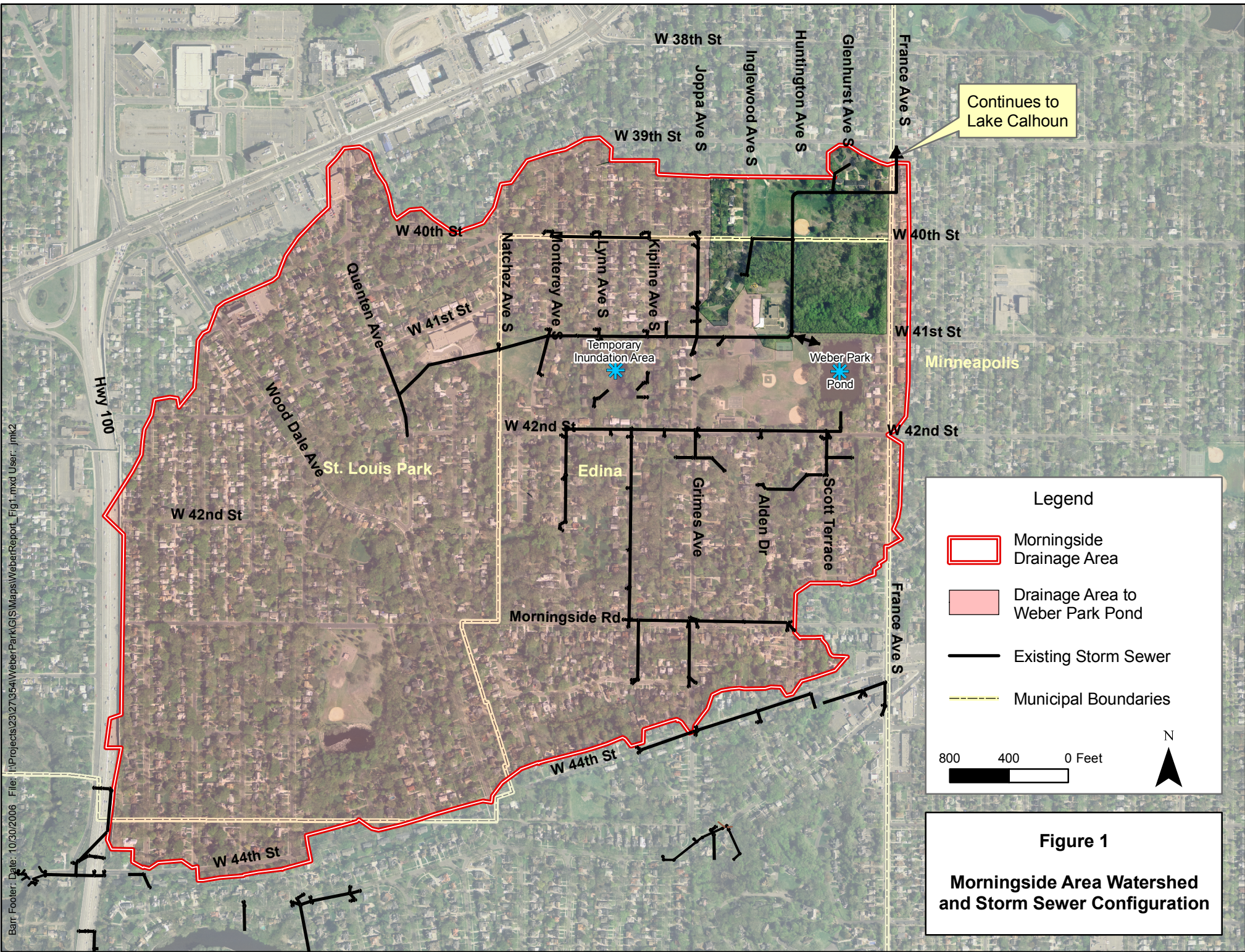
If you have any questions regarding the analysis and/or recommendations described in this letter or if you would like to discuss the matter further, please feel free to call me at (952) 832-2857.

Sincerely,



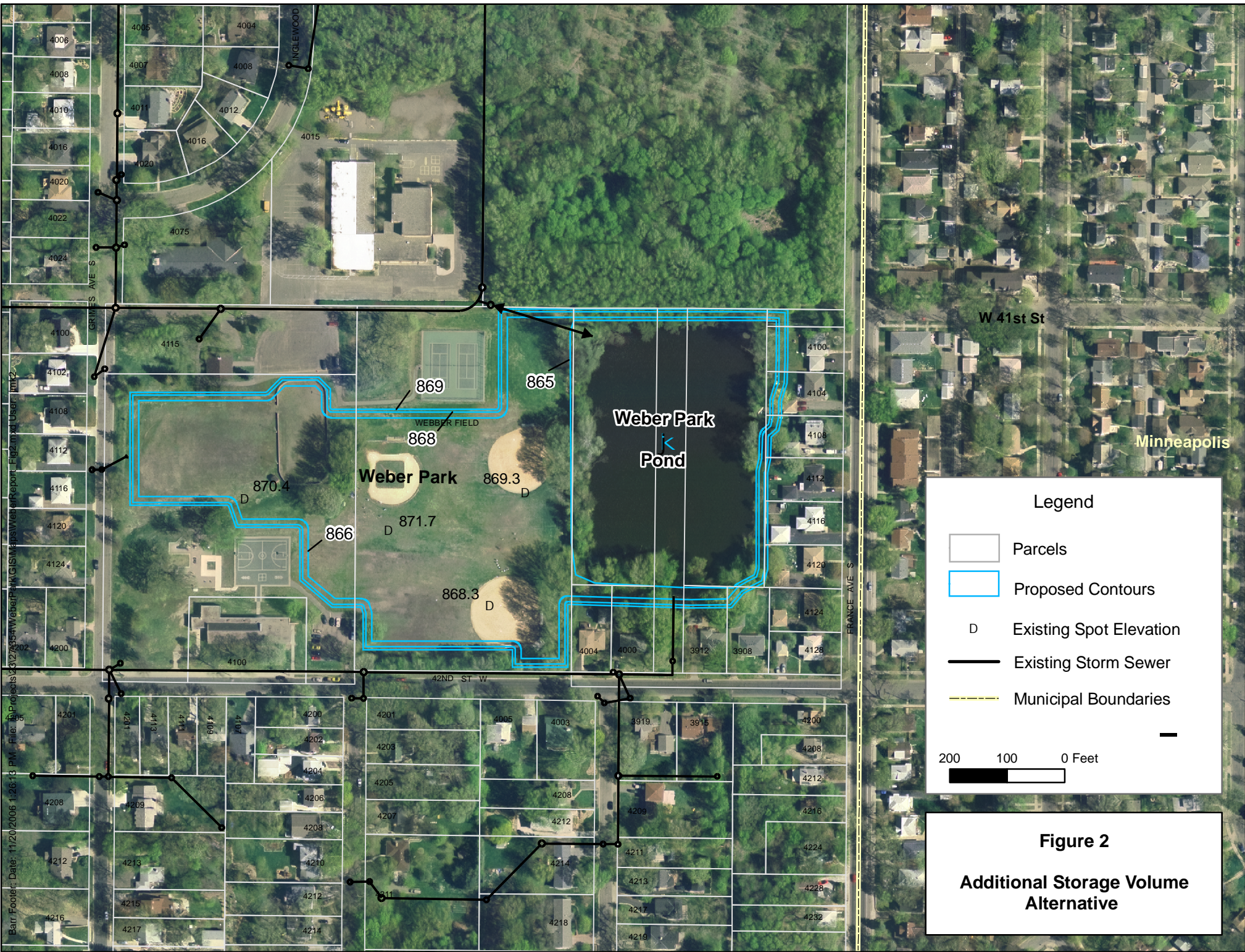
Robert C. Obermeyer

Attachments



**Figure 1**

**Morningside Area Watershed and Storm Sewer Configuration**



Barr Footer, Date: 11/20/2006 1:28:13 PM, File: 131272394WeberP-HKGISM.asxWeberReport\_Fig2.mxd User: mlc2

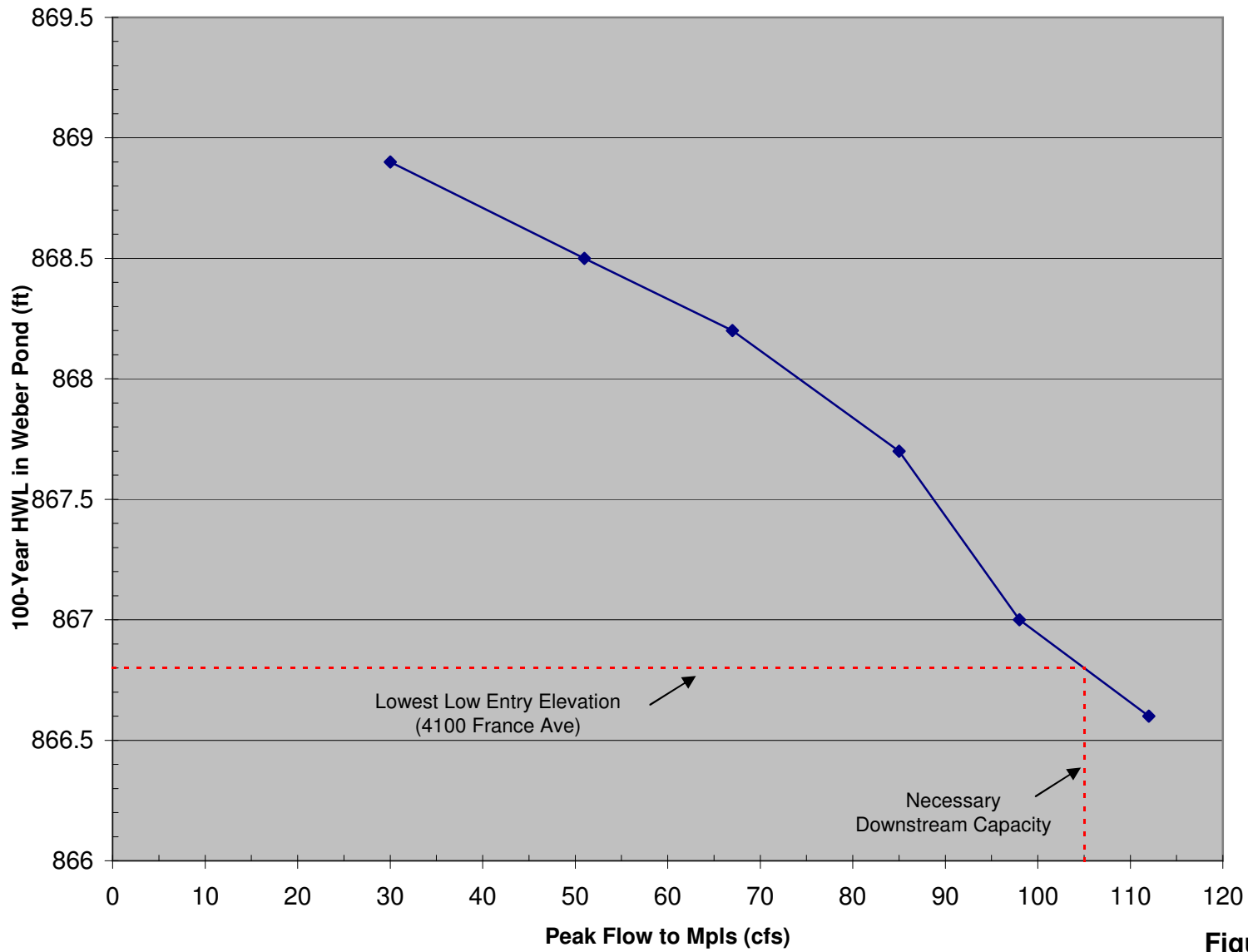
**Legend**

- Parcels
- Proposed Contours
- D Existing Spot Elevation
- Existing Storm Sewer
- Municipal Boundaries

200 100 0 Feet

**Figure 2**  
**Additional Storage Volume Alternative**

**100-Year Flow Capacity Analysis  
Morningside Storm Sewer System**



**Figure 3**

## ***Appendix A***

BARR ENGINEERING CO.  
CONSULTING HYDRAULIC ENGINEERS

DOUGLAS W. BARR, PRESIDENT  
JOHN D. DICKSON, VICE PRESIDENT

440 ROANOKE BUILDING  
MINNEAPOLIS, MINNESOTA 55402  
TELEPHONE (AREA 612) 333-7221

September 14, 1967

Mr. George Hite  
Director of Public Works & Engineering  
Village of Edina  
4801 West 50th Street  
Edina, Minnesota 55424

Re: Morningside Area Storm Sewer System

Dear Mr. Hite:

In accordance with your instructions we have revised the storm sewer system using a 50 year storm frequency in determining the volume of water that will need to be stored in the storage sites. The five year storm frequency was still used in sizing the storm sewers carrying water to the storage sites. By reducing the storm frequency from 100 year to 50 year the cost estimate for the trunk storm sewer system was reduced \$41,000. This reduction is for that portion of the trunk system starting at Natches and 41st Street and extending to 39th Street and France Avenue. As can be seen on the attached estimate the total construction cost is estimated to be \$274,407 compared to the previous estimate of \$315,150.

It is roughly estimated that there would be approximately a \$15 a foot reduction for the remaining 4,000 feet of storm sewer located in Minneapolis. This will result in an additional reduction of approximately \$60,000.

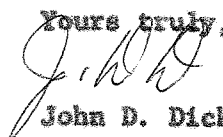
Also in accordance with your instructions we have separated the excavation required at the inundation area and the excavation required on the north end of the ball field from the main pond excavation. If the excavation at the two inundation sites is delayed the construction cost estimate can be reduced an additional \$39,900.

We have attached a plan labeled Alternate No. 6 showing the proposed storm sewer sizes and elevations, and the normal level on the proposed pond. We have also attached a small drawing showing the final grading at the pond and the inundation area on the ball field. The division line between the immediate and delayed construction is the west line of out-lot 1 of Morningside Manor.

One additional item which should be kept in mind, is that St. Louis Park must limit the discharge from the Browndale Park area to a maximum of 5 cfs, if this system is to work as designed.

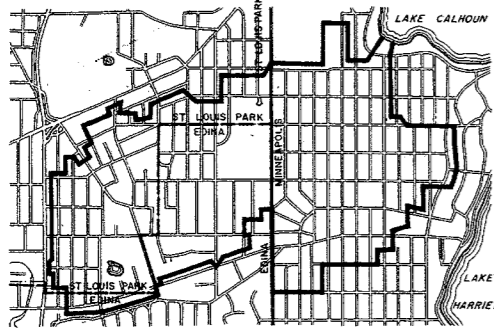
If you have any questions please contact us.

Yours truly,

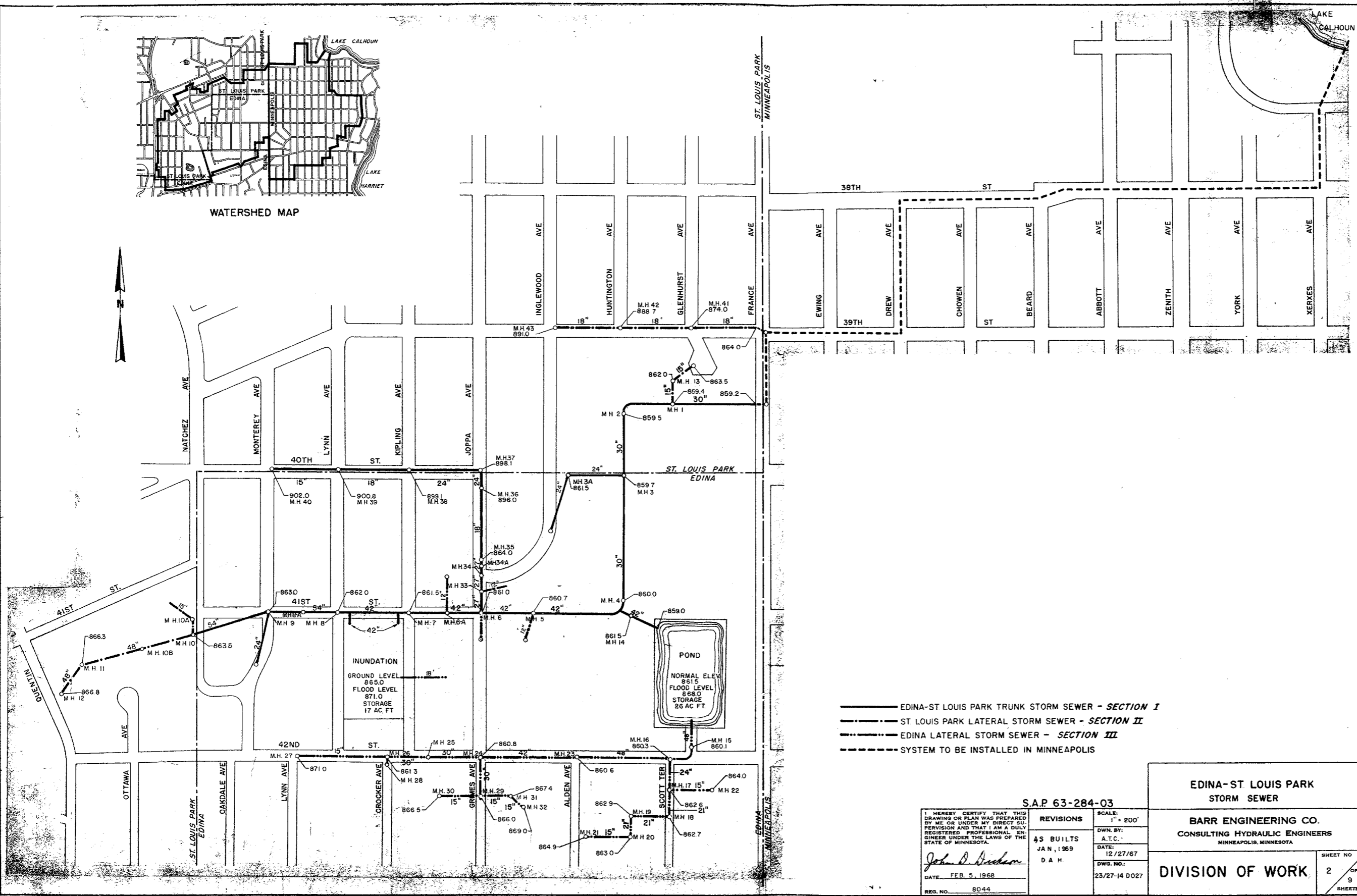
  
John D. Dickson

JDD:dh  
cc: Ray Drake

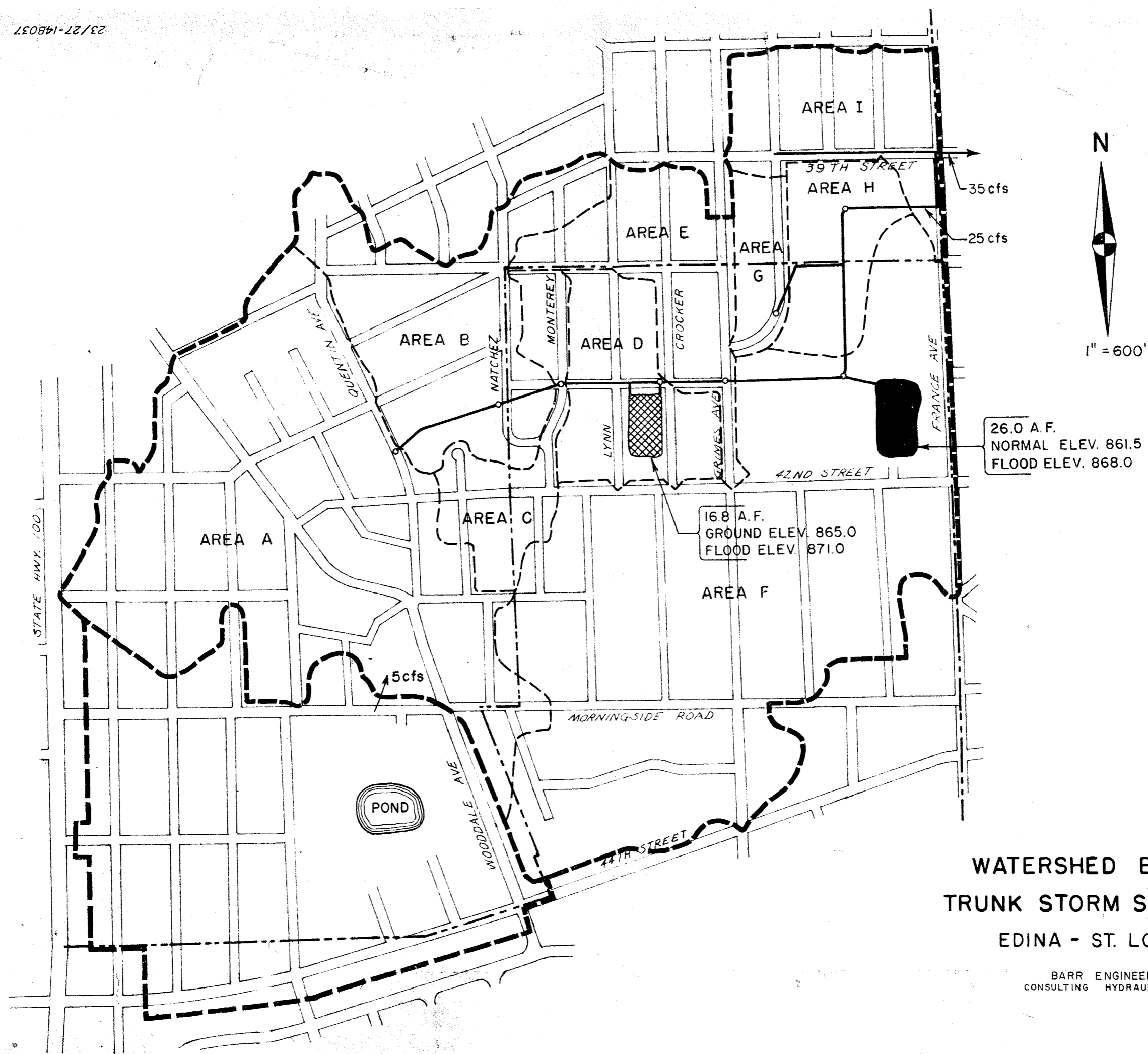
## ***Appendix B***



WATERSHED MAP



## *Appendix C*



**WATERSHED BOUNDARIES  
TRUNK STORM SEWER SYSTEM  
EDINA - ST. LOUIS PARK**

BARR ENGINEERING CO.  
CONSULTING HYDRAULIC ENGINEERS

## ***Appendix D***

Summary of low entry elevation survey for homes adjacent to Weber Park pond.

Property	Surveyed Low Entry Elevation (ft MSL)	Comments	Survey Date
4100 France Ave	866.8	eggress window	5/29/03 and 2/23/06
	868.9	glass block window	12/21/2005
	867.6	detached garage slab	2/23/2006
4104 France Ave	867.5	window sill	5/29/2003
	867.5	detached garage slab	2/23/2006
4108 France Ave	868.5	window sill	2/23/2006
	868.6	detached garage door sill	2/23/2006
4112 France Ave	870.5	window sill	2/23/2006
	870.5	detached garage slab	2/23/2006
4116 France Ave	870.1	window sill	2/23/2006
	869.0	detached garage slab	2/23/2006
4120 France Ave	870.7	window sill	2/23/2006
	870.3	detached garage slab	2/23/2006
4124 France Ave	872.1	window sill	2/23/2006
	871.0	detached garage slab	2/23/2006
4128 France Ave	872.8	window sill	2/23/2006
	871.3	detached garage slab	2/23/2006
3908 42 <sup>nd</sup> St W	871.4	window sill	2/23/2006
	869.5	detached garage slab	2/23/2006
3912 42 <sup>nd</sup> St W	871.5	window sill	2/23/2006
	869.5	detached garage slab	2/23/2006
4000 42 <sup>nd</sup> St W.	869.0	window sill	2/23/2006
	868.6	detached garage slab	2/23/2006
4004 42 <sup>nd</sup> St W	871.1	window sill	2/23/2006
	868.9	detached garage slab	2/23/2006

## *Appendix E*

## Weber Park Pond Expansion Cost Estimate

November 2006

Item Description	Unit	Estimated Quantity	Unit Price	Extension
<b>Project Mobilization/Demobilization (10%)</b>	L.S.	1	10% of Total	70,300.00
<b>Site Work, Excavation, and Restoration</b>				
Erosion Control- Silt Fence	L.F.	3000	3.50	10,500.00
Remove Existing Shrubs and Brush	L.S.	1	2,000.00	2,000.00
Remove and Replace Existing Fence	L.S.	1	1,500.00	1,500.00
Pond Excavation & Material Disposal	C.Y.	42,000	12.00	504,000.00
Seeding- turf grass	AC.	7.5	2,000.00	15,000.00
Subtotal =				533,000.00
<b>Replacing Park Features</b>				
Replace Ice Rink	L.S.	1	25,000.00	25,000.00
Ice Rink Lights	L.S.	1	10,000.00	10,000.00
Replace Baseball Field	L.S.	1	75,000.00	75,000.00
Replace Softball Field	L.S.	1	50,000.00	50,000.00
Replace Sand Ball Field	L.S.	1	10,000.00	10,000.00
Subtotal =	L.S.	1	10,000.00	170,000.00
			<b>TOTAL</b>	<b>\$773,300.00</b>

## 48-inch Parallel Storm Sewer System

### Preliminary Cost Estimate

November 2006

ITEM DESCRIPTION	UNIT	AMOUNT	UNIT COST	TOTAL COST
SITE MOBILIZATION/DEMOBILIZATION	EACH	10% project cost		\$169,969
SAW CUT BITUMINOUS PAVEMENT	LN FT	5880	2.75	\$16,170
REMOVE PAVEMENT FOR TRENCH	SQ YD	13067	5.50	\$71,869
48" R.C.P. CL II	LN FT	5880	150.00	\$882,000
48" R.C.P. FLARED END SECTION	EACH	1	5000.00	\$5,000
CONSTRUCT 84" Dia. MANHOLE	EACH	12	4800.00	\$57,600
CONSTRUCT 96" Dia. MANHOLE	EACH	6	6000.00	\$36,000
RIP RAP CLASS III, WITH FILTER & FABRIC	CU YD	20	78.00	\$1,560
TRENCH EXCAVATION	CU YD	15876	3.50	\$55,566
BACKFILL OF EXCAVATION	CU YD	11325	2.00	\$22,650
SAND FILL	CU YD	436	14.95	\$6,518
COMPACTION	CU YD	11761	0.95	\$11,173
REMOVE EXCAVATED MATERIAL	CU YD	4115	9.00	\$37,035
REPLACE TRENCH PAVEMENT	SQ YD	13067	38.00	\$496,546
			TOTAL =	\$1,869,655

## Flood Proofing Cost Estimate

November 2006

Item Description	Unit	Estimated Quantity	Unit Price	Extension
<b>Project Mobilization/Demobilization (10%)</b>			10% of Total	\$12,230
<b>Pumping Station</b>				
PUMPING STATION W/TWO 900 GPM PUMPS	L.S.	1	\$60,000	\$60,000
3 PHASE POWER DROP	EACH	1	\$20,000	\$20,000
BACK-UP AUXILIARY POWER UNIT	EACH	1	\$20,000	\$20,000
Subtotal =				\$100,000
<b>Site Work, Excavation, and Restoration</b>				
Erosion Control	L.S.	1	\$600	\$600
Geotextile Fabric	S.Y.	1800	\$2	\$3,600
Berm Construction	C.Y.	1600	\$8	\$12,800
Remove and Replace Existing Fence	L.S.	1	\$500	\$500
Restoration- Sod	S.Y.	1600	\$3	\$4,800
Subtotal =				\$22,300
<b>TOTAL</b>				<b>\$134,530.00</b>

## *Appendix F*

### Parcel Data for Taxes Payable 2006

<b>Property ID:</b>	<b>07-028-24-14-0006</b>		
<b>Address:</b>	<b>4000</b>	<b>42ND ST W</b>	
<b>Municipality:</b>	<b>EDINA</b>		
<b>School Dist:</b>	273	<b>Construction year:</b>	1957
<b>Watershed:</b>	3	<b>Approx. Parcel Size:</b>	75 X 150
<b>Sewer Dist:</b>			
<b>Owner Name:</b>	IGOR & LYUDMILA SHARKEVICH		
<b>Taxpayer Name</b>	IGOR & LYUDMILA SHARKEVICH		
<b>&amp; Address:</b>	4000 42ND ST W		
	EDINA MN 55416		

### Most Current Sales Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to arms-length transactions.

<b>Sale Date:</b>	September, 2005
<b>Sale Price:</b>	\$263,000
<b>Transaction Type:</b>	

### Tax Parcel Description

<b>Addition Name:</b>	MORNINGSIDE MANOR
<b>Lot:</b>	002
<b>Block:</b>	001
<b>Metes &amp; Bounds:</b>	
<b>Abstract or Torrens:</b>	TORRENS

### Value and Tax Summary for Taxes Payable 2006 Values Established by Assessor as of January 2, 2005

<b>Estimated Market Value:</b>	\$271,300
<b>Limited Market Value:</b>	\$244,700
<b>Taxable Market Value:</b>	\$244,700
<b>Total Improvement Amount:</b>	
<b>Total Net Tax:</b>	\$2,467.94
<b>Total Special Assessments:</b>	\$273.16
<b>Solid Waste Fee:</b>	\$38.78
<b>Total Tax:</b>	\$2,779.88

### Property Information Detail for Taxes Payable 2006 Values Established by Assessor as of January 2, 2005

<b>Values:</b>	
<b>Land Market</b>	\$146,100
<b>Building Market</b>	\$125,200
<b>Machinery Market</b>	
<b>Total Market:</b>	\$271,300
<b>Land Limited</b>	\$131,800
<b>Building Limited</b>	\$112,900
<b>Total Limited:</b>	\$244,700
<b>Qualifying Improvements</b>	
<b>Classifications:</b>	

### Parcel Data for Taxes Payable 2006

<b>Property ID:</b>	07-028-24-14-0027		
<b>Address:</b>	4100 FRANCE AVE S		
<b>Municipality:</b>	EDINA		
<b>School Dist:</b>	273	<b>Construction year:</b> 1958	
<b>Watershed:</b>	3	<b>Approx. Parcel Size:</b> 79.57 X 135	
<b>Sewer Dist:</b>			
<b>Owner Name:</b>	P C LE & Q K TU		
<b>Taxpayer Name</b>	PHUONG CHAU LE		
<b>&amp; Address:</b>	4100 FRANCE AVE S EDINA MN 55416		

### Most Current Sales Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to arms-length transactions.

<b>Sale Date:</b>	May, 1995
<b>Sale Price:</b>	\$88,000
<b>Transaction Type:</b>	Warranty Deed

### Tax Parcel Description

<b>Addition Name:</b>	REG. LAND SURVEY NO. 0651
<b>Lot:</b>	
<b>Block:</b>	
<b>Metes &amp; Bounds:</b>	TRACT B

<b>Abstract or Torrens:</b>	TORRENS
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### Value and Tax Summary for Taxes Payable 2006 Values Established by Assessor as of January 2, 2005

<b>Estimated Market Value:</b>	\$219,900
<b>Limited Market Value:</b>	\$187,200
<b>Taxable Market Value:</b>	\$183,500
<b>Total Improvement Amount:</b>	
<b>Total Net Tax:</b>	\$1,757.68
<b>Total Special Assessments:</b>	
<b>Solid Waste Fee:</b>	\$29.08
<b>Total Tax:</b>	\$1,786.76

### Property Information Detail for Taxes Payable 2006 Values Established by Assessor as of January 2, 2005

<b>Values:</b>	
<b>Land Market</b>	\$111,500
<b>Building Market</b>	\$108,400
<b>Machinery Market</b>	
<b>Total Market:</b>	\$219,900
<b>Land Limited</b>	\$94,900
<b>Building Limited</b>	\$92,300

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### Parcel Data for Taxes Payable 2006

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<b>Property ID:</b>	07-028-24-14-0028	
<b>Address:</b>	4104 FRANCE AVE S	
<b>Municipality:</b>	EDINA	
<b>School Dist:</b>	273	<b>Construction year:</b> 1958
<b>Watershed:</b>	3	<b>Approx. Parcel Size:</b> 75 X 135
<b>Sewer Dist:</b>		
<b>Owner Name:</b>	BRUCE R HILDITCH	
<b>Taxpayer Name</b>	BRUCE R HILDITCH	
<b>&amp; Address:</b>	4104 FRANCE AVE S	
	EDINA MN 55416	

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### Most Current Sales Information

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Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to arms-length transactions.

<b>Sale Date:</b>	January, 2005
<b>Sale Price:</b>	\$215,000
<b>Transaction Type:</b>	Warranty Deed

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### Tax Parcel Description

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<b>Addition Name:</b>	REG. LAND SURVEY NO. 0651
<b>Lot:</b>	
<b>Block:</b>	
<b>Metes &amp; Bounds:</b>	TRACT C

**Abstract or Torrens:** TORRENS

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### Value and Tax Summary for Taxes Payable 2006 Values Established by Assessor as of January 2, 2005

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<b>Estimated Market Value:</b>	\$228,400
<b>Limited Market Value:</b>	\$188,900
<b>Taxable Market Value:</b>	\$188,900
<b>Total Improvement Amount:</b>	
<b>Total Net Tax:</b>	\$1,820.50
<b>Total Special Assessments:</b>	
<b>Solid Waste Fee:</b>	\$29.94
<b>Total Tax:</b>	\$1,850.44

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### Property Information Detail for Taxes Payable 2006 Values Established by Assessor as of January 2, 2005

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<b>Values:</b>	
<b>Land Market</b>	\$111,500
<b>Building Market</b>	\$116,900
<b>Machinery Market</b>	
<b>Total Market:</b>	\$228,400
<b>Land Limited</b>	\$92,200
<b>Building Limited</b>	\$96,700

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**Parcel Data for Taxes Payable 2006**


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<b>Property ID:</b>	07-028-24-14-0029		
<b>Address:</b>	4108 FRANCE AVE S		
<b>Municipality:</b>	EDINA		
<b>School Dist:</b>	273	<b>Construction year:</b> 1958	
<b>Watershed:</b>	3	<b>Approx. Parcel Size:</b> 75 X 135	
<b>Sewer Dist:</b>			
<b>Owner Name:</b>	E W ROGERS & C A PEDERSON		
<b>Taxpayer Name</b>	E W ROGERS & C A PEDERSON		
<b>&amp; Address:</b>	4108 FRANCE AVE S		
	EDINA MN 55416		

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**Most Current Sales Information**


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Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to arms-length transactions.

<b>Sale Date:</b>	August, 1983
<b>Sale Price:</b>	\$74,000
<b>Transaction Type:</b>	Warranty Deed

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**Tax Parcel Description**


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<b>Addition Name:</b>	REG. LAND SURVEY NO. 0651
<b>Lot:</b>	
<b>Block:</b>	
<b>Metes &amp; Bounds:</b>	TRACT D

<b>Abstract or Torrens:</b>	TORRENS
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**Value and Tax Summary for Taxes Payable 2006**  
**Values Established by Assessor as of January 2, 2005**


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<b>Estimated Market Value:</b>	\$266,800
<b>Limited Market Value:</b>	\$266,800
<b>Taxable Market Value:</b>	\$250,300
<b>Total Improvement Amount:</b>	
<b>Total Net Tax:</b>	\$2,532.89
<b>Total Special Assessments:</b>	
<b>Solid Waste Fee:</b>	\$39.67
<b>Total Tax:</b>	\$2,572.56

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**Property Information Detail for Taxes Payable 2006**  
**Values Established by Assessor as of January 2, 2005**


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<b>Values:</b>	
<b>Land Market</b>	\$111,500
<b>Building Market</b>	\$155,300
<b>Machinery Market</b>	
<b>Total Market:</b>	\$266,800
<b>Land Limited</b>	\$111,500
<b>Building Limited</b>	\$155,300