

# Available

For Sale  
4.00 Acres  
Land

*xxx Ferndale Avenue North  
Plymouth, MN*



## Property Highlights:

- 76,000 SF buildable
- Zoned multi-family
- Located on the corner of County Road 6 and Ferndale Avenue North
- Sale Price: \$295,000

## Exclusively Marketed by:

**Bruce Bahneman**

Phone: 952-224-0722

Email: [bruceb@cchaseco.com](mailto:bruceb@cchaseco.com)

**Peter Tanis**

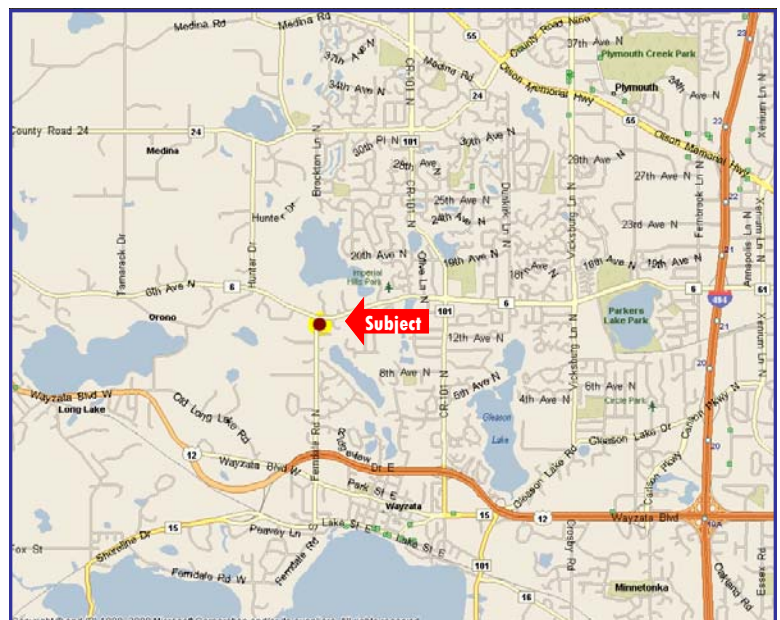
Phone: 952-224-0723

Email: [ptanis@cchaseco.com](mailto:ptanis@cchaseco.com)

**The C. Chase Company**

5353 Gamble Drive, Suite 310

Minneapolis, MN 55416-1509



**The C. Chase Company**  
*Real Estate Brokerage and Consulting*

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



### Parcel Data for Taxes Payable 2009

Property ID:	30-118-22-33-0008	
Address:	40 ADDRESS UNASSIGNED	
Municipality:	PLYMOUTH	
School Dist:	284	Construction year:
Watershed:	3	Approx. Parcel Size: IRREGULAR
Sewer Dist:	02	
Owner Name:	ROBERT E & MARIA E DOUGHERTY	
Taxpayer Name	ROBERT E DOUGHERTY	
& Address:	MARIA E DOUGHHERTY 2340 277TH ST W CASTLE ROCK TWP MN 55065	

### Most Current Sales Information

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

Sale Date:	October, 2007
Sale Price:	\$375,000
Transaction Type:	Vacant Land

### Tax Parcel Description

Addition Name:	UNPLATTED 30 118 22
Lot:	
Block:	
Metes & Bounds:	COM AT A PT IN W LINE OF SW 1/4 DIS 30 FT N FROM SW COR THEREOF TH N 328 35/100 FT TH S 87 DEG 15 MIN E 635 58/100 FT TH S 8 DEG 42 MIN E <b>Note: This is a Partial Metes &amp; Bounds Description. To receive full tax parcel description, email request to <a href="mailto:taxdescription@co.hennepin.mn.us">taxdescription@co.hennepin.mn.us</a></b>
Abstract or Torrens:	TORRENS

### Value and Tax Summary for Taxes Payable 2009 Values Established by Assessor as of January 2, 2008

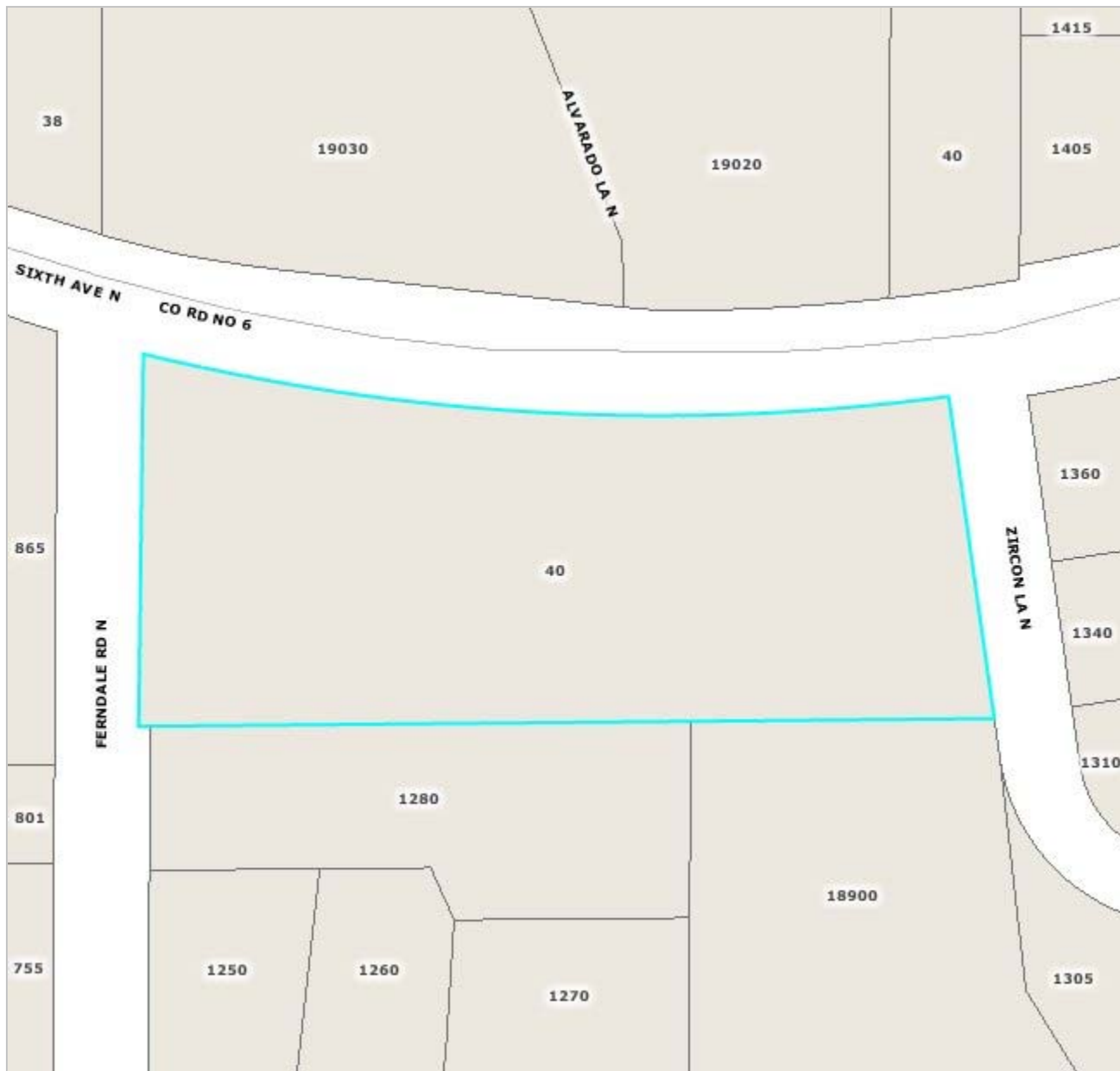
Estimated Market Value:	\$370,000
Limited Market Value:	\$325,200
Taxable Market Value:	\$325,200
Total Improvement Amount:	
Total Net Tax:	\$4,405.72
Total Special Assessments:	
Solid Waste Fee:	\$35.64
Total Tax:	\$4,441.36

### Property Information Detail for Taxes Payable 2009 Values Established by Assessor as of January 2, 2008

<b>Values:</b>	
Land Market	\$370,000
Building Market	
Machinery Market	
<b>Total Market:</b>	\$370,000
Land Limited	\$325,200
Building Limited	
<b>Total Limited:</b>	\$325,200
<b>Qualifying Improvements</b>	
<b>Classifications:</b>	
Property Type	VACANT LAND - RESIDENTIAL
Homestead Status	NON-HOMESTEAD
Relative Homestead	
Agricultural	
Exempt Status	

# Hennepin County Property Map - Tax Year: 2009

The data contained on this page is derived from a compilation of records and maps and may contain discrepancies that can only be disclosed by an accurate survey performed by a licensed land surveyor. The perimeter and area (square footage and acres) are approximates and may contain discrepancies. The information on this page should be used for reference purposes only. Hennepin County does not guarantee the accuracy of material herein contained and is not responsible for any misuse or misrepresentation of this information or its derivatives.



### Selected Parcel Data

**Parcel ID:** 30-118-22-33-0008  
**Owner Name:** ROBERT E & MARIA E DOUGHERTY  
**Parcel Address:** 40 ADDRESS UNASSIGNED , PLYMOUTH , MN 00000  
**Property Type:** VACANT LAND-RES  
**Homestead:** NON-HOMESTEAD  
**Area (sqft):** 156286  
**Area (acres):** 3.59  
**A-T-B:** TORRENS  
**Market Total:** \$370,000.00  
**Tax Total:** \$4,441.36

**Date Printed:** 9/23/2009 12:06:40 PM  
**Current Parcel Date:** 9/4/2009

**Sale Price:** \$375,000.00  
**Sale Date:** 10/2007  
**Sale Code:** VACANT LAND