

**NEW MIDWAY LISTING!**  
**OFFICE/WAREHOUSE**  
**FOR SALE**

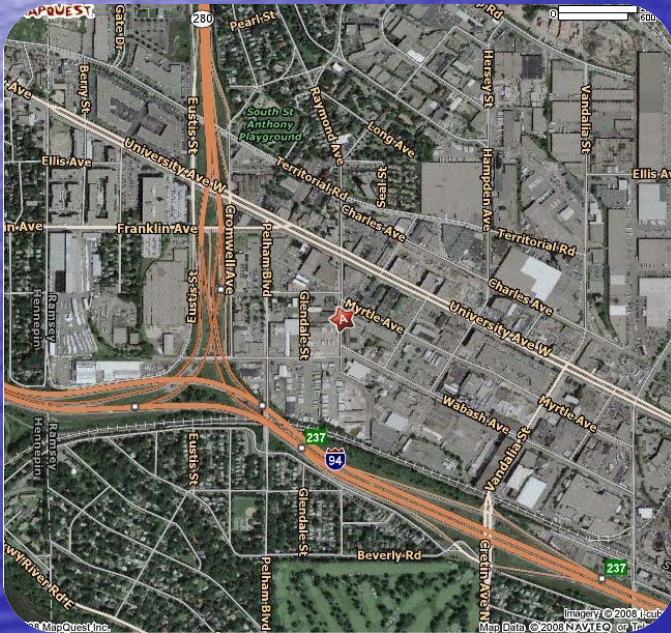


**JUDD COMMERCIAL PROPERTIES, LLC.**

**National Mower Building**  
**700 Raymond Avenue – St. Paul, MN**



**35,769 Total Square Feet on 1.31 Acres**



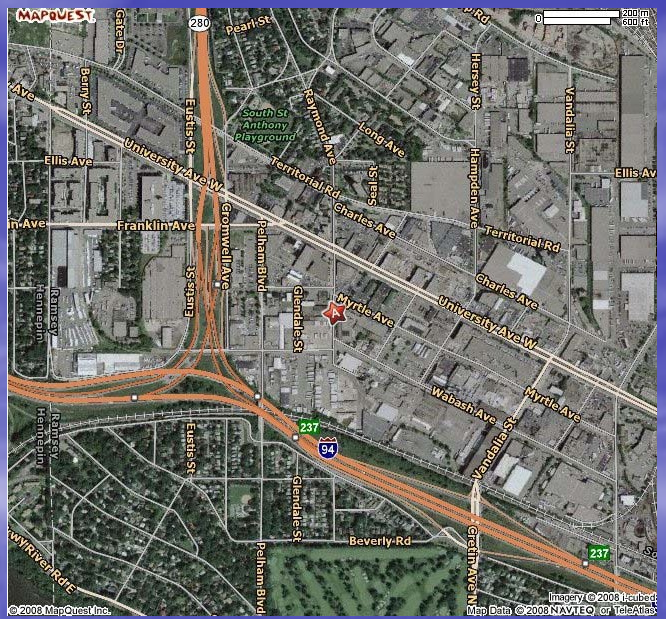
- 3,308 SF Office
- 31,501 SF Warehouse
- 960 SF Metal-clad Outbuilding
- 1 DOCK / 5 DRIVE-IN DOORS
- 12' – 24' Clear Height
- Close proximity to Raymond / University and LIGHT RAIL STOP
- 1,800 AMP electrical service
- Ample Parking
- Great Neighborhood – Banks/Food..
- Zoning: I-2 Heavy Industrial
- 2008 Property taxes \$32,340
- PRICE: \$1,760,000 (\$49.20/SF)

**CALL BRIAN FULFORD FOR MORE INFORMATION**

**Judd Commercial Properties - 651.646.6845 Tel. - In the Midway Since 1996**

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE; HOWEVER, NO WARRANTY OR REPRESENTATION IS MADE AS TO ITS ACCURACY. THIS PROPERTY IS SUBJECT TO WITHDRAWAL FROM MARKET WITHOUT NOTICE.

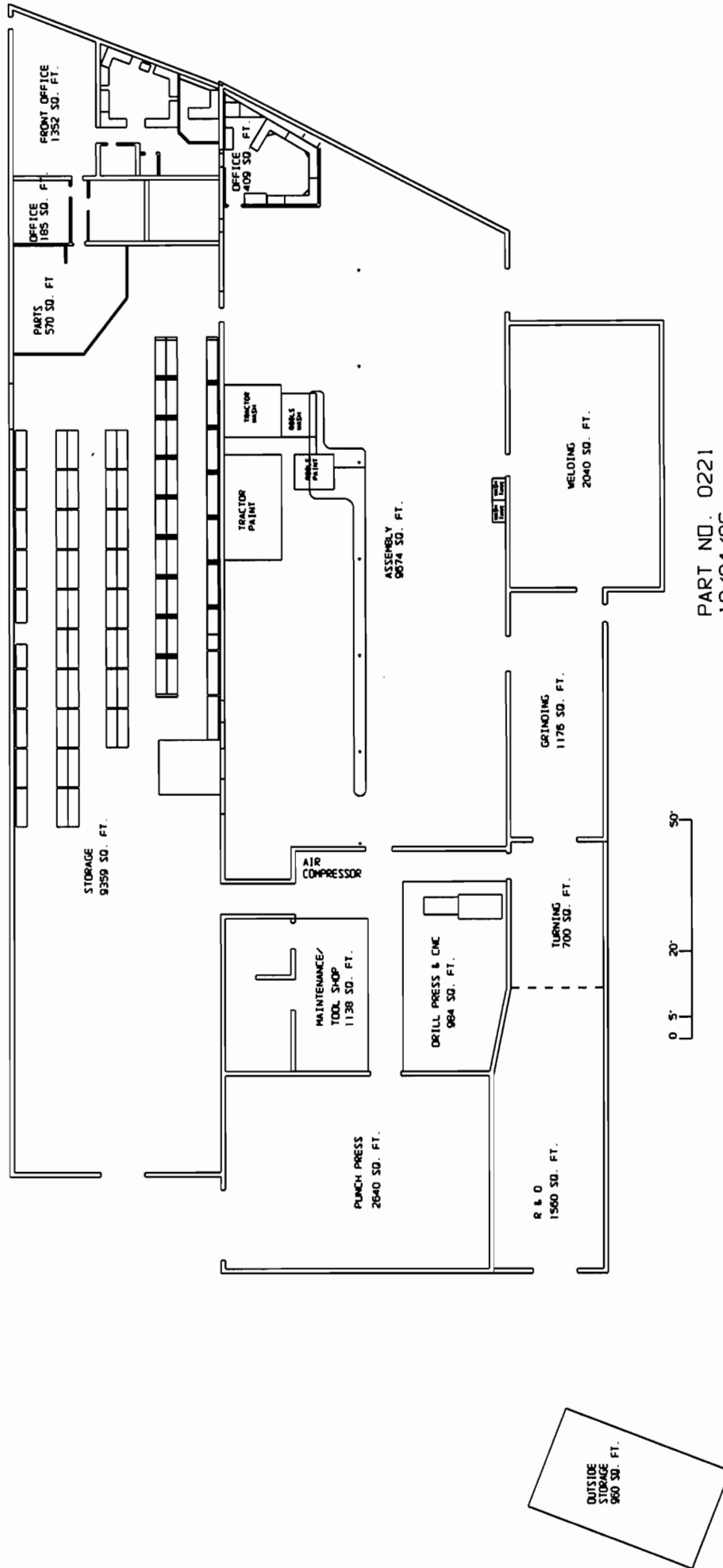
# 700 Raymond Ave. FOR SALE



Call Brian Fulford at  
Judd Commercial Properties for  
more information!  
651.646.6845 tel.

NATIONAL MOWER - BLOCK LAYOUT  
10/04/06

TOTAL BUILDING SQUARE FOOTAGE: 34,535 SQ. FT.  
LOWER LEVEL OFFICE: 1,946 SQ. FT.  
UPPER LEVEL MEETING ROOM AND STORAGE: 1,382 SQ. FT.



PART NO. 0221  
10/04/06



**Ramsey County**  
 Property Records and Revenue  
 P.O. Box 64097  
 Saint Paul, MN 55164-0097  
 NATIONAL MOWER CO  
 700 RAYMOND AVE  
 ST PAUL MN 55114-1710

Web: [www.co.ramsey.mn.us](http://www.co.ramsey.mn.us)  
 Email: [PropertyTaxInfo@co.ramsey.mn.us](mailto:PropertyTaxInfo@co.ramsey.mn.us)  
 Phone: 651.266.2000  
 Located at: 90 West Plato Blvd, Saint Paul, MN

PROPERTY ADDRESS / ABBREVIATED TAX DESCRIPTION

682 RAYMOND AVE  
 HEWITTS OUT LOTS  
 WITH ESMTS EX NELY 70 FT LOT 98

32.29.23.12.0019

0151

For taxes Payable in 2007	For taxes Payable in 2008
\$ 0.00	\$ 0.00
63,859.25	65,004.40
35,935.25	36,328.40
0.00	0.00
27,924.00	28,676.00
5,334.83	5,370.85
508.86	455.86
48.24	45.39
0.00	0.00
3,635.60	4,011.66
8,237.49	8,291.96
867.43	908.88
3,640.56	3,450.37
344.08	333.91
182.66	194.01
0.00	0.00
5,124.25	5,613.11
0.00	0.00
27,924.00	28,676.00
0.00	0.00
0.00	0.00
<b>\$ 27,924.00</b>	<b>\$ 28,676.00</b>

**2008 Property Tax Statement**

- Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.
- Use this amount for the special property tax refund on schedule 1 of Form M1PR



**Your property tax and how it is reduced by the State of Minnesota**

- Your property tax before reduction by state-paid aids and credits
- Aid paid by the State of Minnesota to reduce your property tax
- Homestead and Agricultural credits paid by the State of Minnesota to reduce your property tax
- Your property tax after reduction by state-paid aids and credits

**Where your property tax dollars go**

- Ramsey County
  - Regional Rail Authority
  - Public Safety Radio System
  -
- City or Town – ST. PAUL
- State General Tax
- School District
  - Voter approved levies
  - Other local levies
- Special taxing districts
  - Metropolitan special taxing districts
  - Other special taxing districts
  - Tax increment 0
  - Fiscal disparity
- Non-school voter approved referenda levies
- Total property tax before special assessments
- Special assessments/service charges added to this property tax statement for taxes payable in 2008
  - 
  - 
  - 
  - 
  - Contamination Tax
- Total Property Tax and Special Assessments

**2008 Notice of Valuation and Classification for Taxes Payable in 2009**

The 2008 Estimated Market Value and Classification shown in the box below will be used to determine the payable 2009 taxes. Prior year comparisons are shown for your convenience. **If you do not believe you could sell your property for the Estimated Market Value shown for January 2, 2008 / payable 2009 (line 17), you may appeal this proposed value by attending the Open Book meeting indicated below.** For tips on how to prepare for this meeting and other important appeal information see the back of this statement.

	January 2, 2006 / payable 2007	January 2, 2007 / payable 2008	January 2, 2008 / payable 2009
16. Assessment Date / Tax payable year			
17. Estimated Market Value	\$ 895,000	\$ 939,800	\$ 1,033,800
18. Limited Market Value			
19. Value of New Improvements			
20. Green Acres Value			
21. Plat Deferment			
22. This Old House Exclusion			
23. Taxable Market Value	895,000	939,800	1,033,800
24. Property Classification	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL

► Open Book/Preliminary Market Value Review Meeting

**Please read the back of this statement for Important Appeal Information and Definitions**



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 Phone: 651.266.2000  
 Located at: 90 West Plato Blvd, Saint Paul, MN

PROPERTY ADDRESS / ABBREVIATED TAX DESCRIPTION

UNASSIGNED  
 HEWITTS OUT LOTS  
 SWLY 1/2 OF LOT 99

32.29.23.12.0021

0151

For taxes Payable in 2007	For taxes Payable in 2008
\$ 0.00	\$ 0.00
8,594.26	8,314.26
4,840.26	4,650.26
0.00	0.00
3,754.00	3,664.00
718.60	687.05
68.56	58.34
6.50	5.81
0.00	0.00
489.82	513.39
1,109.54	1,061.42
111.95	111.70
488.37	439.73
46.36	42.73
24.61	24.82
0.00	0.00
689.69	719.01
0.00	0.00
3,754.00	3,664.00
0.00	0.00
0.00	0.00
<b>\$ 3,754.00</b>	<b>\$ 3,664.00</b>

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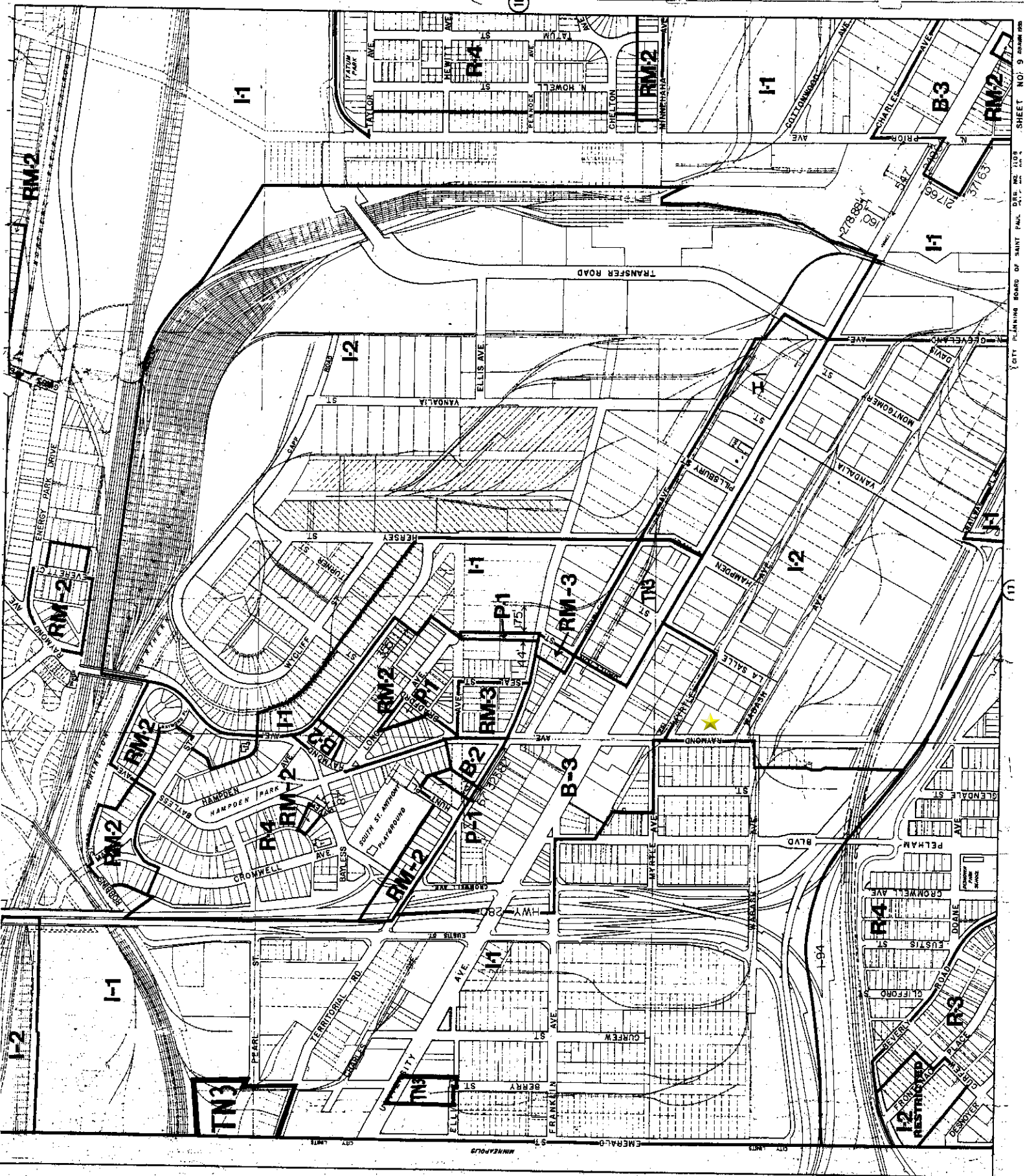
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	January 2, 2006 / payable 2007	January 2, 2007 / payable 2008	January 2, 2008 / payable 2009
16. Assessment Date / Tax payable year			
17. Estimated Market Value	\$ 115,500	\$ 115,500	\$ 132,000
18. Limited Market Value			
19. Value of New Improvements			
20. Green Acres Value			
21. Plat Deferment			
22. This Old House Exclusion			
23. Taxable Market Value	115,500	115,500	132,000
24. Property Classification	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL

► Open Book/Preliminary Market Value Review Meeting

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ST. PAUL, MINN. 55101