



Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota:
Redevelopment project files

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These are reuse values which were approved by
Housing Authority earlier

TABLE A ESTIMATED REUSE VALUES PROPOSED

DISPOSITION TRACTS PROJECT UR MINN. 1-2

<u>DISPOSITION TRACT</u>	<u>AREA IN SQ. FT.</u>	<u>USE VALUE PER SQ. FT.</u>	<u>TOTAL VALUE</u>
1	77,687	1.00	\$ 77,687.00
2	10,940	1.40	15,316.00
3	695,874	1.40	974,223.60
4	240,667	1.40	336,933.80
5	217,089	.55	119,398.95
6	142,965	.35	50,037.75
7	211,347	.16	33,815.52
8	142,965	.35	50,037.75
9	62,182	.30	18,654.60
10	279,734	.25	69,933.50
11	64,527	1.00	64,527.00
12	8,630	.25	2,157.50
a	2,800	20.00	
b	4,403	per	
c	11,543	front	
d	11,900	foot	9,120.00
e	12,425	on 456	
f	3,106	feet of	
g	6,213	frontage	
			\$
TOTAL			\$1,821,842.97

UNIVERSITY

AURORA

FULLER

CENTRAL

ST ANTHONY

RONDO

CARROLL

WESTERN

VIRGINIA

FARRINGTON

GALTER

LOUIS

MARION

CATHEDRAL

SUMMIT

CAPITOL APPROACH

RICE



- ⊙ PARCEL NUMBER
 ⊗ EXCLUDED AREAS

LAND USE AND PARCEL MAP		
MINNESOTA UR-1-2		
WESTERN REDEVELOPMENT AREA		
HOUSING AND REDEVELOPMENT AUTHORITY		
OF ST. PAUL, MINN.		
SCALE: 1" = 100'	DATE: T-20-55	REVISIONS:

PRELIMINARY

B. USE VALUES RECOMMENDED BY REAL

ESTATE RESEARCH FOR COMMERCIAL TRACTS

<u>Disposition Tract</u>	<u>Specific Use</u>	<u>Real Estate Research Value per sq. ft.</u>
1.	Regional Shopping Center	\$ 2.25
	Neighborhood Shopping Center	1.25
	Single Purpose Office Building	2.00
2.	Regional Shopping Center	2.25
	Neighborhood Shopping Center	1.25
3.	Regional Shopping Center	2.25
	Neighborhood Shopping Center	1.25
	Single Purpose Office Building	2.00
	Commercial Parking	.75
4.	Regional Shopping Center	2.25
	City Hotel	1.75

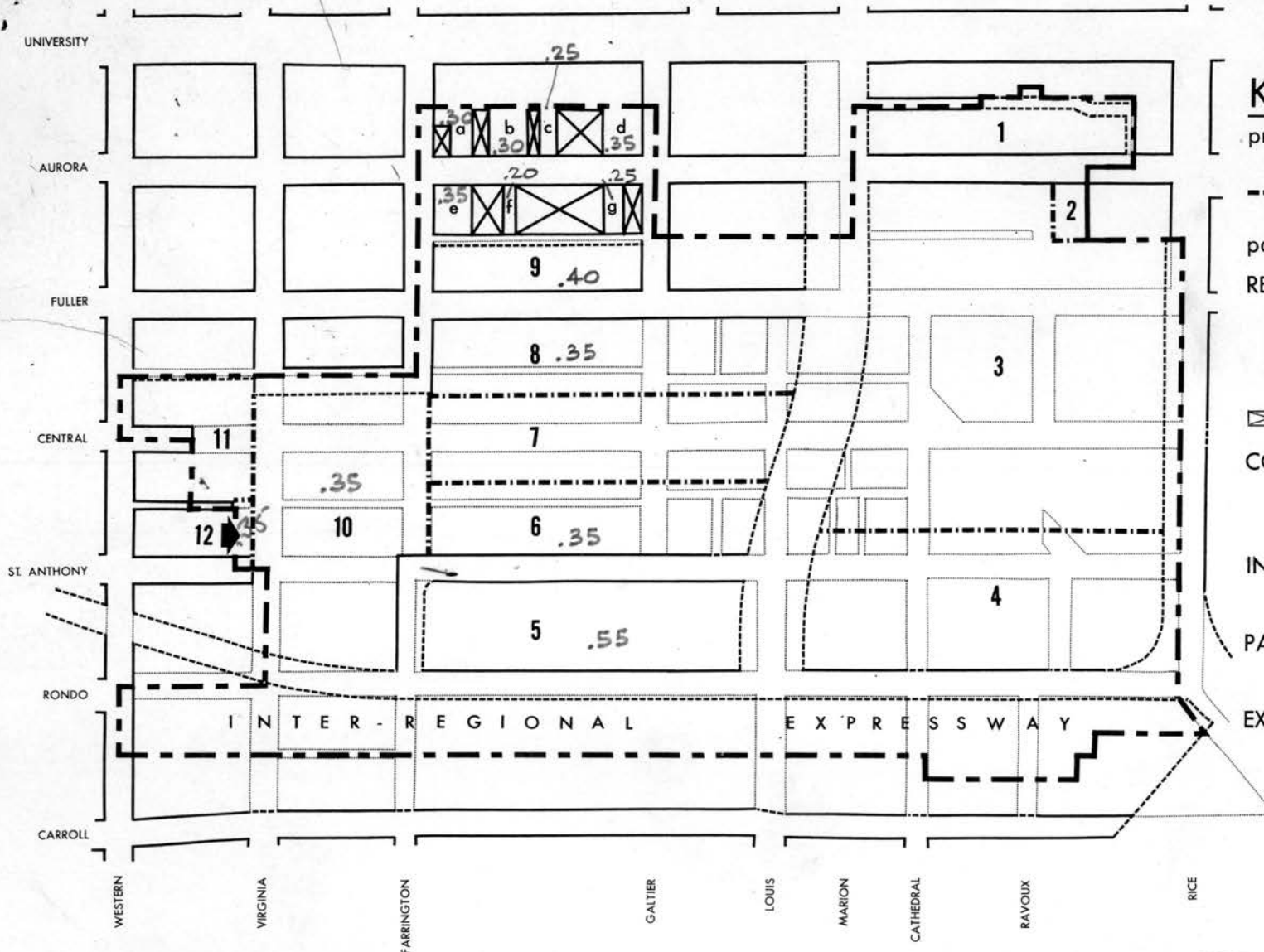
A. ESTIMATED USE VALUES PROPOSED

DISPOSITION TRACTS PROJECT UR MINN. 1-2

Disposition Tract	Proposed Use	Area in Sq. Ft.	Beeth and Dolan Appraisal, 1952 Per Sq. Ft.	Wenzlick Appraisal 1953 Per Sq. Ft.	Use Values Informally Approved by Authority 1955 Per Sq. Ft.	Real Estate Research Appraisal, 1956 Per Sq. Ft.
1	Commercial	77,687	1.68	98)	1.00	1.25-2.25)
2	Commercial or Institutional	10,940	1.68	to)	1.40	1.25-2.25) See
3	Commercial	695,874	1.68	1.365)	1.40	) Table
4	Commercial	240,667	1.68	)	1.40	.75-2.25) B.
5	Residential	217,089	.60	.36	.55	1.75-2.25)
6	Residential	142,965	.31	.48	.35	.60
7	Park	211,347	.16	.16	.16	.40
8	Residential	142,965	.31	.28)	.35	.40
9	Residential or Institutional	62,182	.31	to .35)	.30	.40*
10	School	279,734	.24	.26	.25	.40
11	Commercial	64,527	1.68	.99	1.00	1.00
12	Institutional	8,630	.24	.26	.25	.40*
a	Residential	9,192			20.00	.30*
b	Residential	10,806			per	.30*
c	Residential	5,950			front	.25*
d	Residential	12,590			foot	.35*
e	Residential	12,425			on 456	.35*
f	Residential	3,106			feet of	.20*
g	Residential	6,213			frontage	.25*

* The following prices per square foot were adopted by the Authority by Resolution No. 56 - 38 for the parcels indicated for purpose of negotiating sales contract with prospective developers: parcel 9 - \$.40 per sq. ft., parcel 12 - \$.40 per sq. ft., parcel (a) - \$.30 per sq. ft., parcel (b) - \$.30 per sq. ft., parcel (c) - \$.25 per sq. ft., parcel (d) - \$.35 per sq. ft., parcel (e) - \$.35 per sq. ft., parcel (f) - \$.20 per sq. ft., parcel (g) - \$.25 per sq. ft.

This action did not formally establish fair use values for these parcels.



KEY

proposed parcelization

--- PARCEL BOUNDARIES

parcels by use and size

RESIDENTIAL

5 4.02 ACRES 6 3.33 ACRES

8 3.77 ACRES 9 1.43 ACRES

AREAS a, b, c, d, e, f, g TOTALING 1.31 ACRES
TO BE DISPOSED THROUGH NEGOTIATED SALE

⊗ NOT TO BE ACQUIRED

COMMERCIAL

1 1.77 ACRES 3 14.18 ACRES

4 7.11 ACRES 11 1.48 ACRES

INSTITUTIONAL

2 .25 ACRES 12 .19 ACRES

PARK SCHOOL

7 4.62 ACRES 10 6.31 ACRES

EXPRESSWAY 8.71 ACRES

PROPOSED PARCELIZATION

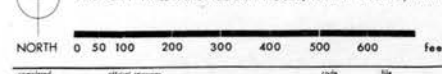
EXHIBIT 2

WESTERN REDEVELOPMENT AREA, UR MINNESOTA 1-2

FEBRUARY 1957

\$.40 PER SQ. FT.
PRICE APPROVED BY URA *

HOUSING AND REDEVELOPMENT AUTHORITY
1745 CITY HALL AND COURT HOUSE, SAINT PAUL 2, MINN.



* McCollum March 7