



## **Collection Information:**

**Folder:** Parcel No. 12. 118 E. Colorado Street.

**Series:** Area 1-A, Parcels 1-182, 1961-1962.

**Collection:** Port Authority of the City of Saint Paul.  
Records.

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Project Area 1-A  
 Parcel No. 12

Owner: John Sawicki  
 118 E. Colorado Street

Legal: Lots 1 and 3, Block 2, Kettering and Constans Add.

Lot Size: Each lot 40 x 125 feet

Zoning: "B" Residential

Assessor's Value: Lot 1, \$175.00 - Lot 3, \$150.00.

These lots are the first and third lots west of the intersection of Constance and Fenton, north facing on Constance.

According to the map of the City of St. Paul Commissioner of Public Works (dated 1-1-1956) covering sewer installation, there is no sewer in the street at this location. Water is in the graded, dirt street.

Land:		
Lot 1	40 x 125 feet	\$500.00
Lot 3	40 x 125 feet	400.00
Total		<u>\$900.00</u>

This is a total taking. It is your appraisers' opinion that the total damages are:

"NINE HUNDRED DOLLARS"  
 (\$900.00)

*R. J. Finley*  
 11/14/61

Photo No.	Description of Subject	Photo No.	Description of Subject
1	Subject property - front view	5	
2	Subject property - view looking east	6	
3		7	
4		8	
Date of Photo	<i>R. J. Finley</i>	By	Right of Way Agent

S. P. 1 - A COUNTY Ramsey PARCEL 12  
FEE OWNER John Sawicki PROPERTY ADDRESS Lot on Constans near Fenton



Photo No.	Description of Subject
1.	<u>Subject property - front view</u>
2.	<u>Subject property - view looking east</u>
3.	_____
4.	_____

Photo No.	Description of Subject
5.	_____
6.	_____
7.	_____
8.	_____

Date of Photo: Nov 61

By: Ray J. Tracey  
Right of Way Agent

STATE OF MINNESOTA

URBAN PROPERTY

DIVISION OF LANDS AND RIGHT OF WAY  
 APPRAISAL BY COMPARISON OF MARKET DATA  
 ANALYSIS OF COMPARABLE UNIMPROVED PROPERTIES

DEPARTMENT OF HIGHWAYS

S. P. Project Area 1-A

COUNTY

Ramsey

PARCEL 12

FREE OWNER John Sawicki

Property Address Lots 1 & 3, Blk 2, Kettering & Constans Addn. St. Paul, Minn.

Comparison No.	Grantor - Grantee Legal Description Consideration. Date of Sale	Frontage	Depth	Area Sq. Ft. or Acres	UNIT PRICE			ADJUSTED VALUE by time, depth and location in comparison to subject prope		
					per f. f.	per sq. ft.	per acre	per f. f.	per sq. ft.	per acre
1.	Tracey to Larson Clinton & Congress Lot 10-Blk 66, W.St.Paul Proper Nov. 1957 - Cash \$800.00	50	100	5000	16.00	.16¢		10.00		
2.	Markoe to Remackel St.Lawrence & Missouri Lots 18 & 19, Blk 4, Second Addn. to Brooklynd Sold June 1957 - \$1,000.	80	125	10000	12.50	.10¢		10.00		
3.	Markoe to Remackel Missouri bet. Texas and St.Lawrence - Lots 1 & 20-Blk 14, Second Addn. to Brooklynd-Sold May 1956 \$1,000.00	80	125	10000	12.50	.10¢		10.00		
4.	Grantee - Louis Kaplan Livingston & Chicago-West 25 feet Lot 3, all of 1 & 2-Blk 19 & 1 & 2 of Blk 14 Bazil & Roberts Add. Sold Dec. '56 - \$4,000.00	225	119	26775	17.75	.22¢		15.00		

Proper adjustments have been made for zoning, location,  
 topography, size, time of sale, etc.

ESTIMATEC VALUE OF LAND IN SUBJECT PROPERTY  
 ON BASIS OF COMPARABLE MARKET DATA:

Reviewed by

$$\begin{aligned}
 & 37\frac{1}{2} \text{ front feet} \\
 & \text{square feet} \quad \text{at } \$10.00 \quad = \quad \$ 375.00 \\
 & \text{acres} \\
 & 37\frac{1}{2} \text{ front feet (Corner) at } \$13.00 \quad \quad \quad 487.50
 \end{aligned}$$

Data by:

*John Sawicki*  
 Right of Way Agent

Date

*11/14/67*

Parcel No.

12



