



Collection Information:

Folder: Parcel No. 20. 248 State Street.

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

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Records.

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Project Area 1-A
Parcel No. 20
248 State Street

Owner: Irve L. Robins
992 Marshall Avenue

Legal: Lots 16 thru 20 and part of Lot 21, W. of NS 1/4 Sec.
line in Sec 5, T 29, R 22; all in Block 2, Kettering
& Constans Addition
Lots 1 thru 9, 16, 17 and part of Lots 18, 19 and
20, W of NS 1/4 Sec line in Sec. 5. T 28, R 22, all
in Block 3, Kettering and Constans Addition
Ex NWly 15 feet, Lot 2 and all of Lots 3 and 4, S.L.
Merrits Rearrangement of Lots 10, 11, 12 and 13,
Block 3, Kettering and Constans Addition

Lot Size: 110 feet on State, average 102 deep - 11,220 sq. ft.
Lots 16 to 20 and part of 21 - 29,175 sq. ft.
Lots 1 thru 9, 16, 17 and part of
18, 19 and 20 - 61,250 sq. ft.
Total area of entire tract 101,645 sq. ft.

Zoning: Heavy Industry

Built: None of the buildings are usable.

Assessor's Value: Land \$2,200, Buildings \$700, Total \$2,900.00.

It is apparent that this owner has assembled a number of lots into one large tract with frontage of 110 feet on State Street. All improvements are in the street on State Street and paid for. With the exception of State Street, none of the other streets, Florida, Fenton or Utah are graded or open.

This tract is zoned heavy industry and probably was obtained for use as a scrap or junk yard. At one time there were numerous buildings on the land but time has taken its toll and they have all deteriorated beyond repair or have been destroyed by fire. As a result, scrub trees and underbrush have transferred the entire tract into a jungle.

At State Street the land is four or five feet below street grade. Other sections are low and it would take considerable land fill to bring this property up to the proper grade. There would also be considerable expense in clearing the existing trees and brush.

We have made a survey of the entire area of which subject property is a part. The square foot rate on normal heavy industry zoning has been set at approximately 12 $\frac{1}{2}$ ¢ per square foot. Because of the cost of cleaning and fill required, we have set a square foot rate on subject property of 10¢ per square foot.

101,645 square feet @ 10¢ per sq. ft. - \$10,165.00.

This is a total taking. Based on our data and comparison sales, with proper adjustment for time, size, zoning and location, it is your appraisers' opinion that the total damages are:

"TEN THOUSAND TWO HUNDRED DOLLARS"

(\$10,200.00)

R. J. Taylor
11/14/61

S. P. 1-A COUNTY Ramsay PARCEL No. 20
FEE OWNER Irve L. Robins PROPERTY ADDRESS Vacant land on State St.

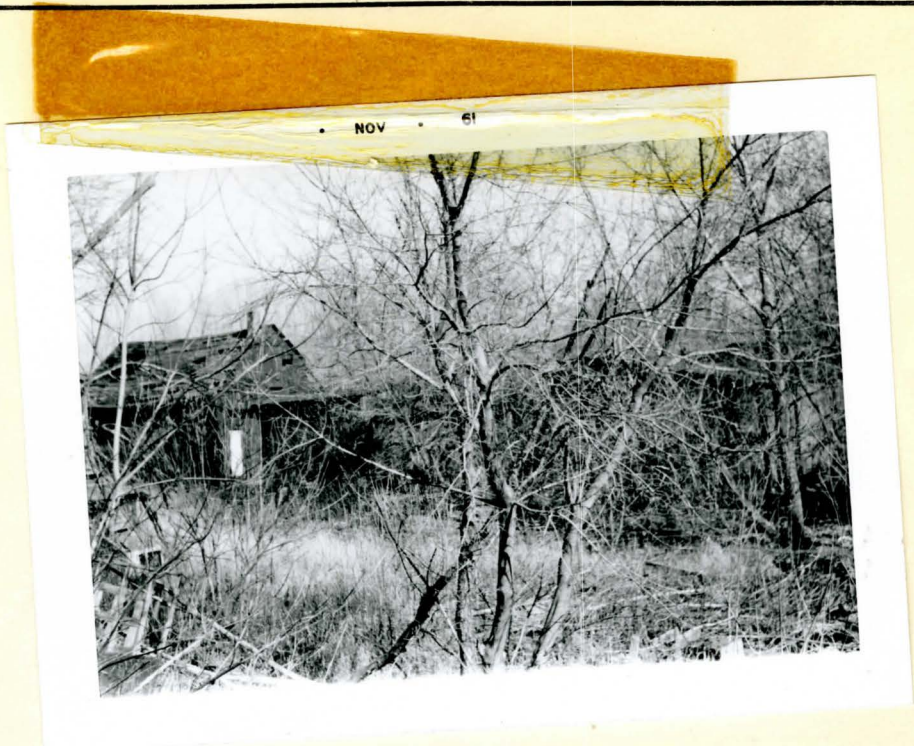


Photo No.	Description of Subject
1.	<u>Front view - subject property</u>
2.	<u>Front view - subject property</u>
3.	_____
4.	_____

Date of Photo: 10/61

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

By: *Ray J. Juncos*
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL No. 20
FEE OWNER Irve L. Robins PROPERTY ADDRESS Vacant land on State St.

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Photo No.	Description of Subject
1.	_____
2.	_____
3.	subject - side view from south looking northeasterly
4.	subject - side view from south looking northeasterly

Photo No.	Description of Subject
5.	Subject - side view from north looking southeasterly
6.	_____
7.	_____
8.	_____

Date of Photo: 10/61

By: *Ray J. Hansen*
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 20

FREE OWNER Irve L. Robins

Property Address 248 State Street, 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.	Treacy to Larson Clinton & Congress Lot 10-Blk 66, W.St. Paul Proper Nov. 1957 - Cash \$800.00	50	100	5000	16.00	.16¢		.10¢		
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¢		
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¢		
4.	Grantee - Louis Kaplan Livingston & Chicago-West 25 feet Lot 3, all of 1 A	225	119	26775	17.75	.22¢		.12¢		

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

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

Reviewed by

101,645 ~~square feet~~ square feet at .10¢ = \$ 10,200.00
~~acres~~ acres

Data by:

Irving J. Hickey
 Right of Way Agent

11/14/57
 Date

Parcel No.

20

ST. LAWRENCE

ST. CHESTER

ST. 60

MINNETONKA

LANG

CONSTANS

EVIN

GOV

ST. 20

ST. 20

FENTON

CONSTANS

FLORIDA

ST. 20

ST. 20

ST. LAWRENCE

CONSTANS

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