



Collection Information:

Folder: Parcel No. 21-A. 6th lot north facing on Constance east of Fenton 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. 21-A
6th lot north facing on Constance
east of Fenton Street

Owner: Thomas Lachinsky
Legal: Lot 3, Block 2, Langevin's Addition
Lot Size: $37\frac{1}{2}$ x 115 feet
Zoning: "B" Residential
Built: Vacant lot
Assessors' Value: Land \$75.00, Buildings \$50.00, Total \$125.00.

This is actually a vacant lot with part of a shed on the rear.

Depreciated Value of improvements	\$50.00
Land	
$37\frac{1}{2}$ x 115 feet	375.00
Total	<u>\$425.00</u>

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

Land	\$375.00
Improvements	50.00
Total	<u>\$425.00</u>

"FOUR HUNDRED TWENTY-FIVE DOLLARS"

(\$425.00)

Ray A. Hickey
4/1/61

S. P. 1-A COUNTY Ramsey PARCEL 21-A
FEE OWNER Thomas Lachinsky PROPERTY ADDRESS Lot on Constans, east of Fenton

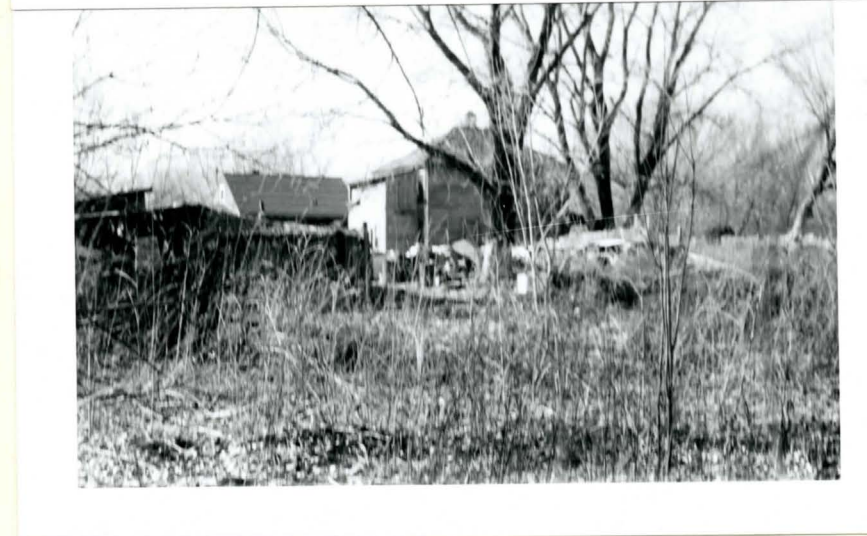
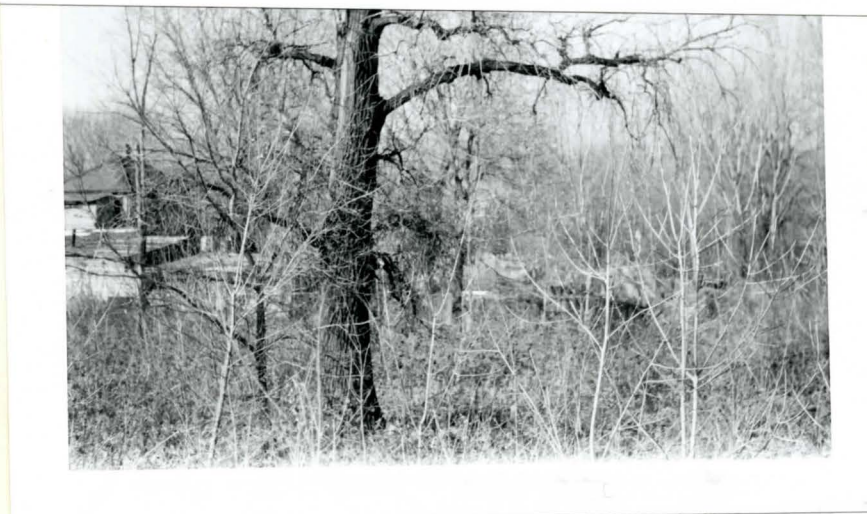
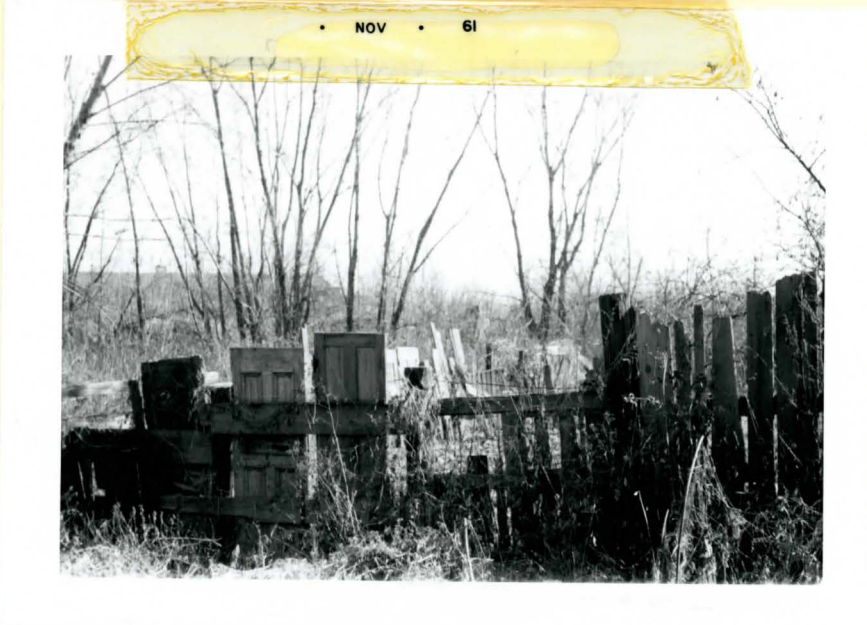


Photo No.	Description of Subject
1.	<u>Subject property - front view</u>
2.	<u>Subject property - rear view</u>
3.	<u>Subject property - side & rear view</u>
4.	_____

Date of Photo: 10/6/61

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

By: *Thomas Lachinsky*
Right of Way Agent

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

S. P. Project Area 1-A COUNTY Ramsey PARCEL 21-A

FRE OWNER Thomas Iachinsky Property Address 6th lot north facing on Constance east of Fenton 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¢		10.00		
2.	Markoe to Remackel St.Lawrence & Missouri Lots 18 & 19, Blk 4, Second Addn. to Brooklynd Sold June 1957 - \$1,000.	80	125	10,000	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	10,000	12.50	.10¢		10.00		
4.	Grantee - Louis Kaplan Livingston & Chicago-West 25 feet Lot 3, all of 1 &	225	119	26775	17.75	.22¢		15.00		

Reviewed by

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:

$37\frac{1}{2}$ front feet ~~at 10.00~~ at 10.00 = \$ 375.00

Data by: _____ Right of Way Agent _____ Date 1/1/58 Parcel No. 21-A

DEPARTMENT OF HIGHWAYS -- STATE OF MINNESOTA
LANDS AND RIGHT OF WAY SECTION

S. P. No. 1-A County RAMSEY

RECORD OF TRANSFERS

PAR.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSIDERATION	REV. STAMPS	INDICATED AMOUNT
21-A		LACHINSKY							

(For Use as Project Information)

All transfers of each individual parcel which have been made during the past five years must be listed above. Actual date of acquisition by present owner only (from attorneys opinion of title) need be shown if more than five years previous.

Information by:

Right of Way Agent Date

(For Use with Individual parcel)

I hereby certify that in making my appraisal of this parcel, I am aware of the transfers of the same which have been made during the past five years. I also certify that I have no present or contemplated future interest in this property.

R. J. Lachinsky

Appraiser or Right of Way Agent Date 11/14/64