

Collection Information:

Folder: Parcel No. 22. 1st and 2nd lots east of

312 Constans - north facing.

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. 22

Julius & Geraldine Lachinsky 1st and 2nd lots east of 312 Constans - north facing

SALIENT FACTS AND CONCLUSIONS

Market Value Estimate

\$850.00

Assessors full and true value:

Land Building 150.00

200.00

Lot Size

 $37\frac{1}{2}$ x 115 each

Zoning: B Residential

Legal Description:

Lots 4 and 5, Block 2, Langevin's Addition

Subject property comprised 2 lots with nondescript miscellaneous fencing, having shed or sheds on the rear of the lot. Lots are level at what would be street grade if graded. There is no sidewalk, curb or city sewer.

In our market data analysis of comparable unimproved properties after proper adjustments \$10.00 per front foot or \$75000 was ascribed to subject lot. A further depreciated value of \$100.00 is ascribed to the improvements.

I have personally inspected the property and after thorough investigation, it is the opinion of your appraiser that the total market value of the subject property with improvements is:

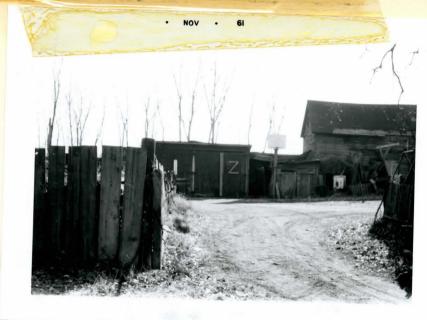
"EIGHT HUNDRED FIFTY DOLLARS"

11/16/61

STATE OF MINNESOTA DIVISION OF LANDS AND RIGHT OF WAY DEPARTMENT OF HIGHWAYS PHOTOGRAPHIC MOUNTINGS

S.	P	1-A	COUNTY	Ramsey	PARCEL No. 22
5	P	- CONTRACTOR - CON	COUNTY_		- FARCEL

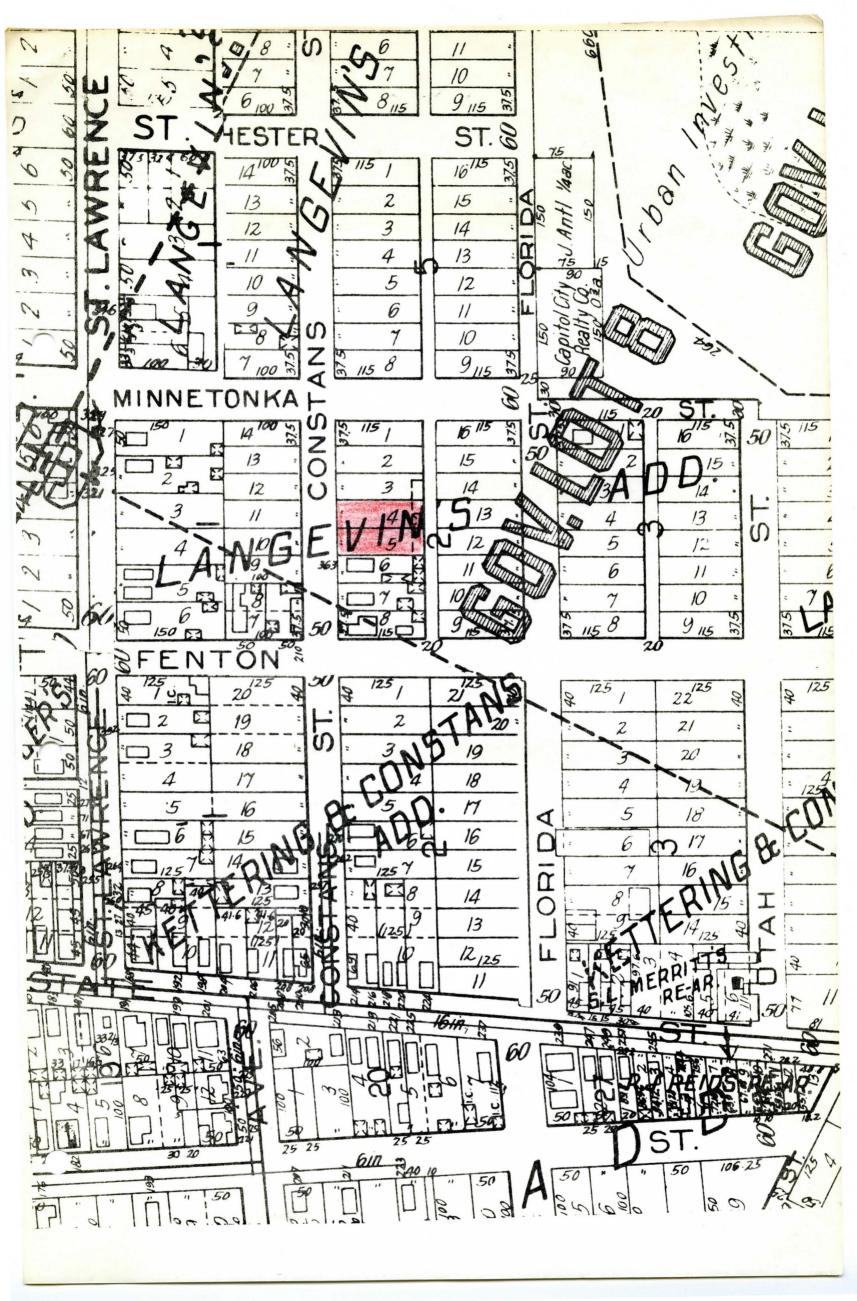
FEE OWNERJulius & Geraldine Lachinsky PROPERTY ADDRESSLot on Constans, east of Fenton







Phot No.	Description of Subject	Photo No.	Description of Subject				
1.	Subject property - front view	5					
2.	Subject property - rear view	6					
3.	Subject property - rear & side view	7					
4.		8					
Date	of Photo:	Ву:	James C Hunger				
			Right of Way Agent				



Constance,

ADJUSTED VALUE by time, depth and location

in comparison to subject prope

per sq. ft.

per acre

per f. f.

10.00

10.00

10.00

15.00

10.00

per acre

Fenton, St. Paul.

5.

Compari-

son No.

Right of Way Agen:

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

s 750.00

front feet square deet

Frontage

60

80

80

225

240

Area Sq. Ft.

or

Acres

5000

10000

10000

26775

30,000

per f.f.

16.00

12.50

12.50

17.75

2.75

Depth

100

125

125

119

125

UNIT PRICE

per sq. ft.

.16¢

.100

.10%

.22¢

.0226

Grantor - Grantee Legal Description Consideration. Date of Sale

Lot 10-Blk 66, W.St. Paul

Nov. 1957 - Cash \$800.00

Lots 18 & 19, Blk &, Second

Treacy to Larson Clinton & Congress

Markoe to Remackel St. Lawrence & Missouri

Addn. to Brooklynd Sold June 1957 - \$1,000

Markoe to Remackel Missouri bet. Texas and

St.Lawrence - Lots 1 &

Grantee - Louis Kaplan Livingston & Chicago-West 25 feet Lot 3, all of 1 &

20-Blk 14, Second Addn. to Brooklynd-Sold May 1956

2-Blk 19 & 1 & 2 of Blk 14 Bezil & Roberts Add. Sold Dec. '56 - \$4,000.00

State of Minnesota - Rossini Constans, corner of Fenton

Lot 15 thru 20, Block 1,

Sold Jan. 57, \$660

Kettering & Constans Add.

Proper

\$1,000.00

DEPARTMENT OF HIGHWAYS

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

PAR.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSID- ERATION	REV. STAMPS	INDICATED AMOUNT
22		LACHINSKY							
Ç									
			•						
*									
during of acq	the past five years ruisition by present or	ect Information) idual parcel which have been made must be listed above. Actual dat wher only (from attorneys opinion	9	am awa	by certify the re of the tra	se with Individunat in making my ansfers of the see years. I also	appraisal ame which h o certify t	ave been m	no

of title, need be shown if more than five years previous. Information by: Right of Way Agent Date