



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	150.00
Building	200.00

Lot Size 37½ 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 \$750.00 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"

James A. Hupfel
11/16/61

S. P. 1-A COUNTY Ramsey PARCEL No. 22

FEE OWNER Julius & Geraldine Lechinsky PROPERTY ADDRESS Lot on Constans, east of Fenton

• NOV • 61



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

Date of Photo: 11/14/61

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

By: James C. [Signature]

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 22

FREE OWNER Julius & Geraldine Tachinsky Property Address 4th & 5th lots North facing on Constance, east of Fenton, 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	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		
5.	State of Minnesota - Rossini Constans, corner of Fenton Lot 15 thru 20, Block 1, Kettering & Constans Add. Sold Jan. 57, \$660	240	125	30,000	2.75	.022¢		10.00		

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

front feet 75 ~~square feet~~ at 10.00 = \$ 750.00
acres ~~sq~~

Reviewed by

Data by:

James C. [Signature]
Right of Way Agent

11/16/51
Date

Parcel No. 22

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
22		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.

James C. Karpel
Appraiser or Right of Way Agent

" 12/61
Date