



## **Collection Information:**

**Folder:** Parcel No. 25. Second lot west of Minnetonka Street, north facing on Florida 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. 25  
Second lot west of Minnetonka Street  
North facing on Florida Street

Owner; Nicholas Kirmse,  
125 E. Colorado - fee  
Gordon Wolter  
1336 Delaware Ave., West St. Paul

Legal; Lot 15, Block 2, Langevine's Addition

Lot Size;  $37\frac{1}{2}$  x 115 feet

Zoning; Heavy Industry

Built; Vacant lot

Assessor's Value; Land \$50.00.

This lot is in a platted area but none of the surrounding streets are open or graded. No improvements.

Total area 4,312 square feet.

This is an isolated lot and is a total taking. Based on our investigations and data obtained, it is your appraisers' opinion that the total damages are;

Land \$150.00

"ONE HUNDRED FIFTY DOLLARS"

*R. J. H. H. H.*  
11/14/41

S. P. 1-A COUNTY Ramsey PARCEL No. 25  
FEE OWNER Nicholas Kirmse PROPERTY ADDRESS Lot on Florida near Minnetonka

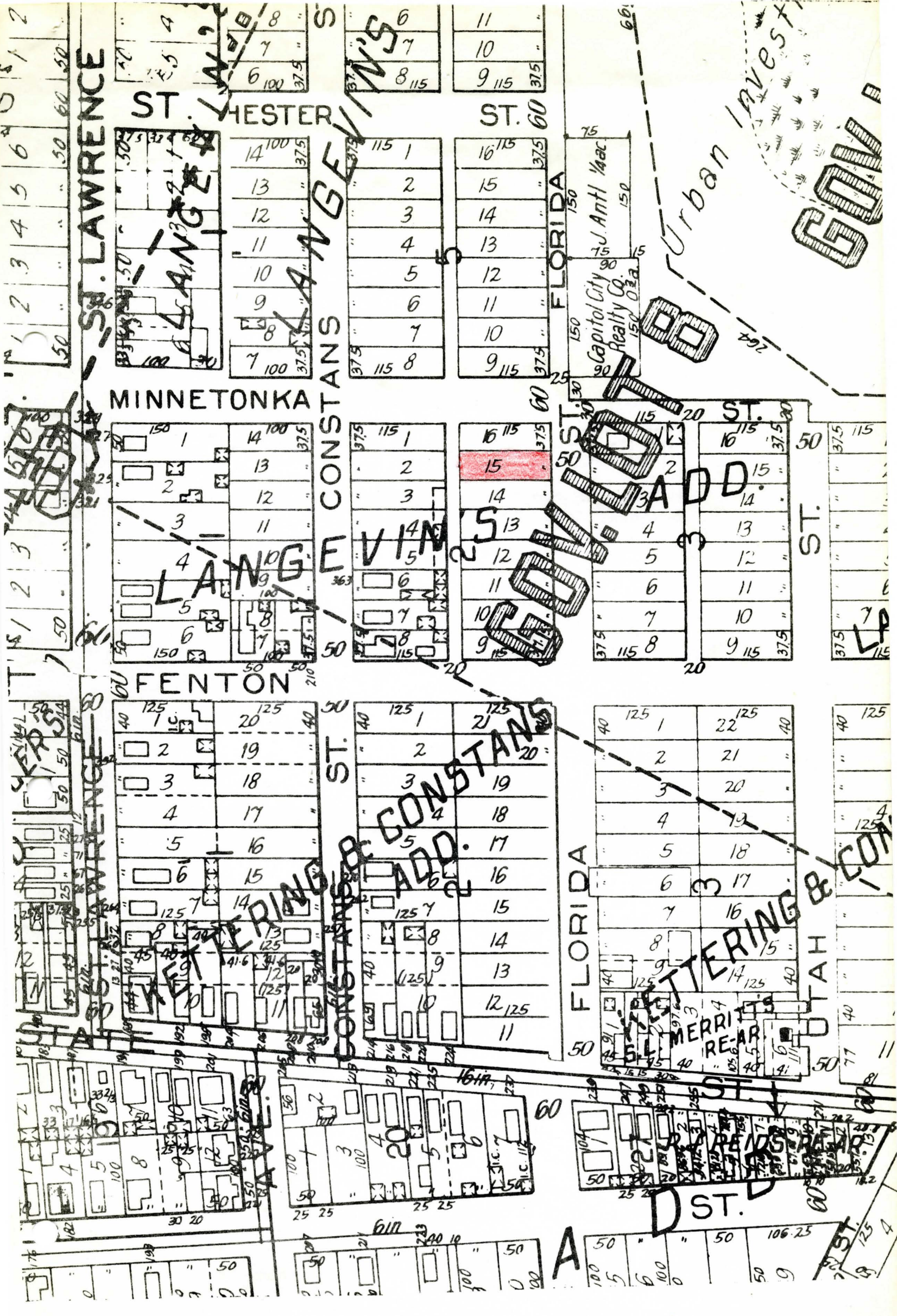


Photo No.	Description of Subject
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Date of Photo: 10/61

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By: [Signature]  
Right of Way Agent



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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 25

FREE OWNER Nicholas Kirnse Property Address Second lot west of Minnetonka Street

north facing on Florida Street

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¢		5.00		
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¢		5.00		
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¢		5.00		
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	225	119	26775	17.75	.22¢		10.00		

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

$37\frac{1}{2}$  front feet ~~times~~ at 4.00 = \$ 150.00

Data by:

*[Signature]*  
 Right of Way Agent

*[Signature]*  
 Date

Parcel No. 25

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
25		NICHOLAS KIRMSE	11-30-37						

(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.

*Ray J. Finney*  
Appraiser or Right of Way Agent \_\_\_\_\_ Date 11/14/61