



Collection Information:

Folder: Parcel No. 27. Lot 17, Block 8,
Hitchcock's Addition.

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. 27

Owner: E. Theodore and Mona Berry
Legal: Lot 17, Block 8, Hitchcock's Addn.
Lot Size: 50 x 150 feet
Zoning: Heavy Industry
Assessor's Value: Land 75.00 - Buildings none - Total \$75.00

This lot is located in an undeveloped area. No streets are cut through. Actually it is located on Meadow Street, in the middle of the block, west facing between Nicholas and Amy Streets.

There is no sewer or water, no improvements of any kind.

This area was at one time a part of the City Dump, just west of the St. Paul Airport.

Based on investigations of sales and general knowledge of the area it is your appraisers' opinion that the Market Value based on \$7.50 per Front Foot or .05¢ per square foot is \$375.00.

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

"THREE HUNDRED SEVENTY-FIVE DOLLARS"

(\$375.00)

Ray Hancey
11/14/64

S. P. 1-2 COUNTY Ramsey PARCEL No. 27

FEE OWNER E. Theodore & Mona Berry PROPERTY ADDRESS Lot on Meadow Street



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

Date of Photo: 11/14/61

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

By: *[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 27

FREE OWNER E. Theodore and Mona Berry Property Address On Meadow Street, west facing in middle of block between Nicholas and Amy Streets

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¢		7.50		
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¢		7.50		
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¢		7.50		
4.	Grantee - Louis Kaplan Livingston & Chicago-West 25 feet Lot 3, all of 1 & 2-Blk 19 and 1 & 2 of Blk 14 B azil & Roberts Add. Sold Dec. '56 - \$4,000.	225	119	26775	17.75	.22¢		10.00		

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:

50 front feet ~~50~~ ~~feet~~ at 7.50 = \$ 375.00
~~acres~~

Data by:

Right of Way Agent

Date

Parcel No. 27

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
27		E. Theodore & Mona Berry			F. D.				
27	E. Theodore & Mona Berry	Port Authority of St. Paul	10-5-61		W. D.				

(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.

Appraiser or Right of Way Agent

Date

R. J. Hiney

11/14/61