



Collection Information:

Folder: Parcel No. 30. Lots 8, 10, 11 and 12,
Block 11, 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. 30

Owner: Emma Lethert, Alice Alstatt, Eda Barlow,
Rena Okeberg, Laura Hitzeman and William
Simard

Legal: Lots 9, 10, 11 & 12, Block 11, Hitcock's
Addition

Lot Size: 200 x 125 feet - average depth

Zoning: Heavy Industry

Assessor's Value: Land \$250.00 - Buildings none - Total \$250.00

This is a small group of vacant lots at the southeast corner of the intersection of Brott and Meadow Streets, approximately two blocks south and west of the downtown St. Paul Airport. This area at one time was part of the City Dump. These lots actually border on the Chicago Great Western Railway right-of-way.

This area is platted but no streets are opened, there is no sewer or water or any other improvements.

After exhaustive search of sales in the district it is your appraisers opinion that the Market Value is based on \$7.50 per Front Foot which indicates .06¢ per square feet or \$1,500.00.

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

"FIFTEEN HUNDRED DOLLARS"

(\$1,500.00)

R. J. Hancey
4/14/61

STATE OF MINNESOTA

DIVISION OF LANDS AND RIGHT OF WAY
PHOTOGRAPHIC MOUNTINGS

DEPARTMENT OF HIGHWAYS

S. P. 1-A COUNTY Ramsey PARCEL No. 30
FEE OWNER Emma Lethert, et al PROPERTY ADDRESS Lots on Brett & Meadow Sts.



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

Date of Photo: 10/61

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 30

FREE OWNER Emma Lethert, Alice Alstatt, Eda Barlow, Rena Oeberg, Laura Hitzema Property Address Numerous vacant lots and William Simard

Compari- son 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 & 1 & 2 of Blk 14 Bazil & Roberts Add. Sold Dec. 1956 - \$4,000.00	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

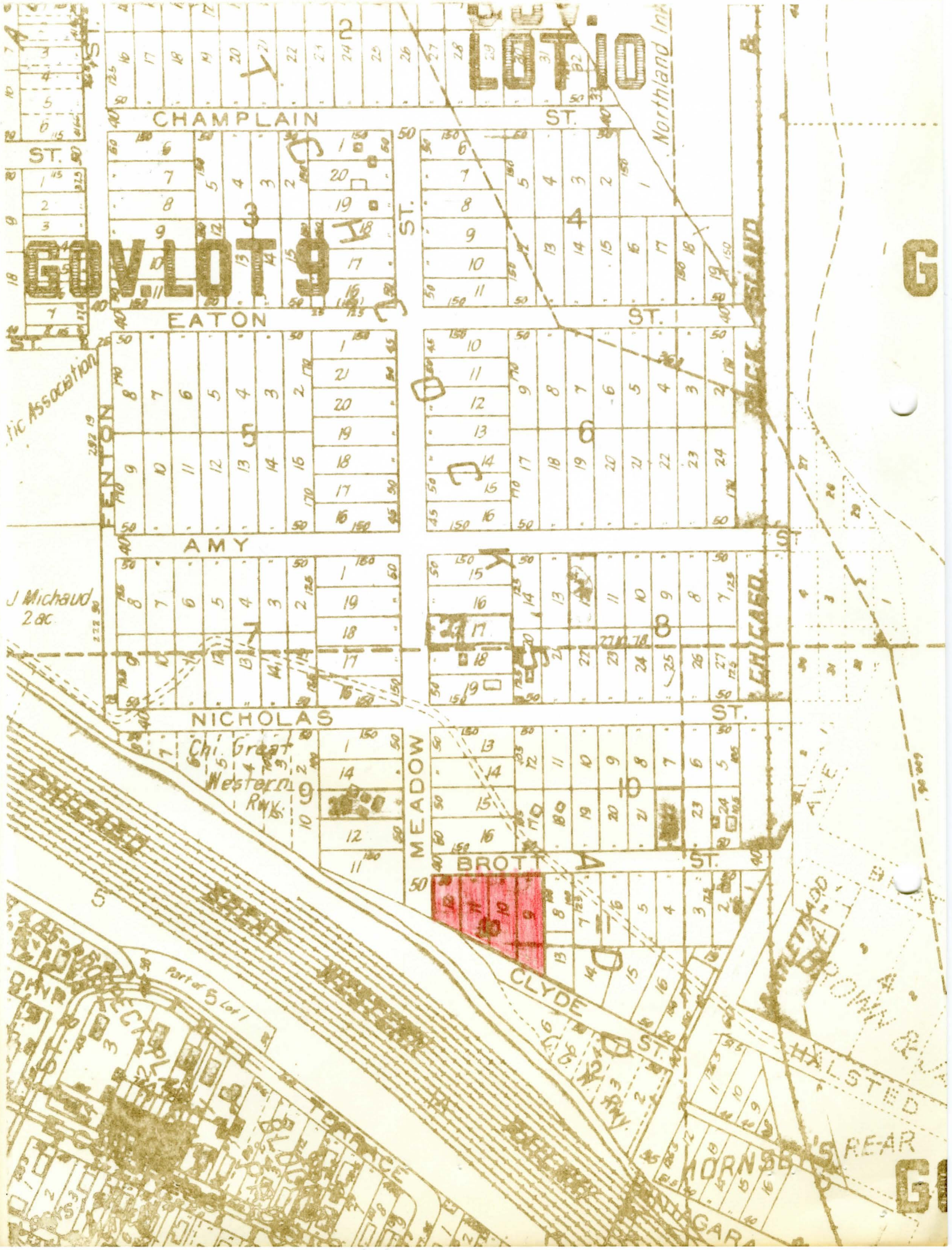
200 front feet ~~squares~~ at 7.50 = \$ 1,500.00

Data by:

Right of Way Agent

Date

Parcel No. 30



GOV. LOT 9

CHICAGO

CHAMPLAIN ST.

ST.

ST.

EATON ST.

ST.

AMY ST.

NICHOLAS ST.

MEADOW ST.

BROTT ST.

CLYDE ST.

HALSTED ST.

MORNSE'S REAR

ic Association

J. Michaud
28C.

Chi. Great
Western
Rwy.

CHICAGO

CHICAGO

Northland Inn

G

G

25003

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
30		Emma Lethert, Alice Alstatt, Eda Barlow, Rena Okeberg, Laura Hitzeman & William Simard							
30	Emma Lethert, et al	Port Authoirty of St. Paul	9-11-61		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

11-15-61

(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

11/14/61