



## **Collection Information:**

**Folder:** Parcel No. 35. 369 Vacant Land on  
Alabama and Chester.

**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. 35  
Vacant Land  
On Alabama at Chester (corner)

Owner: St. Paul Union Depot Co.  
214 E. Fourth Street

Legal: Lots 7 through 11, Block 13, Brooklynd Addition

Lot Size: 250 x 144 feet 36,000 Sq Ft.

Zoning: Light Industry

Assessors Value: Land \$1,625, Total \$1,625.00.

This is a tract of land consisting of 5 lots with a total frontage on Alabama Street of 250 feet, running along Chester Street a depth of 144 feet, resulting in a total area of 36,000 square feet all in one tract.

Alabama and Chester Streets are blacktop. Water is in the street but sewer runs along Minnetonka, which is only 50 feet distant and on Tennessee which is 144 feet distant.

The land is from 3 to 5 feet below grade, zoned light industry. Lies directly across the street (Alabama) from trackage and the Farm Bureau Service Company warehouse.

We have made a survey of the entire are of which subject property is a part. The square foot rate normally used has been set at approximately 12¢ per square foot. Because of the better location, we have set a square foot rate on this tract of 15¢.

$$36,000 \text{ square feet @ } 15¢ = \$5,400.00.$$

This is a total taking. Based on our data and comparable sales, with proper adjustments for the size, zoning and location, it is your appraisers' opinion that the total damages are:

\$5,400.00

"FIVE THOUSAND FOUR HUNDRED DOLLARS"

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