



## **Collection Information:**

**Folder:** Parcel No. 48. Lot St. Lawrence and Minnetonka.

**Series:** Area 1-A, Parcels 1-182, 1961-1962.

**Collection:** Port Authority of the City of Saint Paul. Records.

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STATE OF MINNESOTA      DIVISION OF LANDS AND RIGHT OF WAY      DEPARTMENT OF HIGHWAYS  
PHOTOGRAPHIC MOUNTINGS

S. P. 1-A COUNTY Ramsey PARCEL No. 48  
FEE OWNER Angus & Lizzie Weaver PROPERTY ADDRESS Lot St. Lawrence & Minnetonka



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

Date of Photo: 11/61

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

By: James C. [Signature]  
Right of Way Agent

Project Area 1-A

Parcel No. 48

Angus and Lizzie Weaver

Vacant lot - southwest  
corner St. Lawrence and  
Minnetonka

DSALIENT FACTS AND CONCLUSIONS

Market Value Estimate	\$600.00
Assessors full and true value - land only	350.00
Legal Description:	Lot 1, Block 1, Langevin's Addition
Lot Size:	50 x 150
	Zoning: B residential

Subject lot is north facing located on the southwestern corner of St. Lawrence and Minnetonka. Lot is approximately four feet below grade and there is evidence of a few loads of fill but not enough to improve the lot substantially. The lot faces on St. Lawrence which is graded and hard surfaced. There is city water, but no sewer, sidewalk or curb.

In our market data analysis of comparable properties, after adjustments \$10 per front foot was ascribed to the subject, however an additional increment was applied for a corner lot.

I have personally inspected the property and after thorough investigation, it is the opinion of your appraiser that the market value of the subject property is:

"SIX HUNDRED DOLLARS"

James C. Husep  
11/16/61



STATE OF MINNESOTA

URBAN PROPERTY

DIVISION OF LANDS AND RIGHT OF WAY  
 APPRAISAL BY COMPARISON OF MARKET DATA  
 ANALYSIS OF COMPARABLE UNIMPROVED PROPERTIES

DEPARTMENT OF HIGHWAYS

S. P. Project Area 1-A

COUNTY Ramsey

PARCEL 48

FEE OWNER Angus & Lizzie Weaver

Property Address St. Lawrence & Minnetonka, 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 Lots 15 thru 20, Block 1, Kettering & Constans Add. Jan. 1957 \$660	240	125	30,000	2.75	.022¢		10.00		

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

50 front feet ~~front feet~~ at 12.00 = \$ 600.00

Data by:

*James E. Hunter*  
 Right of Way Agent

11/16/57  
 Date

Parcel No. 48

