



Collection Information:

Folder: Parcel No. 50. Lot on Constans and Minnetonka.

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

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STATE OF MINNESOTA

DIVISION OF LANDS AND RIGHT OF WAY
PHOTOGRAPHIC MOUNTINGS

DEPARTMENT OF HIGHWAYS

S. P. 1-A COUNTY Ramsey PARCEL No. 50
FEE OWNER Fred E. Buechner PROPERTY ADDRESS Lot on Constans & Minnetonka



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

Date of Photo: 11/10/61

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

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

Project Area 1-A

Parcel No. 50

Fred E. Buechner

Vacant lot on Constans
2nd lot west of Minnetonka
south facing

SALIENT FACTS AND CONCLUSIONS

Market Value Estimate	\$200.00
Assessors full and true value - land	75.00
Legal Description:	Lot 13, Block 1, Langevin's Addition
Lot Size:	37½ x 100
Zoning:	B Residential

Lot is located on Constans Street, second lot from the corner of Minnetonka Street and is south facing. It is overgrown with brush and full of rubbish. There are no improvements whatsoever, such as street grading, curbing, sidewalk, water or sewer.

In our market data analysis, sales of heavy industrial land sold for as little as 10¢ per square foot and we are aware of others as low as 5 and 6¢. In addition, some B Residential lots wider and deeper with graded street and water sold for just over \$100 or less than 3¢ per square foot. This sale was a tax forfeiture sale and cost of Torrensing was considered.

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:

"TWO HUNDRED DOLLARS"

James C. Stimpel
11/13/61

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 50

FBE OWNER Fred E. & Mayme Buechner

Property Address Constans & 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¢		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		
5.	State of Minnesota - Rossini Constans - corner of Fenton Lots 15 thru 20, Block 1, Kettering & Constans Add. Jan. 1957 \$660	240	125	30000	2.75	.022¢		10.00		

Reviewed by

Adjustments have been made for zoning, location,
 topography, time of sale, size, etc.

ESTIMATEC VALUE OF LAND IN SUBJECT PROPERTY
 ON BASIS OF COMPARABLE MARKET DATA:

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

Data by: Jones
 Right of Way Agen

11/13/61
 Date

Parcel No. 50

