



## **Collection Information:**

**Folder:** Appraisal Information on Various Properties.

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

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

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October 30, 1961

Port Authority of Saint Paul  
60 West Fourth Street  
St. Paul 1, Minnesota

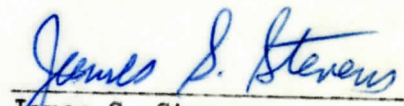
Gentlemen:

Pursuant to your request we have made an inspection of the following parcels of real estate, all in Port Authority Project 1-A, being Parcels 56, 76, 83, 85, 86, 88, 103. These parcels being a portion of the appraisal assignment.

In our appraisal of August 9, 1961, which was the first installment of a group of appraisals, we outlined the general area information which also applies to the following estimates of value. We have made a personal inspection of the property named herein and outlined all the factors which we felt would effect the value of these properties, and our estimate of value is as follows:

Parcel #56	92 State Street	\$ 6,500.00
Parcel #76	118 State Street	3,200.00
Parcel #77	114-116 State Street	4,200.00
Parcel #83	295 Kentucky Street	12,000.00
Parcel #85	261 Texas Street	4,200.00
Parcel #86	156 State Street	8,000.00
Parcel #88	146-148 State Street	10,500.00
Parcel #103	284 Texas Street	7,500.00

Sincerely yours,

  
James S. Stevens

  
Emil H. Nelson

JSS:jml

October 2, 1961.

Port Authority of Saint Paul  
60 East Fourth Street  
St. Paul, 1, Minnesota

Gentlemen:

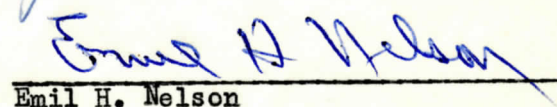
Pursuant to your request we have made an inspection of the following parcels of real estate, all in Port Authority Project 1-A, being Parcels 61, 62, 64, 66, 68, 93, 94, 95, 96 and 98. These parcels being a portion of the appraisal assignment.

In our appraisal of August 9, 1961, which was the first installment of a group of appraisals, we outlined the general area information which also applies to the following estimates of value. We have made a personal inspection of the property named herein and outlined all the factors which we felt would effect the value of these properties, and our estimate of value is as follows:

Parcel #61	80 Chester St.	\$ 5,000.00
Parcel #62	375 Tennessee St.	4,750.00
Parcel #64	345 Kentucky St.	8,500.00
Parcel #66	353 Kentucky St.	6,750.00
Parcel #68	Vacant Lot NW corner Chester and Kentucky	750.00
Parcel #93	362 Kentucky	10,300.00
Parcel #94	346 Kentucky	2,750.00
Parcel #95	393 Texas St.	3,200.00
Parcel #96	407 Texas St.	2,250.00
Parcel #98	132 Chester St.	6,000.00

Sincerely yours,

  
James S. Stevens

  
Emil H. Nelson

JSS:LKS

November 30, 1961

Port Authority of Saint Paul  
60 West Fourth Street  
St. Paul 1, Minnesota

Gentlemen:

Pursuant to your request we have made an inspection of the following parcels of real estate, all in Port Authority Project 1-A, being Parcels 73, 75, 78, 89, 90, & 91. These parcels being a portion of the appraisal assignment.

In our appraisal of August 9, 1961, which was the first installment of a group of appraisals, we outlined the general area information which also applies to the following estimates of value. We have made a personal inspection of the property named herein and outlined all the factors which we felt would effect the value of these properties, and our estimate of value is as follows:

Parcel #73	122-26 State Street	\$10,000.00
Parcel #75	120 State Street	\$ 4,800.00
Parcel #78	110-112 State Street	\$25,000.00
Parcel #89	140 State Street	\$ 3,200.00
Parcel #90	138 State Street	\$ 3,800.00
Parcel #91	132-34 State Street	\$ 7,000.00

Sincerely yours,

  
James S. Stevens

  
Emil H. Nelson

JSS/jml

August 24, 1961

Port Authority  
City of Saint Paul  
60 E. Fourth Street  
Saint Paul 1, Minnesota

Gentlemen:

Pursuant to your request, we have made an appraisal of the property in Project Area 1-A, being Parcel No. 87, at 150 State Street, Saint Paul, Minnesota.

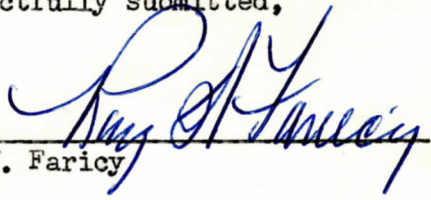
We have made a careful inspection of the property and analyzed all the facts and information available to us and all other discoverable factors that would help us fulfill your request of estimating the market value and or damages of and to the above named properties.

The result of our appraisal is listed below, with other factors of the investigation and conclusions contained elsewhere in this report.

Project Area 1-A

Parcel no. 87	150 State Street	\$4,600.00.
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Respectfully submitted,

  
\_\_\_\_\_  
Ray W. Faricy

  
\_\_\_\_\_  
James C. Huspek

August 9, 1961

Port Authority of Saint Paul  
60 East Fourth Street  
St. Paul-1, Minnesota

Gentlemen:

Puruant to your request, we have made an inspection of the real estate involved in the Port Authority Project Area 1-A, being Parcels #65, #79(3 units), 80 and 97. These parcels being only a portion of the appraisal assignment, therefore we are labeling, "first installment", this first report of our assignment.

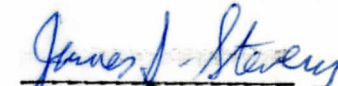
We have made a careful and personal inspection of the properties named herein and have analyzed the facts and information available to us, and all other discoverable factors. This was done in order to help us fulfill your request of estimating the Market Value of the above named properties.

The results of our appraisal are listed below, with other information and data of our investigation contained elsewhere in this report:

Parcel #65	351 Kentucky	\$8,000.00
Parcel #79A	104-6-8 State	\$8,000.00
Parcel #79B	276 Tennessee	\$6,000.00
Parcel #79C	102 State	\$5,000.00
Parcel #80	105 Fenton	\$5,500.00
Parcel #97	388 Kentucky	\$5,000.00

Sincerely yours,

  
Emil H. Nelson

  
James S. Stevens

PROPERTY RIGHTS  
TO BE APPRAISED

Title in fee simple, unencumbered, subject to usual easements for utilities, if any.

DATE AND PURPOSE

To estimate a fair market value of land and buildings as of the dates on the individual appraisal reports.

GENERAL CHARACTER-  
ISTICS OF AREA

This area is bounded on the North by the Mississippi River, and on the East by the Municipal Airport, on the Southerly portion by what was formerly the State Street Dump, and on the Westerly portion by an area approximately three blocks West of So. Wabasha St.

There are several industrial plants in the general area as well as scattering of houses, churches and small commercial business places. Houses are single family dwellings and multiple dwelling units. There are many cases where there is more than one house on a lot and many of the buildings in this area are badly run down.

LOCATION AND SITE  
DESCRIPTION

The specific property under appraisal in this project is bounded on the West by State St., on the North by the Rock Island Railroad tracks, on the East by Wyandotte St., which is four blocks East of State St., and on the South by St. Lawrence St.

This area is all level and in some portions, specifically along State St., 100% built up with the buildings built very close together, there being practically no side or front yards as they are all built right on the sidewalk line.

### ADVERSE INFLUENCES

This entire area is subject to flooding as was evidenced in 1951 and 1952 when all the basements in this area were filled with back water from the over-flowing Mississippi River.

This area is in the latter stages of decline from the economic standpoint, as is evidenced by the comparatively high degree of vacancy, and the low rental scale which tends to attract the very low income group which comprise a good share of the inhabitants.

### ZONING

Most of the land in the particular parcels under appraisal are zoned B Residential with the property along State St. zoned Commercial. On all sides of this the zoning is either Light or Heavy Industrial and in most cases has been developed to this use.

### UTILITIES

With some exceptions most of the homes in the area have city water, sewer and gas. We will cite on the individual reports the utilities that serve each property. State St. has sidewalk and curb and pavement. St. Lawrence St. also has pavement and curb but no sidewalk. The other streets have neither sidewalk nor curb and the streets are gravel. Electricity is available to all the homes in the area.

### TRANSPORTATION

Public transportation is available on South Robert St. about three or four blocks to the West of the subject property.

### SHOPPING

There are several small stores along State St. The main shopping is available in the St. Paul Loop which is approximately one mile from the subject property.



### SCHOOLS

There is a public grade school in the block bounded by Kentucky, Texas, State and Fenton which is about the central of this property under appraisal. Junior High School is available about a mile South and Senior High School is approximately two miles to the South.

### CHURCHES

There are two church buildings in the area one of which is closed and boarded up and the second one is being used as a tire warehouse and recapping plant. This is a further indication of the economic decline of the area. Further evidence is the fact that the Catholic church in the area recently built a new church and school about one and one-half mile South of this area.

### ECONOMIC HISTORY OF THE AREA

This area was originally developed prior to 1900 and most of the buildings are 60 to 80 years old. The area has been declining economically for many years as is evidenced by low rentals that prevail in the area. The economic trend is further evidenced by the comparatively low percentage of owner occupants.

### MARKET DATA

The sale of property in this area has been very slow for many years indicating further the economic trend. In estimating the market value your appraisers have obtained a list of all the recorded sales in the general area for the past 5 years. It has been necessary in many instances to cite comparative sales in other areas, with adjustments made to compensate for the difference in utilities, location, condition and any other factors that we felt would effect values. We also checked all available sources of information to establish our land values, then we have cited several vacant land sales in the area.

**BASIS FOR ESTIMATE  
OF LAND VALUE**

There have been several sales in the past few years on vacant lots in the general area which your appraisers have considered at arriving at their estimate of land value. They are as follows:

1. Legal: Lots 6 to 10 inc. Block 3, Second Add. to Brooklynd.  
Location: So. side of Kentucky St. between Taft and Missouri St. Warranty deed dated 3/20/58, document #1452432, recorded in Book 1576 of Deeds, page 205.  
Grantor: Stuart F. Markoe and wife  
Grantee: Northern Valley Co.  
Revenue stamps \$2.20 indicate a sale price of \$2,000 for 240.32 feet frontage on Kentucky St. by 125 ft. in depth, or 30,040 square feet. Sold on a basis of \$8.33 per front foot or 7¢ per square foot.
  
2. Legal: Lot 12 to 17 inc. Block 3, Second Add. to Brooklynd  
Location: North side of Texas St.  
Legal: Lot 2 to 11 inc. Block 4, Second Add. to Brooklynd  
Location: South side of Texas St.  
Warranty deed 9-25-56, Document #1413711, recorded Box 1535 of Deeds, Page 221.  
Grantor: Brooklynd Company  
Grantee: Northern Valley Co.  
Revenue stamps \$6.60 indicate a sale price of \$6,000 for a total of 80,626 square feet on an ungraded street. Sold on a basis of 7½¢ per square foot.
  
3. Legal: Lots 1 to 5 and 18 to 22, Block 3, Second Addition to Brooklynd - War. Deed dated 8/17/56, Doc. #1410370, Book 1531, Page 391.  
Location: South side of Kentucky St., (being Lots 1 to 5 inc.) and North side of Texas St., (being Lots 18 to 22 inc.) between Missouri St. and Taft St.  
Grantor: Brooklynd Company  
Grantee: Northern Valley Co.  
Revenue stamps \$4.40 indicate a sale price of \$4,000 for a total of 50,000 sq.ft. sold on a basis of 8¢ per sq.ft.
  
4. Legal: Lots 12 to 17 inclusive, Block 4, Second Addition to Brooklynd  
Location: North side of St. Lawrence St. at northeast corner of Taft St.

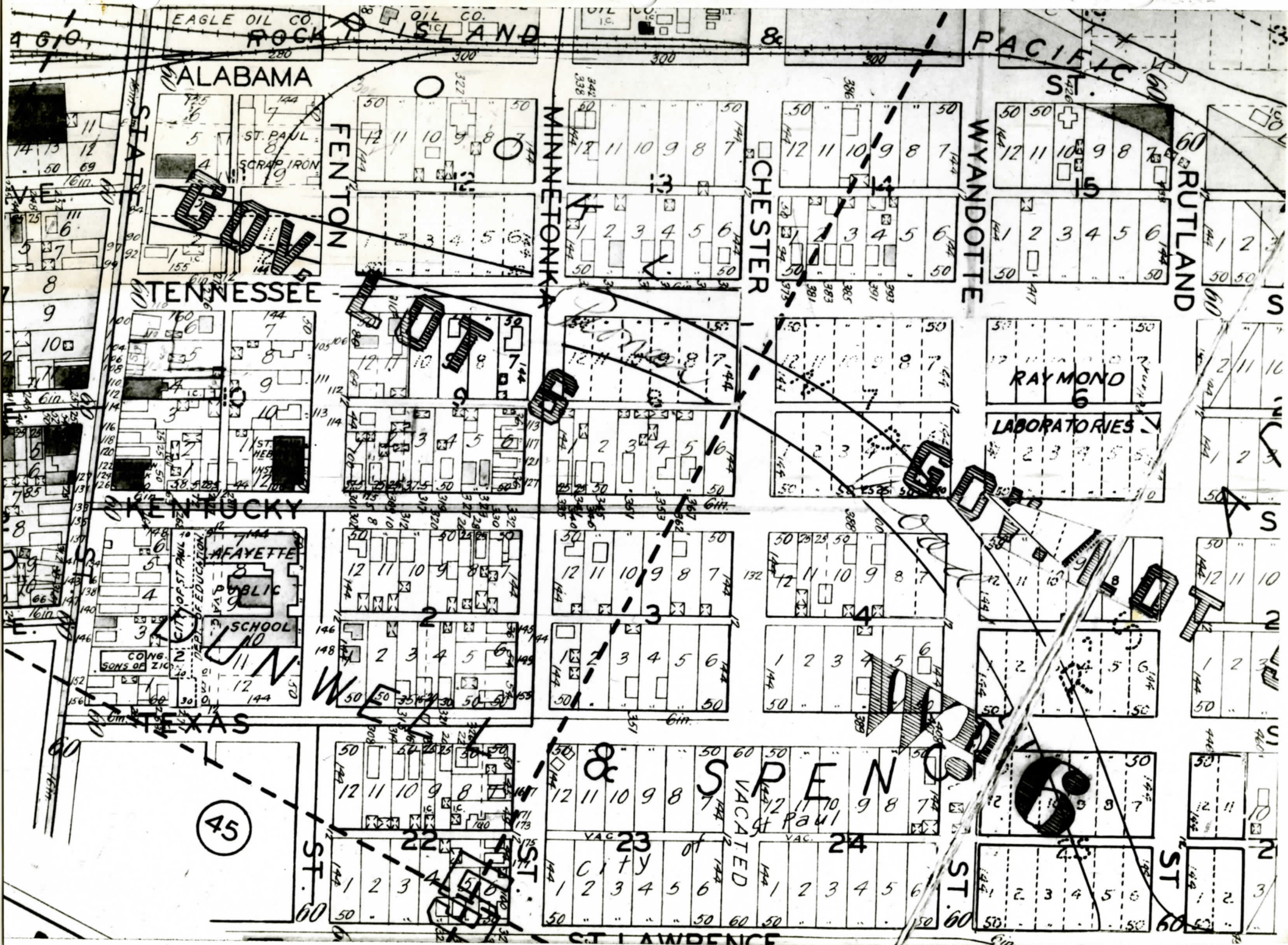
Warranty deed dated 11-15-55, Document  
#1413811, recorded in Book 1535 of Deeds,  
Page 309.

Grantor: Brooklynd Company

Grantee: John J. Ramackel and wife

Revenue stamps indicate a sale price of \$1,500, 242.72 ft.  
frontage on St. Lawrence St., depth 125 ft. total of 30,340  
sq.ft., sold on basis of \$16.20 front ft. or 5@ sq.ft.





EAGLE OIL CO. OIL CO.

ROCK ISLAND

PACIFIC ST.

ALABAMA

ST. PAUL  
SCRAP IRON

GEORGE

TENNESSEE

KENTUCKY

AFAYETTE

SCHOOL

UNION

TEXAS

45

ST. 60

MINNETONKA

CHESTER

WYANDOTTE

RUTLAND

RAYMOND  
LABORATORIES

SPENCER

VACATED  
City of  
ST. PAUL

ST. 60

ST. 60

ST. LAWRENCE