



Collection Information:

Folder: Parcel No. 128. Lots: Corner of Fenton and Constans Streets.

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

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S. P. 1-A COUNTY Ramsey PARCEL No. 128
FEE OWNER Reno & Rosemary Rossini PROPERTY ADDRESS Lots - corner of Fenton & Constans



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

Date of Photo: 11/61

Photo No.	Description of Subject
5.	_____
6.	_____
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By: James C. [Signature]
Right of Way Agent

Project Area 1-A

Parcel No. 128

Reno and Rosemary Rossini
6 vacant lots on Constans
south facing beginning at
Fenton and running west.

SALIENT FACTS AND CONCLUSIONS

Market Value Estimate: \$2,500.00
Assessors full and true value: 950.00
Legal Description: Lots 15, 16, 17, 18, 19 and 20, Block 1,
Kettering & Constans Addition.
Lot Size: 40x125 each lot Zoning: B Residential

Subject lots are located on Constans Street, south facing, beginning with the corner lot at Fenton and running west 5 lots toward State Street. They are thickly overgrown with underbrush and are slightly below street grade. Street is graded and city water is available. There is no sidewalk or curbing. It appears the city sewer stops at the first lot west of the subject property.

Coincidentally, these lots are listed in our Market Data analysis. They were purchased under a tax forfeiture and at prices and time noted in our analysis. It was necessary to adjust upward for time of sale and also to add the cost of clearing title. An extensive and expensive report of sales was secured in the area for the past 5 years and there are very few. In spite of the great demand and scarcity of land, there is nothing to indicate any appreciation or substantial increase in value. This is proven by the lack of sales activity. Natural and economic factors have apparently shown their influence. Because of floods in the past and the probability of another in the future and also because of the economic and physical status of the surrounding area, no degree of desirability is reflected, particularly under the present zoning. Further, there is no industrial growth in the area in a period of considerable general expansion.

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 as follows:

Lots 15 through 19 \$400 each or	\$2,000
Lot 20 (corner)	500
Total Market Value	\$2,500

"TWO THOUSAND FIVE HUNDRED DOLLARS"

James C. Kerpel
11/14/61

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
FREE OWNER Reno & Rosemary Rossini Property Address Fenton & Constans, St. Paul, Minn.
PARCEL 128

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. Sold Jan. 1957 \$660	240	125	30000	2.75	.022¢		10.00		

Reviewed by

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:

front feet
~~240~~ 240 ~~feet~~ at 10.00 = \$ 2500.00

Plus \$100.00 corner influence

Data by: [Signature] Right of Way Agent
Date 11/14/61
Parcel No. 128

