



## **Collection Information:**

**Folder:** Parcel No. 131. Lot on St. Lawrence Street.

**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. 131  
Lot on St. Lawrence St.

DEC • 61



Project Area 1-A  
Parcel No. 131

Owner: Bernard L. Nicholson - Marie A. Plaster  
587 Bay Street, St. Paul, Minn.

Legal: NE<sup>1</sup>/<sub>3</sub> of NW<sup>1</sup>/<sub>4</sub> 100 feet of Lot 5, Blk 1,  
Langevin's Second Addn.

Lot Size: 33 <sup>1</sup>/<sub>3</sub> x 100 Feet

Zoned: "B" Residential

Vacant Land

Assessor's Value: Land 150 - Building none - Total 150.

This is a vacant lot located on St. Lawrence Street, north facing, approximately 66 <sup>2</sup>/<sub>3</sub> feet east of Minnetonka Street.

St. Lawrence Street is paved, there is no curb or sidewalk, no sewer or water at this point according to the map published by the City of St. Paul Department of Public Works dated 1/1/61.

St. Lawrence is the only street that is graded in this immediate area. The alley is not open. This land is overgrown with underbrush and is 3 or 4 feet below street grade.

After exhaustive search and investigation of sales in the district over the past 5 years we have estimated the Market Value of subject property on the basis of \$9.00 per front foot.

33 <sup>1</sup>/<sub>3</sub> Front Feet @ \$9.00 per Front Foot - \$300.00

This is a total taking. It is your appraiser's opinion that the total damages are;

"THREE HUNDRED DOLLARS"

(\$300.00)