



## **Collection Information:**

**Folder:** Parcel No. 138. 2 Vacant Lots; State and Morrison.

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

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

## **Copyright Notice:**

This material may be protected by copyright law (U.S. Code, Title 17). Researchers are liable for any infringement. For more information, visit

[www.mnhs.org/copyright](http://www.mnhs.org/copyright).

Project Area 1-A  
Parcel No. 138  
2 vacant lots  
State and Morrison

• AUG • 61



• AUG • 61



Project Area 1-A  
Parcel No. 138  
2 Vacant Lots - State & Morrison

Owner: Robert and Ludwig Metzger  
450 E. 6th Street

Legal: Except street, Lots 6 and Lot 7, Block 4, Morrison's  
Addition

Lot Size: Lot 6 - 46.77 x 125 feet  
Lot 7 - 50 x 125 feet - total 12,096 sq. ft.

Zoning: Heavy industry

Vacant land

Assessed Value: Land \$325 - Total \$325.00.

Land Description

The land involved in this appraisal consists of one lot on the southeast corner of State and Morrison Streets west facing on State with a frontage of 46.77 feet, running between parallel lines along Morrison a depth of 125 feet.

The other lot is north facing on Morrison Street with a frontage of 50 feet and a depth of 125 feet, being located 125 feet east of State Street.

State Street is blacktop. According to the city map put out by the Commissioner of Public Works dated Jan. 1, 1956, there is no sewer at this point. There is water in the street, no sidewalk or curb.

Morrison Street is not open or graded and has no improvements in the street.

From our investigations and data accumulated including a check on all sales in the area over the past 5 years, we have established a square foot value on this type of property of  $12\frac{1}{2}\phi$  per square foot.

$$12,096 \text{ square feet} @ 12\frac{1}{2}\phi = \$1,512.00.$$

This is a total taking. Based on our investigations and knowledge of the area, it is your appraisers' opinion that the total damages are:

Land only \$1,500.00

"ONE THOUSAND FIVE HUNDRED DOLLARS"