



Collection Information:

Folder: Parcel No. 139. 286 State Street.

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

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Records.

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Project Area 1-A
Parcel No. 139
286 State Street

AUG 61



Project Area 1-A
Parcel No. 139
286 State Street

Owner: Abe Gillman

Legal: Lots 1 through 4, Block 5, Morrison's Addition

Lot Size:

Lot 1 - 50 x 150	7,500 square feet
Lot 2 - 50 x 125	6,250 " "
Lot 3 - 50 x 125	6,250 " "
Lot 4 - 50 x 125	6,250 " "
Total area	<u>26,250</u> " "

Zoning: Heavy industry

Built: Shed erected about 1940.

Assessors Value: Land \$750, Buildings \$150, Total \$900.00.

This tract of land now operated as a junk yard is located at the north-east corner of the intersection of State and Morrison Streets.

State Street is blakktop. There is no sewer in the street at this point but it is available one block away at Utah Street. There is no sidewalk or curb. Water is in the street.

Morrison Street is not graded or open. There are no improvements in Morrison Street.

The land is all level with grade.

In order to enclose the greater part of this land for the accumulation of junk and to keep out at least part of the elements, this owner has constructed numerous sheds and board fences of old lumber, metal strips, woven wire, etc. of questionable value. However, it serves a purpose for this owner. Although it is impossible to measure the value of the sheds, etc. by Cost Approach, a certain value must be placed upon them for the service they perform.

For the purpose of estimating a valuation for total taking, we have placed a depreciated value of \$1,000.00 on all the improvements.

Land:

We have made an exhaustive study of land values in this area. We have made a comprehensive search of the Court House records to determine all sales made within the area over the past five years.

August 30, 1961

Port Authority
City of Saint Paul
Saint Paul 1, Minnesota

Gentlemen:

Pursuant to your request, we have made an appraisal of the properties in Project Area 1-A, being Parcels Numbered 105 to 114 inclusive, and No. 123, all in Saint Paul, Minnesota.

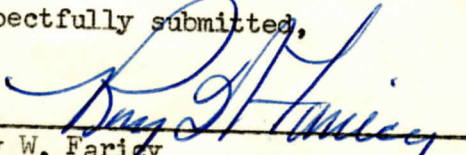
We have made a careful inspection of the properties and analyzed all the facts and information available to us and all other discoverable factors that would help us fulfill your request of estimating the market value and or damages of and to the above named properties.

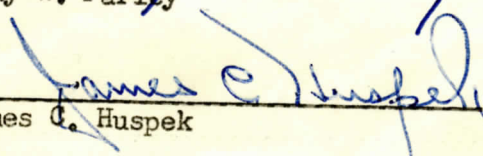
The result of our appraisal is listed below, with other factors of the investigation and conclusions contained elsewhere in this report:

Project Area 1-A

Parcel No. 105	268 Texas St. vacant lot	\$ 650.00
No. 106	160 State Street	5,650.00
No. 107	162 State Street	5,400.00
No. 108	164 State Street	5,800.00
No. 109	166 State Street	4,100.00
No. 110	170 State Street	6,600.00
No. 111	174 State Street	5,250.00
No. 112	176 State Street	5,500.00
No. 113	178 State Street	4,750.00
No. 114	180 State Street	6,750.00
No. 123	204 State Street	6,200.00

Respectfully submitted,


Ray W. Faricy


James C. Huspek

Project Area 1-A
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Based on these investigations and the data accumulated, we have established a square foot value on properties of this type of $12\frac{1}{2}\phi$ per square foot.

There is some discrepancy in the land measurements between the plat book and the County records. However, it is not of sufficient consequence to alter our valuation.

26,250 square feet @ $12\frac{1}{2}\phi$ = \$3,281.00.

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

Land	\$3,300.00
Improvements	<u>1,000.00</u>
Total	\$4,300.00

"FOUR THOUSAND THREE HUNDRED DOLLARS"

MARKET APPROACH

In view of the nature of the improvements on subject property, comparable sales are not available. However, reference is made to our original comparable land sales wherein the land was acquired, we believe, for the same purpose as subject property is being used.