



Collection Information:

Folder: Parcel No. 140. Lots on Fenton and Morrison.

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

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Records.

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STATE OF MINNESOTA

DIVISION OF LANDS AND RIGHT OF WAY
PHOTOGRAPHIC MOUNTINGS

DEPARTMENT OF HIGHWAYS

S. P. 1-A COUNTY Ramsey PARCEL No. 140
FEE OWNER Ethel M. Quam PROPERTY ADDRESS Lots on Fenton & Morrison



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

Date of Photo: 11/61

| Photo No. | Description of Subject |
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By: James C. Hurst
Right of Way Agent

Project Area 1-A

Parcel No. 140

Ethel M. Quam
2 vacant lots on Fenton
east facing at corner of
Morrison

SALIENT FACTS AND CONCLUSIONS

Market Value Estimate \$700.00
Assessors full and true value: 50.00
Legal Description: Lots 3 and 4, Block 1, Pott's Addition
Lot Size: 37½ x 115 each lot Zoning: Heavy industry

Subject lots are located on Fenton Street east facing being first and second lot north of Morrison. They are completely raw and there are no improvements of any kind. Land sales in our Market data analysis and others investigated show sales from 5¢ to 10¢ per square foot but the higher prices included lots where streets were graded and there was city water. These sales were adjusted upward for time primarily. Lot is too small in itself for industrial improvement.

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:

"SEVEN HUNDRED DOLLARS"

James C. Kuspel
11/14/61

S. P. Project Area 1-A

COUNTY Ramsey

PARCEL 140

FEE OWNER Ethel M. Quam

Property Address Fenton & Morrison, St. Paul, Minn.

| 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¢ | | .07 ¹ / ₂ ¢ | | |
| 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¢ | | .07 ¹ / ₂ ¢ | | |
| 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¢ | | .07 ¹ / ₂ ¢ | | |
| 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. 1956 - \$4,000.00 | 225 | 119 | 26775 | 17.75 | .22¢ | | .10¢ | | |
| 5. | State of Minnesota - Rossini Constans, corner of Fenton Lots 15 thru 20, Block 1, Kettering & Constans Add. Jan. 1957 \$660 | 240 | 125 | 30000 | 2.75 | .022¢ | | .08¢ | | |

Proper Adjustments have been made for zoning, location, topography, size, time of sale, etc.

ESTIMATE VALUE OF LAND IN SUBJECT PROPERTY ON BASIS OF COMPARABLE MARKET DATA:

Reviewed by

8,625 ~~front feet~~ square feet at .08¢ = \$ 700.00

Data by:

Right of Way Agent

11/14/61
Date

Parcel No. 140

25003

DEPARTMENT OF HIGHWAYS -- STATE OF MINNESOTA
LANDS AND RIGHT OF WAY SECTION

S. P. No. 1-A County RAMSEY

RECORD OF TRANSFERS

| PAR. | GRANTOR | GRANTEE | DATE | DOC. NUMBER | INST. OR NATURE OF INTEREST | RECORDED IN BOOK PAGE | CONSIDERATION | REV. STAMPS | INDICATED AMOUNT |
|------|---------|---------------|--------|-------------|-----------------------------|-----------------------|---------------|-------------|------------------|
| 140 | | ETHEL M. QUAM | 2-8-49 | | QUIT-CLAIM | | | | |
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(For Use as Project Information)

All transfers of each individual parcel which have been made during the past five years must be listed above. Actual date of acquisition by present owner only (from attorneys opinion of title) need be shown if more than five years previous.

Information by:

Right of Way Agent

Date

(For Use with Individual parcel)

I hereby certify that in making my appraisal of this parcel, I am aware of the transfers of the same which have been made during the past five years. I also certify that I have no present or contemplated future interest in this property.

James C. Karpel
Appraiser or Right of Way Agent

11-14-61
Date