



Collection Information:

Folder: Parcel No. 171. Lot on St. Lawrence.

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

Collection: Port Authority of the City of Saint Paul.
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. 171

FEE OWNER Ray/Levin & H. J. Annan PROPERTY ADDRESS lot on St. Lawrence

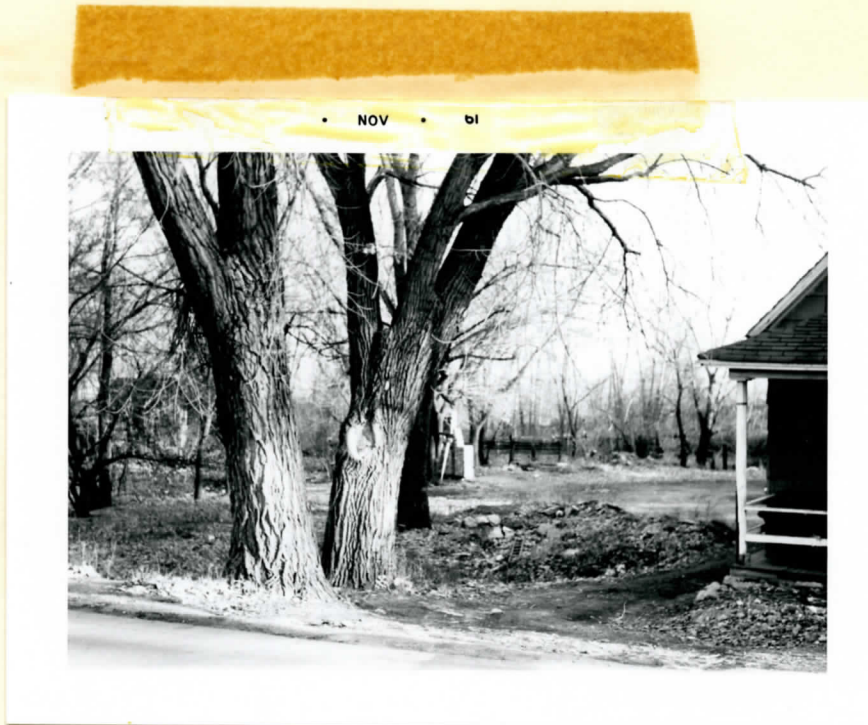


Photo No.	Description of Subject
1.	<u>Subject property</u>
2.	_____
3.	_____
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Date of Photo: 11/61

Photo No.	Description of Subject
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By: *Ray J. Ramsey*
Right of Way Agent

Project Area 1-A
Parcel No. 171
310 St. Lawrence - Vacant Lot

Owner: Ray Levin & H. J. Annan^{ewy}
179 Genesee^e

Legal: E'ly 26 feet of Lot 5 and all of Lot 4, Block 1,
Langevin's Addn.

Lot Size: 76 x 150 feet

Zoned: "B" Residential

Vacant Lot.

Assessor's Value: Land 500 - Building None - Total 500.

This is an inside lot and one-half, North facing on St. Lawrence approximately 75 feet East of Fenton Street running between parallel lines a depth of 150 feet, there is no alley.

St. Lawrence Street is blacktop, there is no sidewalk or curb. All improvements are in the street.

An exhaustive search has been made of all sales in this district over the past 5 years. From the information gathered and general knowledge of the district it is your appraiser's opinion that the Market Value of subject property is based on \$15.00 per front foot.

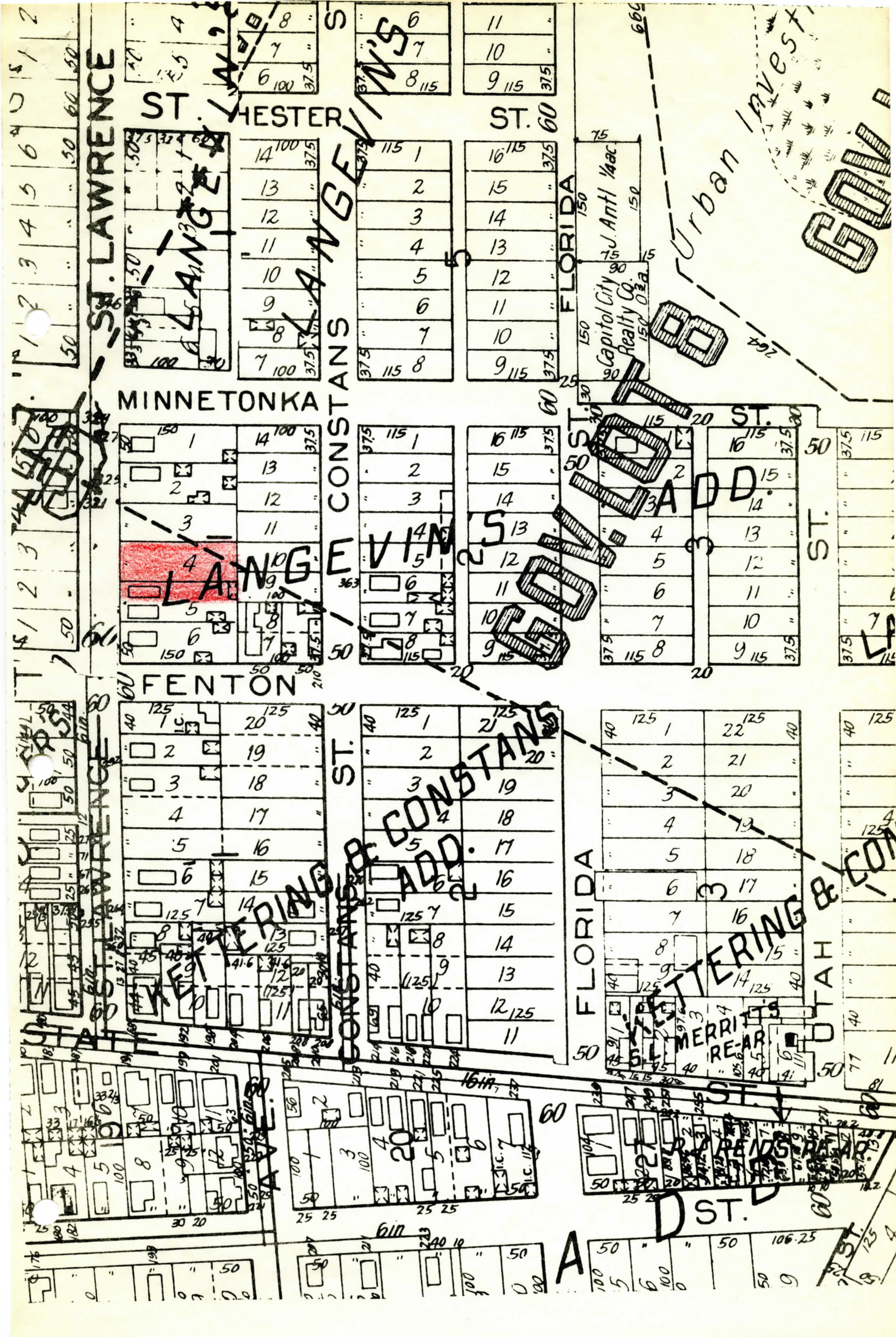
76 front feet x \$15.00 per front foot - \$1,140.00

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

"ONE THOUSAND ONE HUNDRED FIFTY DOLLARS"

(\$1,150.00)

Ray J. Finney
11/27/61



ST. LAWRENCE

ST. CHESTER

ST. 60

MINNETONKA

FENTON

CONSTANS

CONSTANS

FLORIDA

FLORIDA

LANG

LANG

EVINS

EVINS

CONSTANS

Urban Invest
GOV

FLORIDA
MERRITT'S REAR
ST. MERRITT'S REAR

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

14	100	37.5
13	"	"
12	"	"
11	"	"
10	"	"
9	"	"
8	"	"
7	100	37.5

115	1
"	2
"	3
"	4
"	5
"	6
"	7
115	8

16	115	37.5
15	"	"
14	"	"
13	"	"
12	"	"
11	"	"
10	"	"
9	115	37.5

1	150	14	100	37.5
2	"	13	"	"
3	"	12	"	"
4	"	11	"	"
5	"	10	"	"
6	150	9	"	"
7	"	8	"	"
8	"	7	"	"
9	"	6	"	"
10	"	5	"	"
11	"	4	"	"
12	"	3	"	"
13	"	2	"	"
14	100	1	"	37.5

115	1
"	2
"	3
"	4
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"	6
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115	9

16	115	37.5
15	"	"
14	"	"
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12	"	"
11	"	"
10	"	"
9	115	37.5

115	1
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115	8

16	115	37.5
15	"	"
14	"	"
13	"	"
12	"	"
11	"	"
10	"	"
9	115	37.5

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"	"	3	"	"	"
"	"	4	"	"	"
"	"	5	"	"	"
"	"	6	"	"	"
"	125	7	14	"	"
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"	"	19	"	"	"
"	"	20	"	"	"
40	125	21	20	125	40

40	125	1	20	125	40
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"	"	5	"	"	"
"	"	6	"	"	"
"	125	7	"	"	"
"	"	8	"	"	"
"	"	9	"	"	"
"	"	10	"	"	"
"	"	11	"	"	"
"	"	12	125	"	"
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"	"	18	"	"	"
"	"	19	"	"	"
"	"	20	"	"	"
40	125	21	20	125	40

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"	"	4	"	"	"
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40	125	23	20	125	40

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"	"	19	"	"	"
"	"	20	"	"	"
40	125	21	20	125	40

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91	100	92	100
93	100	94	100
95	100	96	100
97	100	98	100
99	100	100	100

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7	100	8	100
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91	100	92	100
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95	100	96	100
97	100	98	100
99	100	100	100

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3	100	4	100
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83	100	84	100
85	100	86	100
87	100	88	100
89	100	90	100
91	100	92	100
93	100	94	100
95	100	96	100
97	100	98	100
99	100	100	100

STATE OF MINNESOTA

URBAN PROPERTY

DIVISION OF LANDS AND RIGHT OF WAY
 APPRAISAL BY COMPARISON OF MARKET DATA
 ANALYSIS OF COMPARABLE UNIMPROVED PROPERTIES

DEPARTMENT OF HIGHWAYS

S.P. Project Area 1-A

COUNTY

Ramsey

PARCEL 171

FREE OWNER Ray Levin & H. J. Annan
 179 Genesee

Property Address 310 St. Lawrence, St. Paul, Minn.
 Vacant Lot

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¢		15.00		
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		

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:

Reviewed by

front feet
~~square feet~~
~~square~~
76 at 15.00 = \$ 1,150.00

Data by:

[Signature]
 Right of Way Agent

Date

11/27/61

Parcel No.

171

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
171		Rae Levin	11-22-54		W. D.				
	Rae and A. I. Levin	Harry J. & Marion Annen	12-23-60		Q. C.				

(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 11-27-61

(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.
Russell J. Finney

Appraiser or Right of Way Agent Date 11/27/61