



Collection Information:

Folder: Parcel No. 174. Lot on Constans and Fenton.

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

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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. 174
FEE OWNER Sarah Levine PROPERTY ADDRESS lot on Constans & Fenton



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

Date of Photo: 11-61

Photo No.	Description of Subject
5.	_____
6.	_____
7.	_____
8.	_____

By: *Ray St. James*
Right of Way Agent

Project Area 1-A
Parcel No. 174
Constance & Fenton Streets

Owner: Sarah Levine
1899 Highland Parkway

Legal: Lot 9, Block 1, Langevin's Addn.

Lot Size: 37.5 x 100 feet

Zoned: "B" Residential

Vacant Lot.

Assessor's Value: Land 75 - Buildings None - Total \$75.00.

This is a vacant lot on Constance Street approximately 75 feet east of Fenton Street, south facing with a frontage on Constance Street of 37.5 feet running between parallel lines a depth of 100 feet, there is no alley.

There is no sewer in the street at this point according to the map containing sewer installations published by the Public Works Commissioner dated 1/1/59. There is water in the street but no sidewalk or curb. Constance Street is graded, dirt, oiled.

After an exhaustive search of sales in this district over the past 5 years and knowledge of the general area it is your appraiser's opinion that subject property has a Market Value based on \$10.00 per front foot.

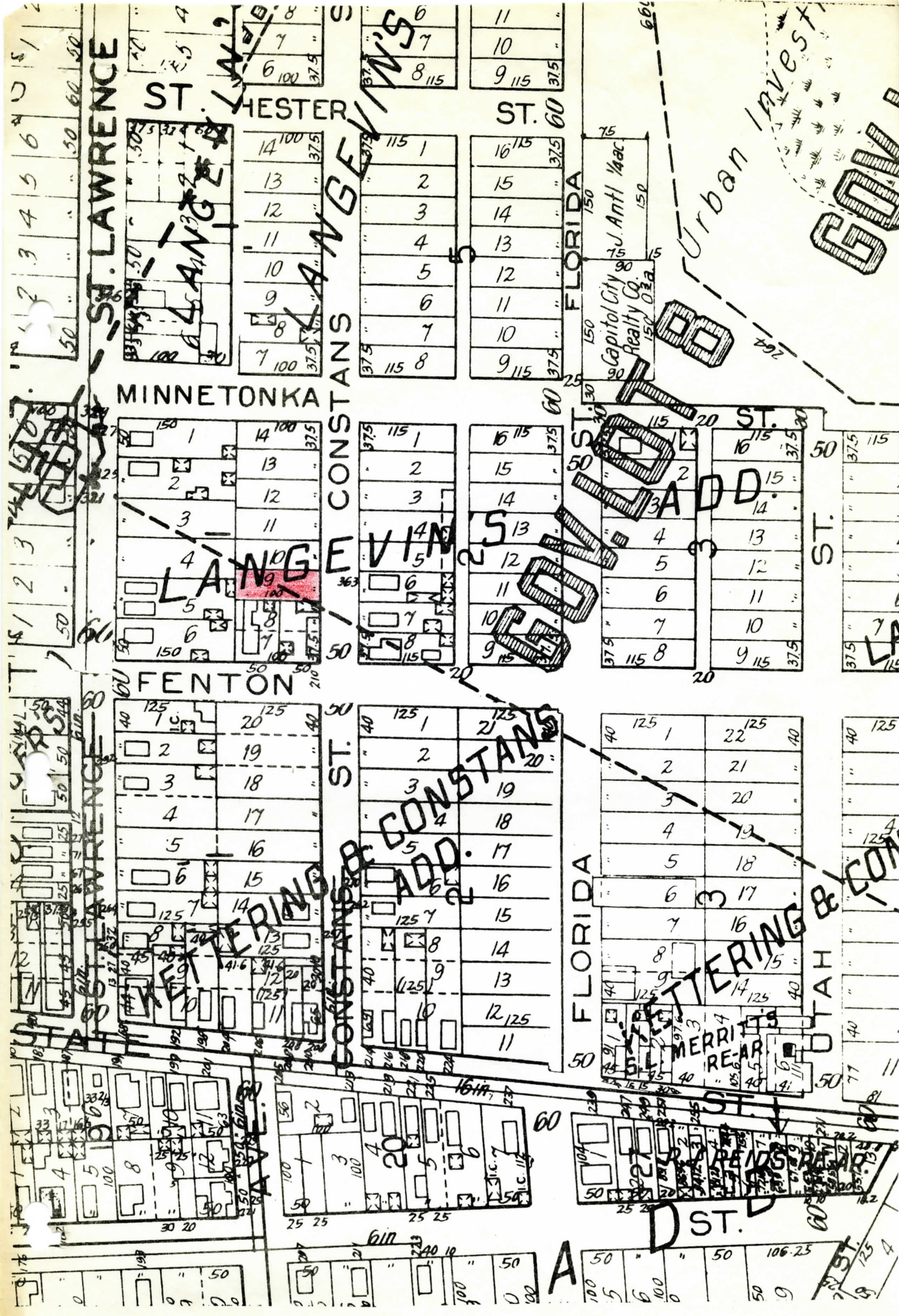
37.5 front feet x \$10.00 per front foot - \$375.00

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

"THREE HUNDRED SEVENTY-FIVE DOLLARS"

(\$375.00)

Ray J. Lantry
11/29/61



S. P. Project Area 1-A COUNTY Ramsey PARCEL 174
 FREE OWNER Sarah Levine Property Address Constance & Fenton Streets, St. Paul

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 14, 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 Addn. Sold Dec. '56 - \$4,000.00	225	119	26775	17.75	.22¢		15.00		

Reviewed by _____
 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:
37.5 front feet ~~square feet~~ at 10.00 = \$375.00

Data by: _____
 Right of Way Agent [Signature]
 Date 11/27/61
 Parcel No. 174

25003

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

S. P. No. 1-A County Ransey RECORD OF TRANSFERS

PAR.	GRANTOR	GRANTEE	DATE	DOC. NUMBER	INST. OR NATURE OF INTEREST	RECORDED IN BOOK PAGE	CONSIDERATION	REV. STAMPS	INDICATED AMOUNT
174		Sarah Levine	1-4-28		W. D.				

(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.

Appraiser or Right of Way Agent

Date

R. J. Finney

11/27/61