



Collection Information:

Folder: Parcel No. 175. Lot on Constans and Fenton.

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

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

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S. P. 1-A COUNTY Ramsey PARCEL 175
FEE OWNER Kazimar Chreptowicz PROPERTY ADDRESS Lot - Fenton & Constans



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. 175
210 Fenton - Vacant Lot

Owner: Kazimar Chreptowicz
318 Texas

Legal: SE'ly $\frac{1}{2}$ of Lots 7 & 8, Block 1, Langevin's
Addn.

Lot Size: 50 x 75 feet

Zoned: "B" Residential

Vacant Lot.

Assessor's Value: Land 75 - Building-None (50) - Total 125.

This is a vacant lot on the Northeast corner of Fenton and Constance Streets, South facing with a frontage on Fenton Street of 50 feet running along Constance Street a distance of 75 feet.

According to the Assessor's records there are some buildings on this lot but this information is incorrect, except for an old garage which is of no value.

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

After an exhaustive search of transactions in this district over the past 5 years it is your appraiser's opinion that subject property has a Market Value based on \$8.00 per front foot for this shallow lot.

50 front feet x \$8.00 per front foot - \$400.00

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

"FOUR HUNDRED DOLLARS"

(\$400.00)

Ray St. Francis
11/27/60

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 175

FRE OWNER Kazimar Chreptowicz

Property Address 210 Fenton Street, 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¢		10.00		
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¢		5.00		
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¢		5.00		
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¢		10.00		

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
~~50~~ 50 ~~at 8000~~ at 8000 = \$ 400.00

Data by:

Right of Way Agent

Date

Parcel No.

175

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	CONSID-ERATION	REV. STAMPS	INDICATED AMOUNT
175		Kazimer Chreptowicz	8-2-48		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.

R. J. Tanning
Appraiser of Right of Way Agent _____ Date 11/27/61