



Collection Information:

Folder: Parcel No. 180A. 417 Tennessee.

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

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Records.

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PROJECT AREA 1-A

PARCEL NO. 180A

NOTE: The owner refused permission for your appraisers to enter the property. This report is made at your request from a visual inspection by us from the outside perimeter of the lot lines. See Special Limiting Conditions attached hereto and made a part hereof for further detail.

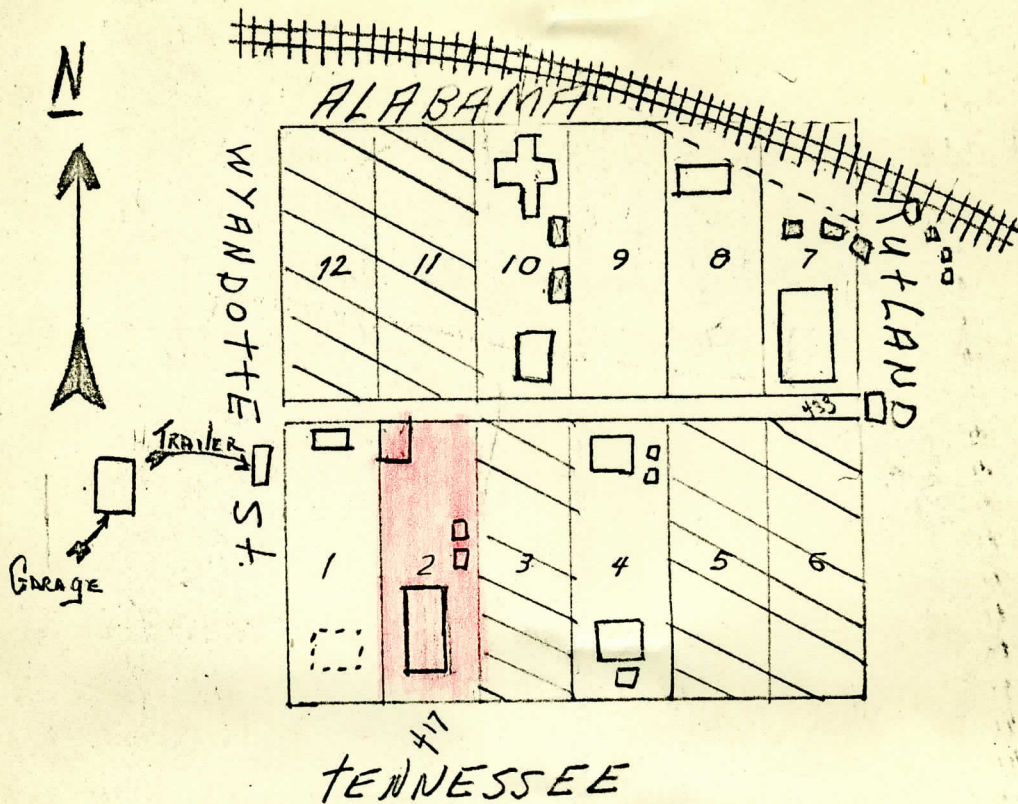
Address: 417 Tennessee
Owner: Helen A. and Raymond L. Krawczewski
Legal: Lot 2, Block 15, Dunwell and Spencer's Addition to Brooklynd
Lot Size: 50 x 144
Zoning: "B" Residence
Built: 1924
Assessed Value: \$300 - Land, \$850 - Building

This property is bounded on the South by Tennessee, on the West by Wyandotte, on the North by Alabama Street and the railroad tracks and on the East by Rutland Street. The lot is level with street grade and well landscaped. The improvement is set back 10 feet from the street in front. The improvement consists of a rectangular one story frame dwelling with asbestos shake siding and composition roof. The exterior is in very good condition. To the rear of the lot is a very dilapidated shed. Along the edge of the lot line there are two small outbuildings -- one is covered with imitation asphalt siding and the other has wood lap siding and is well painted and in good condition.

Approximate Value:

Land	\$ 500.00
Building	5,500.00
Sheds	<u>400.00</u>
Total	\$ 6,900.00

#6,400.00



PARCEL 180 A

PROJECT AREA 1-A
PARCEL NO. 180A

Lots One & Two



SIDE VIEW LOOKING SOUTHEAST
OF LOTS 1 & 2



ANGLE VIEW TO SOUTHEAST OF LOTS 1 & 2

PROJECT AREA 1-A
PARCEL NO. 180A

Lot Two



FRONT VIEW OF LOT 2



SIDE VIEW OF LOT 2

PROJECT AREA 1-A
PARCEL NO. 180A

Lot Two



OUT-BUILDINGS & SHED ON LOT 2



OUT-BUILDINGS ON LOT 2

PROJECT AREA 1-A
PARCEL NO. 180A

Lot Two



VIEW OF GARAGE - LOT 2

SPECIAL LIMITING CONDITIONS

The completion of an appraisal which would reflect our opinion of the market value of this property under present conditions is impossible. This situation is occasioned by the fact that the owner of the property consistently and repeatedly refused to give permission either to the St. Paul Port Authority or ourselves to enter the property and make an inspection of the land and buildings and take measurements. Under these circumstances we informed the Real Estate Consultant of the St. Paul Port Authority that it would be impossible for us to complete the appraisal that had been requested from us. The Real Estate Consultant for the Port Authority thereafter requested that we provide them with a report which would give them some description of the property and a rough estimate of what the value might possibly be by our viewing the property from the outside perimeter of the lot lines. We have attempted to comply with this request and our findings are set out in the report.

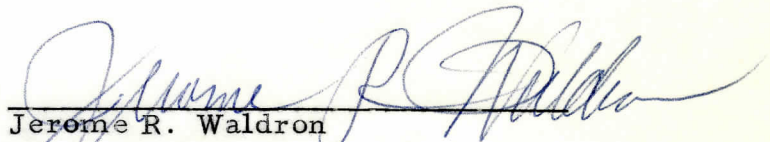
We wish to emphasize that without making an actual inspection of the property it is impossible for us to give an accurate opinion of market value and this report does not indicate market value and that this is a report and not an appraisal. In submitting this report we make no warranties as to the accuracy of any findings or opinions set forth therein. We are willing to submit an appraisal of this property in proper form and substance when the St. Paul Port Authority can obtain permission for us from the owner to enter the property and make a thorough inspection. Upon making an inspection the estimated valuations shown in our report may be materially changed.

These Special Limiting Conditions apply to all the properties and land covered by the description Project Area 1-A, Parcel No. 180, 180A, 180B, 180C, 180D, 180E, 180F, 180G, 180H, 180I, 180J.

SIGNED


Austin J. Baillon

SIGNED


Jerome R. Waldron

Dated: , 1962.

COMPARABLE SALES II

ONE STORY SINGLE FAMILY DWELLING

984 Jackson St. - This is a rectangular frame one story single family dwelling with asbestos shingle exterior and composition roof. The exterior is in very good condition. This building is located on Jackson Street between Jenks and Case. The lot is level with street grade. There is a part basement which contains a thirty gallon automatic gas hot water heater. This building has one bedroom, living room, dining room, kitchen, and full bath. It is heated by a gas space heater. The condition of the inside is good. This dwelling sold for \$3,300.00 cash in 1961.

553 Blair - This is a rectangular frame one story single family dwelling with wood lap siding exterior and composition roof. The condition of the exterior is fair. There is a full basement. This dwelling contains two bedrooms, living room, dining room, kitchen and bath which is in the attic. This property is in very poor condition. It sold for \$3,500.00 cash in 1961.

1542 Albemarle - This is a rectangular one story frame single family dwelling with imitation brick asphalt exterior siding and composition roof. The exterior is in good condition. There is a full basement with a thirty gallon automatic gas hot water heater. The first floor consists of two bedrooms, living room, kitchen, full bath. The inside is in good condition. This has a 60 x 124 foot lot and a two car garage. The majority of the value of this property lies in the lot. This building sold for \$4,950.00 with \$200.00 down in 1960.

800 Stewart - This is a rectangular frame one story single family dwelling with asbestos shingle exterior and a composition roof. The exterior is in very good condition. This dwelling is located on Stewart Street between Bay and Otto. The lot is level with street grade in the front and slopes to approximately three feet below grade at the rear. It contains a part basement. The age of this building, according to the Court House, is marked as "old". It has two bedrooms, living room, kitchen and a half bath. It is heated by stove heat. There are hardwood floors and enamel trim. It sold for \$3,500.00 cash in 1959.