



Collection Information:

Folder: Parcel No. 180C. Lot 4, Block 15,
Dunwell and Spencer's Addition to Brooklynd

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

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

Copyright Notice:

This material may be protected by copyright law (U.S. Code, Title 17). Researchers are liable for any infringement. For more information, visit

www.mnhs.org/copyright.

PROJECT AREA 1-A

PARCEL NO. 180C

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: Lot 4, Block 15, Dunwell and Spencer's Addition to Brooklynd

Owner: Helen A. and Raymond L. Krawczewski

Legal: Lot 4, Block 15, Dunwell and Spencer's Addition to Brooklynd

Lot Size: Included in Parcel 180B

Zoning: "B" Residence

This lot is bounded on the South by Tennessee, on the West by Wyandotte Street, on the North by Alabama Street and the railroad tracks, and on the East by Rutland Street. This lot is approximately level with street grade. At the present time Tennessee Street does not continue through. On the South portion of the lot there is a raised rectangular frame one store structure or building which appears to have been a houseboat at one time. The exterior and the roof are covered with tarpaper. According to the neighbors at one time this building was rented to an elderly man but at the present time it is vacant. There is also a small tarpaper storage shed on the South portion of Lot 4.

Approximate Value:

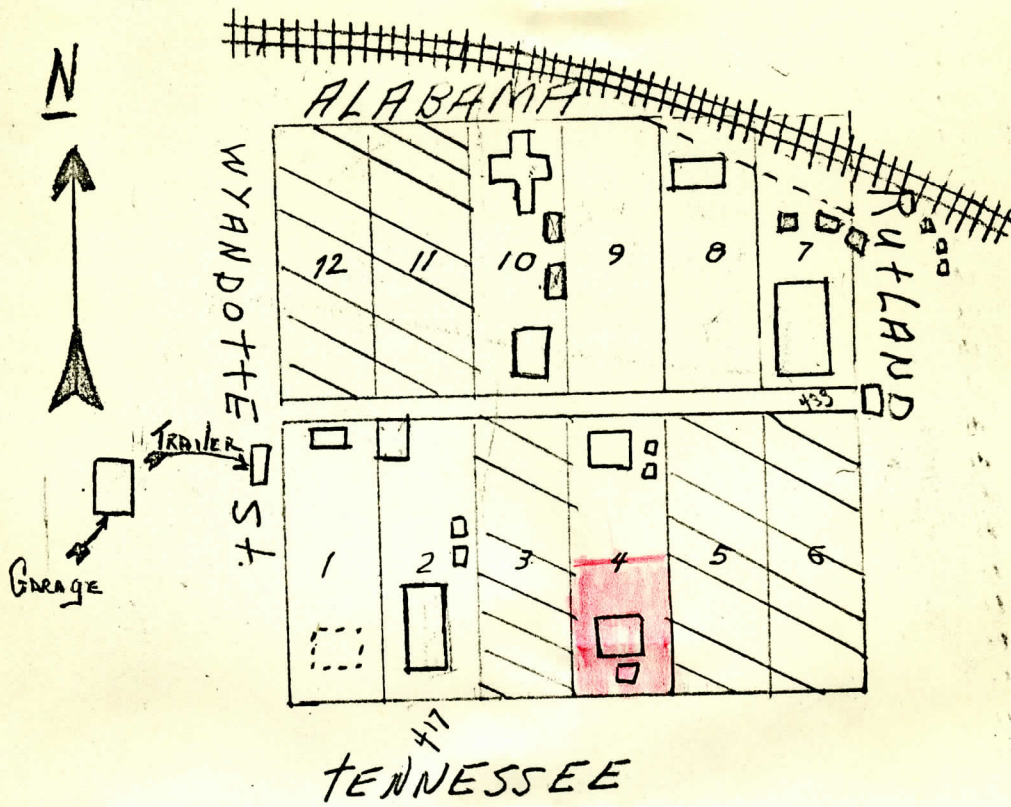
Land (covered under Parcel No. 180B)

Structure on South portion of
Lot 4

\$ 400.00

Total

\$ 400.00



Parcel 180c

PROJECT AREA 1-A
PARCEL NO. 180C
(South Portion)

Lot Four



VIEW OF PORTABLE OUT-BUILDINGS ON LOT 4



VIEW OF PORTABLE OUT-BUILDINGS ON LOT 4


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

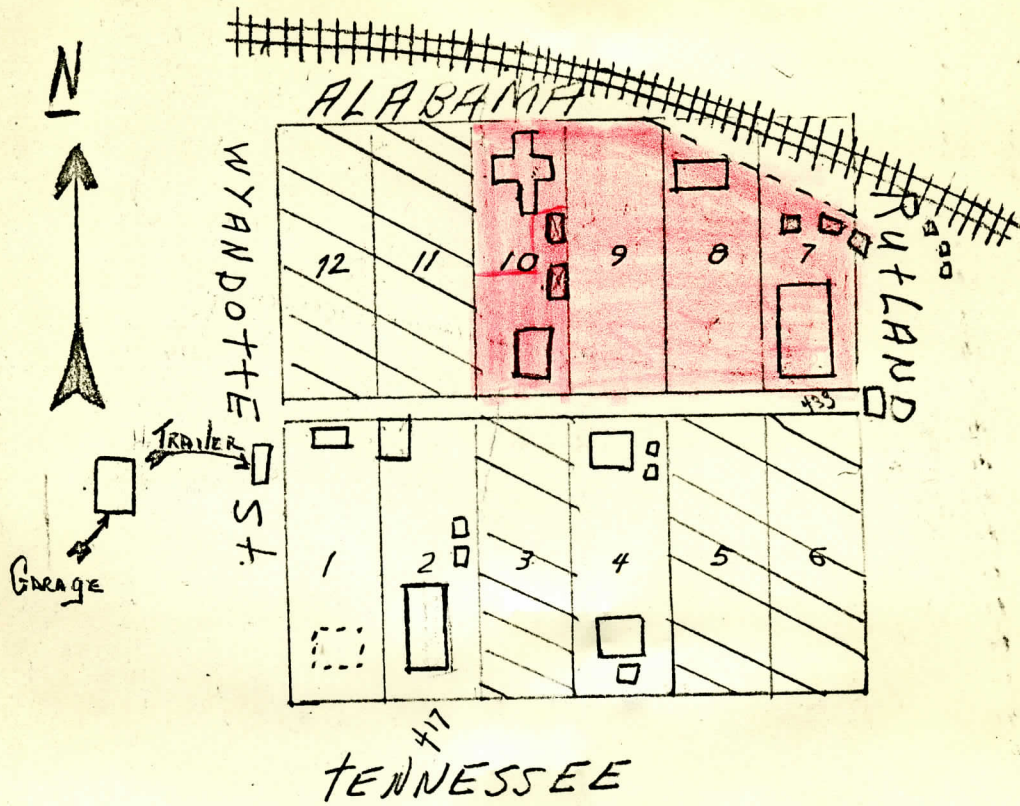

Jerome R. Waldron

Dated: , 1962.

The following two photos are inserted at this point to show the South boundary of Lot 10, 9, 8 and 7, Block 15, Dunwell and Spencer's Addition to Brooklynd.

Please note that the railroad tracks, which are to the North of the above mentioned lots, turn towards the Southeast and cut off some of the North portion of Lots 9, 8 and 7, Block 15, Dunwell and Spencer's Addition to Brooklynd.

To check this further, refer to the photostats of the plat which are enclosed in this report.

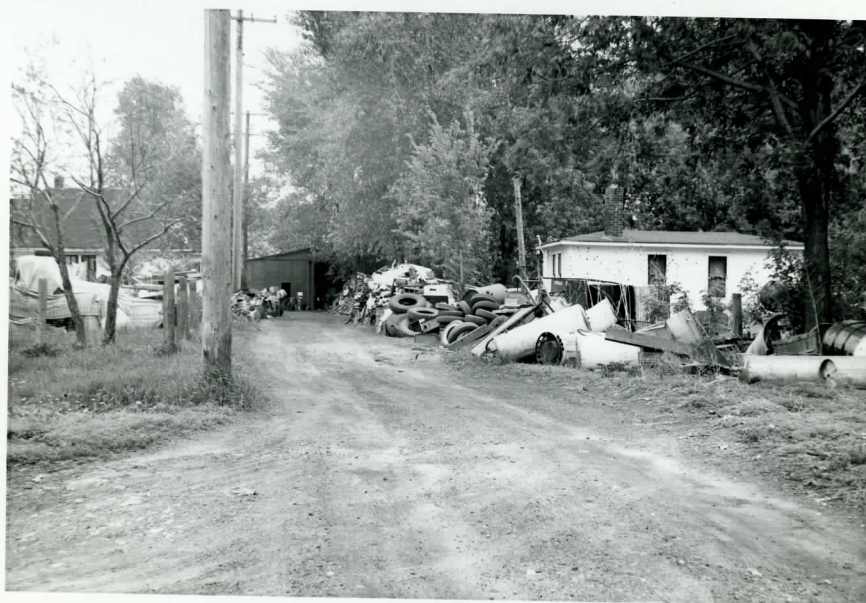


P

PROJECT AREA 1-A
PARCEL NO. 180



VIEW OF THE RAILROAD TRACKS
LOOKING TO THE EAST



VIEW OF ALLEY LOOKING TO EAST WHICH IS THE ONLY ACCESS
TO SOME OF THE BUILDINGS LOCATED ON LOTS 10, 9, 8, & 7