



Collection Information:

Folder: Parcel No. 180D. South Portion, Lot 10, Block 15, Dunwell and Spencer's Addition to Brooklyn.

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

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

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PROJECT AREA 1-A

PARCEL NO. 180D

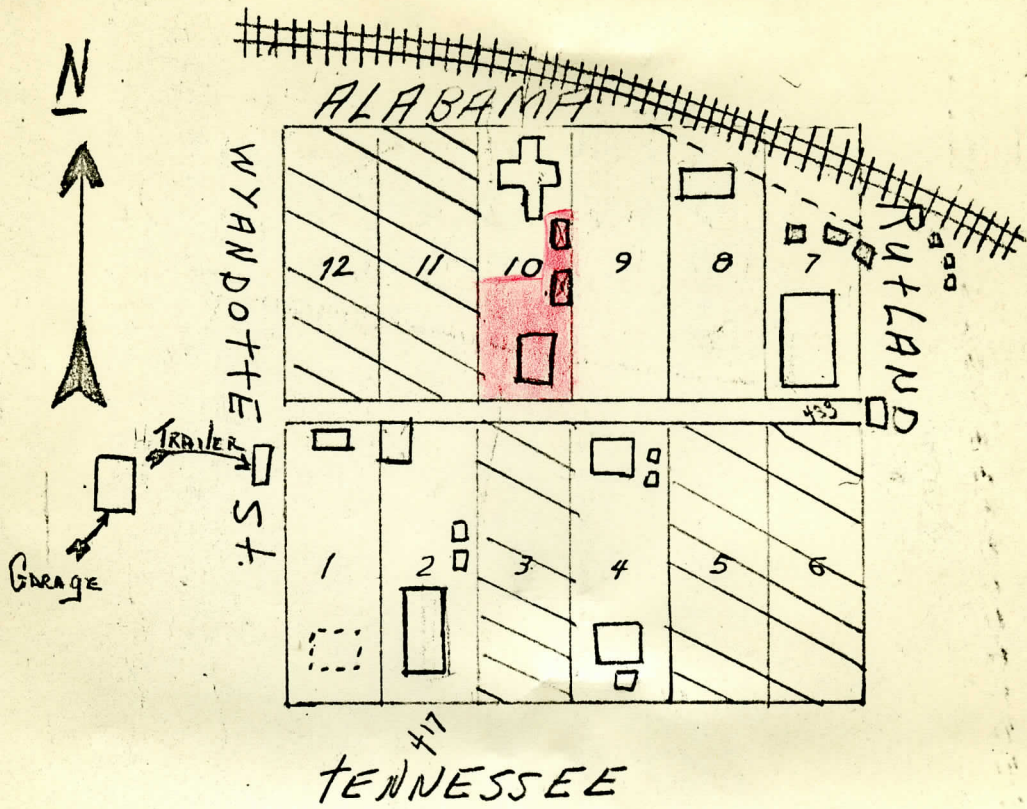
NOTE: The owner refused permission for your appraisers to enter the property. This report is made at your request from a visual inspection by us from the outside perimeter of the lot lines. See Special Limiting Conditions attached hereto and made a part hereof for further detail.

Address: South portion of Lot 10
Owner: Helen A. and Raymond L. Krawczewski
Legal: Lot 10, Block 15, Dunwell and Spencer's Addition to Brooklynd
Lot Size: 50 x 144
Zoning: "B" Residence
Built: According to the Court House, marked "old"
Assessed Value: \$300 - Land, \$700 - Building

This lot is bounded on the North by Alabama Street and the railroad tracks (see photographs attached), on the East by Rutland Street, and on the South by Tennessee. On the South portion of Lot 10, set back 10 feet from the alley, there is a rectangular frame one-story dwelling which has the address 424 marked on it. The exterior of this building is composition siding and it has a composition roof. There is an imitation asphalt permastone trim around the bottom of the building. There is a one story enclosed porch across the front. The exterior of this building appears to be in very good condition.

Approximate Value:

Land	\$ 500.00
Improvement	4,500.00
Storage sheds	<u>200.00</u>
Total	\$ 5,200.00



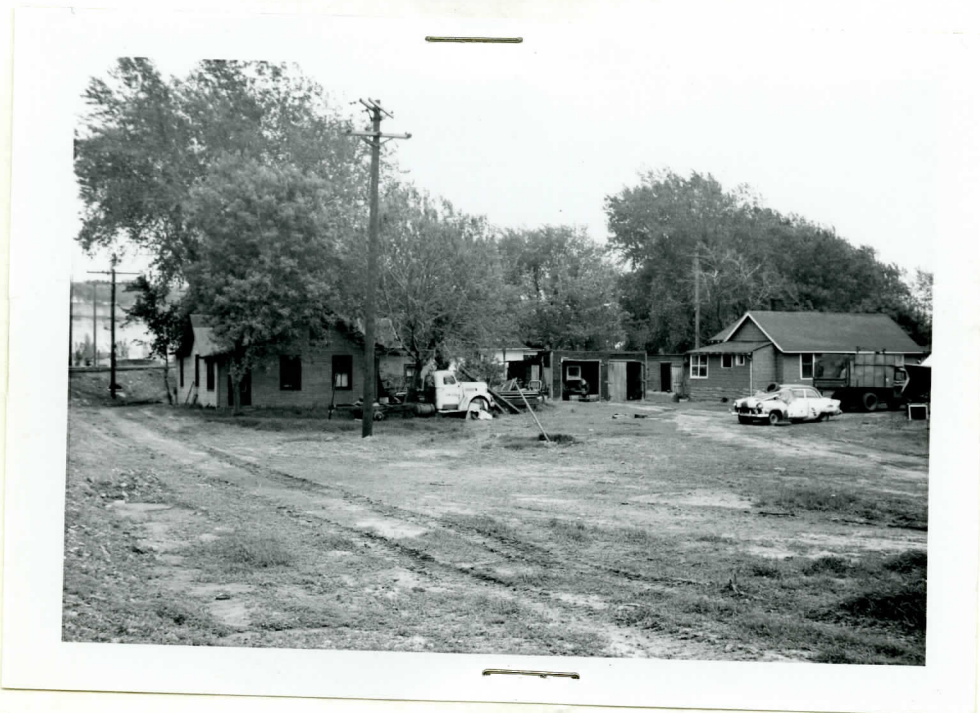
Parcel 18DD

PROJECT AREA I-A
PARCEL NO. 180D
(South Portion)

Lot Ten



FRONT VIEW OF HOUSE LOCATED ON
SOUTH PORTION OF LOT 10



VIEW OF BOTH IMPROVEMENTS AND
OUT-BUILDINGS ON LOT 10

PROJECT AREA I-A
PARCEL NO. 180D
(South Portion)
Lot 10



SIDE VIEW LOOKING TO THE EAST OF
HOUSE LOCATED ON SOUTH PORTION OF LOT 10



REAR VIEW OF HOUSE LOCATED ON SOUTH
PORTION OF LOT 10 - ALSO OF OUT-BUILDINGS ON LOT 10

PROJECT AREA I-A
PARCEL NO. 180D
(South Portion)

Lot Ten



VIEW OF REAR OF HOUSE LOCATED ON
SOUTH PORTION OF LOT 10

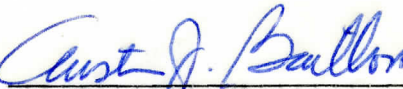
SPECIAL LIMITING CONDITIONS

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 I

ONE STORY SINGLE FAMILY DWELLING

322 Daly - This is a rectangular one story single family dwelling with asphalt imitation brick siding and composition roof. The condition of the exterior is very good. The lot is level with street grade. There is a tool shed at the rear of the dwelling. This building has a living room, kitchen, one bedroom, and half bath. The interior is in very good condition. It sold for \$4,000.00 cash in 1960.

462 Superior - This is a rectangular frame one story single family dwelling with an asbestos siding exterior, and composition roof. The exterior is in good condition. This property is located on Superior between Richmond and Colbourne. The lot is level with street grade. There is a 15 by 8 foot shed at the rear of the lot. There is a three-quarter basement which contains a twenty gallon automatic gas hot water heater. The age, according to the Court House, is marked as "old". This house contains three bedrooms, living room, dining room, kitchen and full bath. This dwelling is heated by two space heaters and sold for \$5800.00 cash in 1961.

392 Arbor - This is a rectangular frame one story single family dwelling with asbestos exterior siding and composition roof. The exterior is in good condition. The lot is level with street grade. There is a three-quarter basement which contains a gas forced air furnace and a thirty gallon automatic gas hot water heater. This dwelling was built in 1885 and contains two bedrooms, living room, kitchen, bath with no sink, hardwood floors, and enamel trim. The building sold for \$5300.00 cash in 1961.