



## **Collection Information:**

**Folder:** Parcel No. 180E. North Portion, Lot 10, 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.

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PROJECT AREA 1-A

PARCEL NO. 180E

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: North portion of Lot 10, Block 15, Dunwell and Spencer's Addition to Brooklynd.

Owner: Helen A. and Raymond L. Krawczewski

Legal: North portion of Lot 10, Dunwell and Spencer's Addition to Brooklynd

Lot Size: None (covered under Parcel 180D)

Zoning: "B" Residence

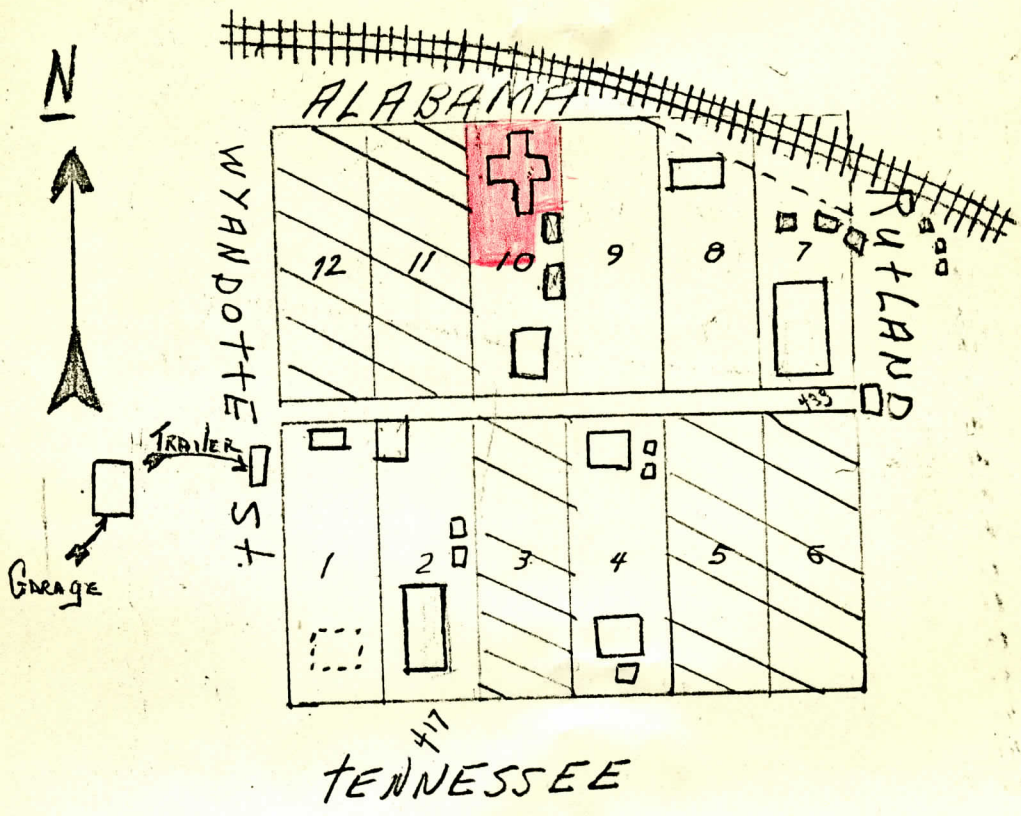
Built:

Assessed Value:

This lot is bounded on the South by Tennessee, on the West by Wyandotte, on the North by Alabama and the railroad tracks, and on the East by Rutland Street. There is a one story frame building located on the North portion of the lot which is accessible from Alabama Street. At this point Alabama adjoins the railroad tracks and ends. The exterior of this building is covered with composition siding and it has a composition rolled roof. The exterior appears to be in very poor condition.

Approximate Value:

Land (covered under Parcel No. 180D)	
Improvement	\$ <u>2500.00</u>
Total	\$ 2500.00



Parcel 180 E

PROJECT AREA I-A  
PARCEL NO. 180E  
(North Portion)

Lot Ten



ANGLE VIEW TO THE SOUTHWEST OF IMPROVEMENT  
LOCATED ON THE NORTH PORTION OF LOT 10



ANGLE VIEW LOOKING NORTHEAST OF IMPROVEMENT  
LOCATED ON NORTH PORTION OF LOT 10

PROJECT AREA I-A  
PARCEL NO. 180E  
(North Portion)

Lot Ten



VIEW OF REAR OF IMPROVEMENT LOCATED  
ON NORTH 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 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 by 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 street 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.