



Collection Information:

Folder: Parcel No. 180F. Lot 9, 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. 180F

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 9, Block 15, Dunwell and Spencer's Addition to Brooklynd

Owner: Helen A. and Raymond L. Krawczewski

Legal: Lot 9, Block 15, Dunwell and Spencer's Addition to Brooklynd

Lot Size: 50 x 144 (Estimated - tip cut off by railroad tracks - see plat attached)

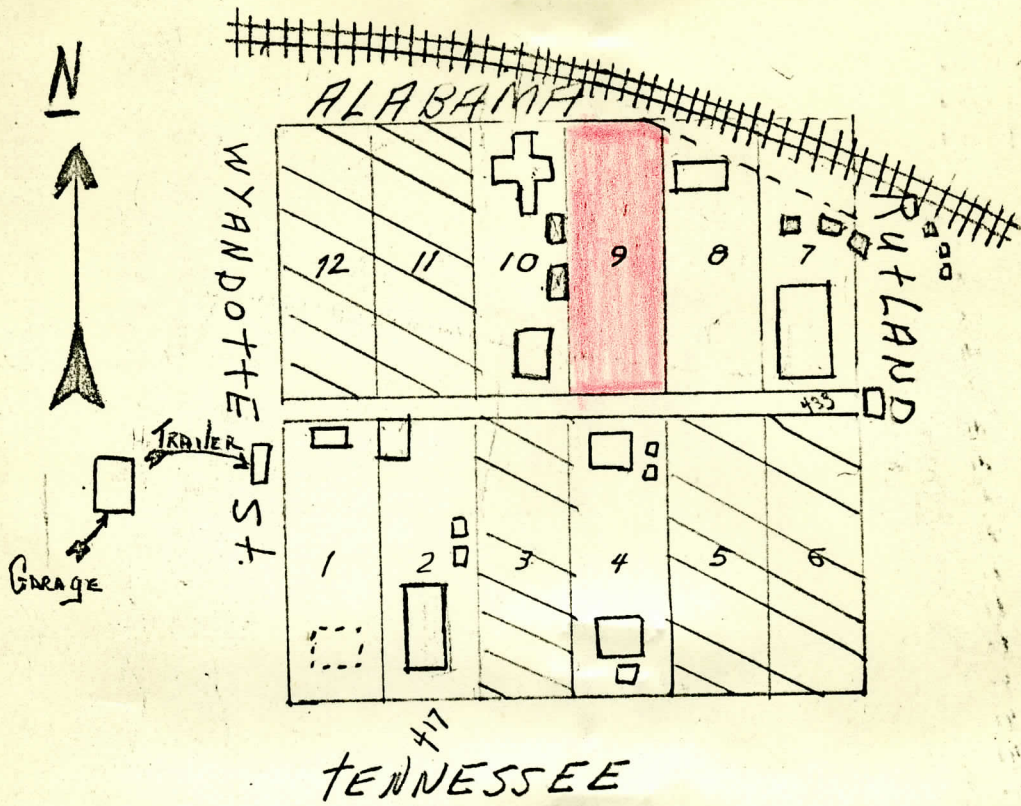
Zoning: "B" Residence

Assessed Value: \$275.00 - Land

This property is bounded on the South by Tennessee, on the West by Wyandotte Street, on the North by Alabama and the railroad tracks (see photos attached), and on the East by Rurland Street. This lot is reached by using the alley from Wyandotte Street. The lot is level with the alley and is vacant.

Approximate Value:

Land \$ 500.00



Parcel 180 F

PROJECT AREA I-A
PARCEL NO. 180F

Lot Nine



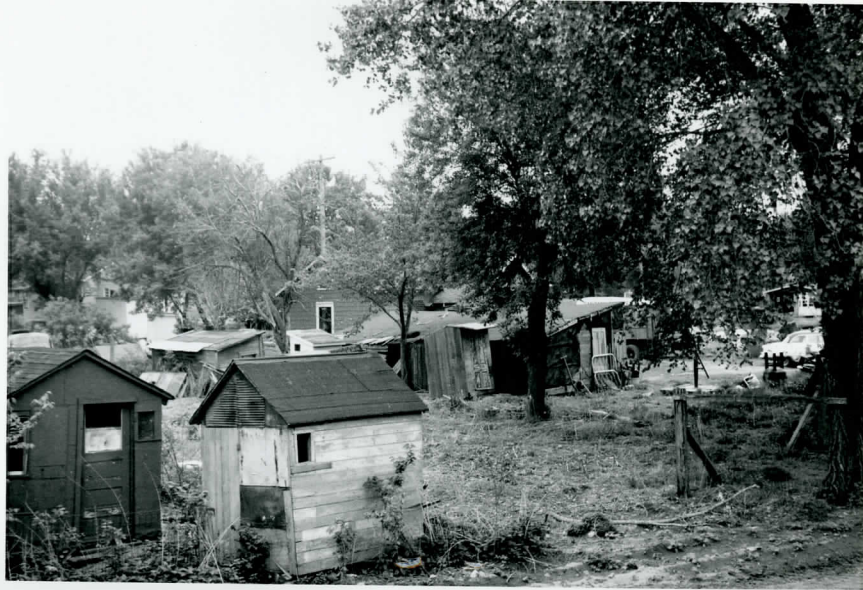
A VIEW OF LOT 9 LOOKING TO THE NORTH



A VIEW OF LOT 9 LOOKING TO THE NORTH

PROJECT AREA I-A
PARCEL NO. 180F

Lot Nine



ANGLE VIEW LOOKING TO THE SOUTHWEST
OF THE REAR OF LOT 9

LAND VALUE ESTIMATES

Listed on this and the following page are some of the land sales from this area. The most important factors for the sales of property in this area, are the reasonable prices and the easy terms such as low down payments and small monthly payments. The average buyer in this area is not concerned with land value in itself, but is more concerned with buying minimum housing as a package.

Comparable Land Sales:

1. North side of St. Lawrence St. at Northeast corner of Taft St.
Warranty deed dated 11-15-55, Document #413811, Recorded Book 1535 of Deeds, Page 509.
Grantor: Brooklynd Company
Grantee: John J. Remsckel and wife
Legal: Lots 12 to 17, inclusive, Block 4, Second Addition to Brooklynd.
Revenue stamps indicate a sale price of \$1,500.00 for 242.72 feet frontage on St. Lawrence Street by a depth of 125 feet, or a total of 30,340 square feet, sold on a basis of \$6.20 per front foot or 5¢ per square foot.
2. Warranty deed dated May 17, 1956, given in performance of a contract for deed dated 7-7-55 (see Document #1440869).
Grantor: Stuart F. Markoe and wife
Grantee: Frank M. Remsckel and wife
Legal: Lots 1 and 20, Block 4, Second Addition to Brooklynd.
Revenue stamps \$1.10 indicate a sale price of \$1000.00 or less for 10,000 square feet, or sold on a basis of 10¢ per square foot.
3. North side of St. Lawrence St. approximately 120 feet west of Missouri St.
Warranty deed dated 6-7-57 (given in performance of a contract for deed dated 8-24-55, see Document #1440871) Document #1440872, recorded in Book 1564 of Deeds, Page 573.
Grantor: Stuart F. Markoe and wife
Grantee: Frank M. Remsckel and wife
Legal: Lots 18 and 19, Block 4, Second Addition to Brooklynd.
Revenue stamps \$1.10 indicate a sale price of \$1,000 or less. 80 foot frontage by 125 feet in depth, or sold on a basis of \$12.50 per front foot or 10¢ per square foot.

Comparable Land Sales (continued)

4. South side of Kentucky St., being Lots 1 to 5 inc., and North side of Texas St., being Lots 18 to 22, inc., between Missouri St. and Taft St.
Warranty deed dated 8-17-56, Document #1410370 recorded in Book 1531 of Deeds, Page 391.
Grantor: Brooklynd Company
Grantee: Northern Valley Co.
Legal: Lots 1 to 5 and 18 to 22, Block 3, Second Addition to Brooklynd.
Revenue stamps \$4.40 indicate a sale price of \$4,000 for a total of 50,000 square feet, or sold on a basis of 8¢ per square foot.
5. South side of Kentucky Street between Taft and Missouri St.
Warranty deed dated 3-20-58, Document #1452432, recorded Book 1576 of Deeds, Page 205.
Grantor: Stuart F. Markoe and wife
Grantee: Northern Valley Co.
Legal: Lots 6 to 10 inc., Block 3, Second Addition to Brooklynd.
Revenue stamps \$2.20 indicate a sale price of \$2,000 for 240.32 ft. frontage on Kentucky Street by 125 feet in depth, or 30,400 square feet. Sold on a basis of \$8.33 per front foot or 7¢ per square foot.
6. North side of Texas St. - Lots 12 to 17, inc., Block 3
South side of Texas St. - Lots 2 to 11, inc., Block 4
Warranty Deed dated 9-25-56, Document #1413711, recorded Book 1535 of Deeds, Page 221.
Grantor: Brooklynd Company
Grantee: Northern Valley Co.
Legal: Lots 12 to 17 inclusive, Block 3, and Lots 2 to 11 inclusive, Block 4, Second Addition to Brooklynd.
Revenue stamps \$6.60 indicate a sale price of \$6,000 for a total of 80,626 square feet on an ungraded street. Sold on a basis of 7-1/2¢ per square foot.

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