



Collection Information:

Folder: Parcel No. 180G. Lot 8, Block 15, Dunwell and Spencer's Addition to Brooklynd.

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

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PROJECT AREA 1-A

PARCEL NO. 180G

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

Owner: Helen A. and Raymond L. Krawczewski

Legal: Lot 8, 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

Built: Marked "Vacant" in Court House

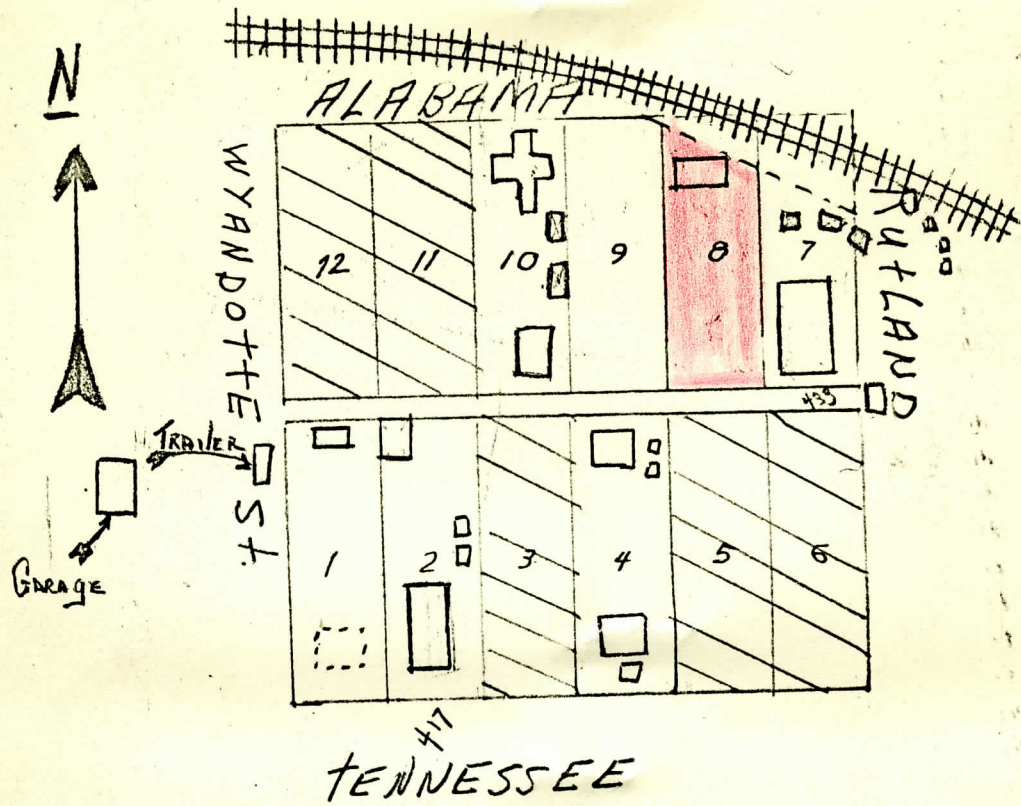
Assessed Value: \$225 - Land, Not available on building

This lot is bounded on the South by Tennessee, on the West by Wyandotte Street, on the North by Alabama and the railroad tracks, and on the East by Rutland Street. This lot is reached by the alley from Wyandotte Street. The lot is level with the alley and is fenced.

At the North end of this lot there is a rectangular frame one story dwelling with asphalt siding and composition roof. The exterior appears to be in fair condition.

Approximate Value:

Land	\$ 500.00
Building	<u>1,200.00</u>
Total	\$1,700.00



Parcel 180 G

PROJECT AREA 1-A
PARCEL NO. 180G

Lot Eight



VIEW OF BUILDING AND LOT 8
LOOKING TO THE NORTH



VIEW OF BUILDING AND LOT 8
LOOKING TO THE NORTH

PROJECT AREA I-A
PARCEL NO. 180G

Lot Eight



VIEW OF THE REAR OF LOT 8

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.

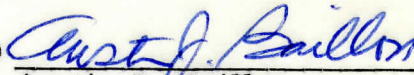
SPECIAL LIMITING CONDITIONS

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