



## **Collection Information:**

**Folder:** Parcel No. 180H. Lot 7, 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. 180H

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

Owner: Helen A. and Raymond L. Lrawczewski

Legal: Lot 7, 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: 1914

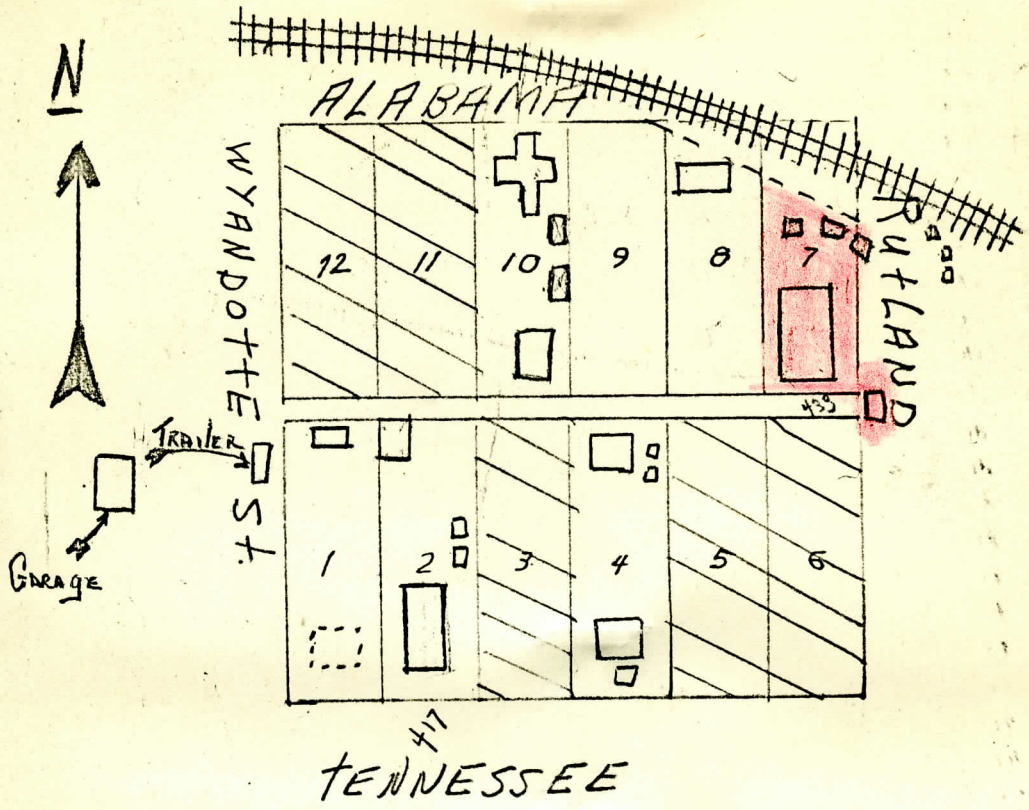
Assessed Value: \$200 - Land, \$750 - Building

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 property is reached by using the alley off Wyandotte Street to the East. The lot is level with the alley grade.

The building faces the alley and is set back approximately six (6) feet from the alley. The building is a rectangular frame one story and a half dwelling with wood lap siding and composition roof. The exterior appears to be in very good condition. There is an enclosed one story porch across the front. Along the East end of the lot there is a large storage shed with two large swinging doors. At the North end of Lot 7 directly in the rear of the dwelling is a chicken coop with asphalt siding and roof. Adjacent to this is a one car garage with wood lap siding and composition roof. Adjacent to this is another little storage shed and adjacent to that is another large shed with wood lap siding and composition roof. These outbuildings appear to be in very good condition.

Approximate Value:

Land	\$ 500.00
Building	6,500.00
4 Outbuildings	100.00
	600.00
	800.00
	200.00
Total	\$ 8,700.00



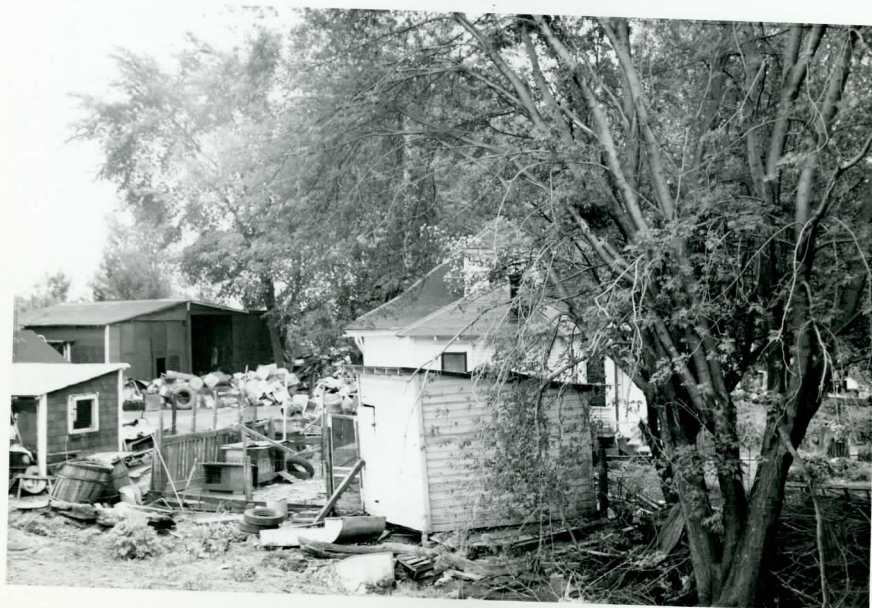
Parcel 1804

PROJECT AREA I-A  
PARCEL NO. 180H

Lot Seven



VIEW OF REAR OF HOUSE LOCATED ON LOT 7



VIEW OF THE REAR OF BUILDINGS ON LOT 7

PROJECT AREA I-A  
PARCEL NO. 180H

Lot Seven



VIEW OF THE ALLEY, WHICH IS THE ENTRANCE,  
GARAGE AND FRONT OF THE HOUSE OF LOT 7



FRONT VIEW OF LOT 7

PROJECT AREA 1-A  
PARCEL NO. 180H

Lot Seven



VIEW OF THE OUT-BUILDINGS AT  
THE NORTH END OF LOT 7



VIEW LOOKING TO THE EAST OF LOT 7. THERE ARE ADDITIONAL  
SHEDS IN THE WOODED AREA WHICH ARE REPORTED TO BELONG  
TO THE OWNERS OF PARCEL 180. THEY ARE SETTING ON PROPERTY  
THAT DOES NOT BELONG TO THE OWNER OF PARCEL 180. THE  
AREA IN PHOTO LIES TO THE EAST OF LOT 7.

## COMPARABLE SALES IV

### TWO STORY SINGLE FAMILY DWELLINGS

173 Granite - This is a rectangular frame two story single family dwelling with wood lap siding exterior and composition roof. The exterior is in good condition. This property is located on Granite between Jackson Street and Mississippi Street. The age of this property, according to the Court House, is recorded as "old". The lot is level with street grade. There is a part basement. The first floor consists of a living room, dining room, kitchen. The second floor consists of two bedrooms and a full bath. There are hardwood floors and enamel trim throughout. The house is heated by gas space heaters. There is a twenty gallon side arm hot water heater. At the rear of the lot there is a 12 by 18 foot garage. This property sold for \$4,000.00 cash in 1961.

40 W. Chicago - This is a rectangular frame two story single family dwelling with imitation asphalt brick siding exterior and composition roof. The exterior condition is fair. There is a full basement with a thirty gallon side arm hot water heater. The lot is level with street grade. This dwelling is heated by oil stove heat. The first floor consists of a living room, dining room, kitchen, pantry. It has hardwood floors and enamel trim. The second floor consists of two bedrooms, and a room 6 by 10 feet for the bath. The second floor has hardwood floors. This building is approximately 65 to 70 years old. It sold for \$2,800.00 with 10% down in 1957.

461 Blair - This is a rectangular frame two story single family dwelling with asbestos shingle siding exterior and a composition roof. The outside condition is good. The lot is level with street grade. There is a full basement with a gas forced air furnace and a thirty gallon gas automatic hot water heater. The first floor consists of a living room, dining room, kitchen and full bath. The second floor consists of three large bedrooms. There are hardwood floors throughout. At the rear of the lot there is a double garage. This property sold for \$8,000.00 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 to 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