



## **Collection Information:**

**Folder:** Parcel No. 9. Miscellaneous lots.

**Series:** Area 1-B, Parcels 1-240A, 1961-1962.

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

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Project Area 1-B  
Parcel No. 9  
Miscellaneous lots

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Project Area 1-B  
Parcel No. 9  
Miscellaneous lots - continued





Project Area 1-B  
Parcel No. 9  
Miscellaneous lots

**Owner:** The Church of Our Lady of Guadalupe of St. Paul

**Legal:** Lots 1, 3, 4, 6, 7, 9, 10 and 12 thru 15, and except NW'ly quadrangular point measuring 2.9 feet on SW'ly line 1.9 feet on NE'ly line, Lot 16, Block 18, Marshall's Addition.

**Lot Size:**

Lot 1	50 x 100 feet	5000
Lots 3 and 4	100 x 100 feet	10000
Lot 6	50 x 100 feet	5000
Lot 7	50 x 150 feet	7500
Lots 9 and 10	100 x 100 feet (corner)	10000
Lots 12, 13, 14, 15	150 x 150 feet (corner)	22,500
Lot 16, ex. small strip	48 x 150 feet	7200

} 29,700  
67,200 sq ft

**Zoning:** "B" Residential

**Assessors Value:** Land \$4,875.00.

The above lots are all in the same block but are not all adjoining lots. The 4 streets surrounding the block have blacktop surface. All improvements are in and paid for. There are no sidewalks or curbs.

Proper adjustments have been made concerning size of tract, location in the block and depth.

12 lots with a total of 67,200 square feet.

We have made an exhaustive search of all sales in the area over the past 5 years. From our investigation together with our general information obtained from our own sales and those of other brokers, we have placed the following valuations on the miscellaneous lots.

Lot 1 50x100 feet, southeast corner Eva & E. Chicago	\$700.00 @ .14 per sq ft
Lots 3 and 4 100x100 feet, <del>inside</del> inside lots facing north on E. Chicago between Eva & Robertson Streets	1,200.00 @ .12 per sq ft
Lot 6 50x100 feet facing east on Roberson 50 ft. south of E. Chicago, 200 feet north of Plate	600.00 @ .12 per sq ft

Project Area 1-B  
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Miscellaneous lots - continued

Lot 7 50x150 feet facing east on Robertson 100 feet south of E. Chicago, 150 feet north of Plato	\$ 750.00	@ .10¢ per sq. ft.
Lots 9 and 10 100x100 feet, northwest corner Plato & Robertson	1,400.00	@ .14¢ " " "
Lots 12, 13, 14, 15 and 16, except a quadrangular strip. 150 feet on Plato 198 feet on Eva. northeast corner of Plato and Eva	<u>3,750.00</u>	@ .126¢ " " "
Total	\$8,400.00	

This is a total taking of these miscellaneous lots. It is your appraisers' opinion that the total damages are:

\$8,400.00 = 67,200<sup>sq</sup> @ 12.5¢ per sq. ft.

"EIGHT THOUSAND FOUR HUNDRED DOLLARS"