



Collection Information:

Folder: Parcel No. 40-C. 105 State Street.

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

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Project Area 1B
Parcel 40C
105 State Street



Frontal Views of Vacant Lot



Project Area 1-B
Parcel No. 40C

No letter

Address: 105 State Street (Vacant Lot)
Owner: Martin Mansur
Legal: Lot 8, Block 7, Marshall's Addition
Lot Size: 50 x 111 estimated
Zoning: Light Industry
Built: No Building - Vacant Lot
Assessed Value: Land \$800.00, Vacant

This lot is on the West side of State Street and is approximately seventy-five (75) feet South of Fillmore. It is bounded on the South by East Fairfield, on the West by Robertson, and by Fillmore on the North. The South portion of this lot is level with the street. At the Northeast corner of this lot there is a retaining wall built right up to the sidewalk to keep the sidewalk from caving in because the lot at this point is about five (5) feet below street grade. In order to have any utility, this lot would require considerable filling. This lot is irregular and no accurate measurements can be procured without a survey. The Ramsey County Plat Book indicates that the measurements are approximately 50 feet by 111 feet.

Vacant Land \$900.00

This is a total taking. Based on the market data approach, it is our opinion that the market value is:

Per market data approach \$900.00

"NINE HUNDRED DOLLARS"

LAND VALUE ESTIMATE

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 montly 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: Brooklyn Company
Grantee: John J. Remsckel and wife
Legal: Lots 12 to 17, inclusive, Block 4, Second Addition to Brooklynd.
Revenue stampds indicate a sale price of \$1,500.00 for 242.72 feet frontage on St. Lawrence St. by a depth of 125 feet, or a total of 30,340 sq. 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. or less for 10,000 square feet, or sold on 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.

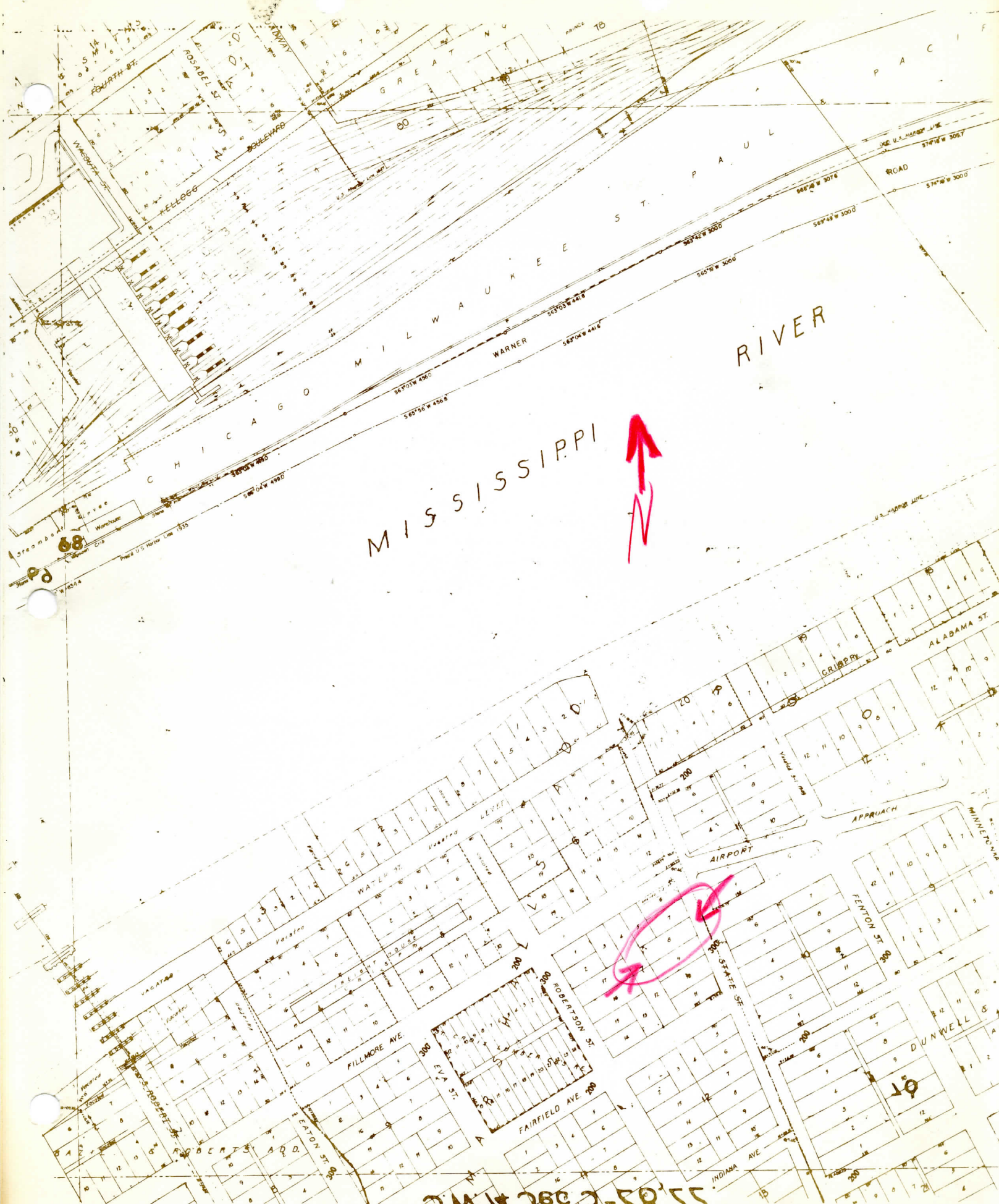
Comparable Land Sales (continued)

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 sq. 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 Add., to Brooklynd.
Revenue stamps \$2.20 indicate a sale price of \$2,000, for 240.32 ft. frontage on Kentucky St. by 125 feet in depth, or 30,400 sq. feet. Sold on a basis of \$8.33 per front foot, or 7¢ per sq. ft.
6. North side of Texas St. - Lot 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 sq. feet on an ungraded street. Sold on a basis of 7-1/2¢ per square foot.

MISSISSIPPI



RIVER



Project area 10 Parcel no 40C 2MIN 26C 2-58'55" 105 State Street