



## **Collection Information:**

**Folder:** Parcel No. 50. Vacant Lot SE Corner of Fillmore and Eaton.

**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 1B  
PARCEL No. 50  
VACANT Lot - SE CORNER E. Fillmore & EATON



Views from Street



Close-up from Street  
CORNER

PROJECT AREA 1-B  
PARCEL NO. 50

Address: Vacant lot  
Owner: Helen C. Stees (Deceased)\*  
Legal: Lot 1, Block 9, Marshall's Addition  
Lot Size: 100 x 50  
Zoning: Heavy industry  
Built: Vacant  
Assessed Value: Vacant

This lot is located on the Southeast corner of East Fillmore and Eaton Avenue. It is bounded on the North by East Fillmore, on the East by Eva Avenue, on the South by East Fairfield. The lot is level with street grade on Fillmore and on Eaton Avenue it is two feet above street grade, with a gradual slope to the street. There are two driveways leading into the lot from Fillmore Avenue. The West end of the lot has no curb or sidewalks, therefore making a complete access into the lot from Eaton Avenue. To the West of the center of the lot there is a concrete base which indicates that at one time there was an improvement on this lot which was at one time torn down and was removed.

\*Call Marvin Pertzik, attorney for the estate, at CA 2-2751.

This is a total taking. Based on the Market Approach to Value, it is our opinion that the Market Value is:

Per Market Approach                      \$ 2,000.00

"TWO THOUSAND 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 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: Brooklyn 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 St. by a depth of 125 feet, or a total of 30,340 sq. ft., 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 \$1,000.00 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.

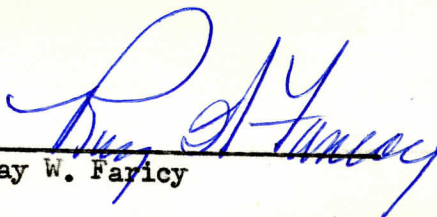


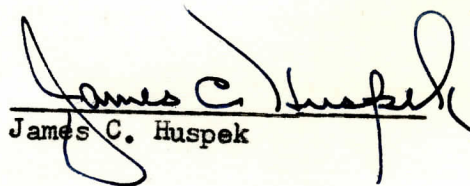
Comparison Land Sales (continued)

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 \$4,000.00 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 \$2,000.00, 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 \$6,000.00 for a total of 80,626 sq. feet on an ungraded street. Sold on a basis of 7-1/2¢ per square foot.

CERTIFICATION

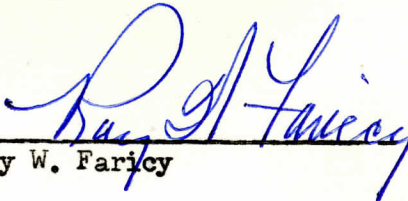
We hereby certify that we have no interest presently or contemplated in the property and neither the employment to make the appraisal, nor the compensation is contingent on the value of the property. We certify that we have personally inspected the property and that, according to our knowledge and belief, all statements and information in this report are true and correct, subject to the limiting conditions as set forth in this report.

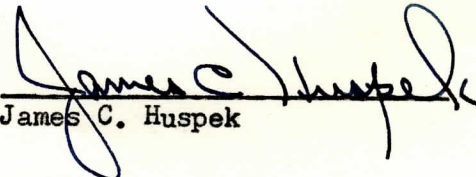
  
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James C. Huspek

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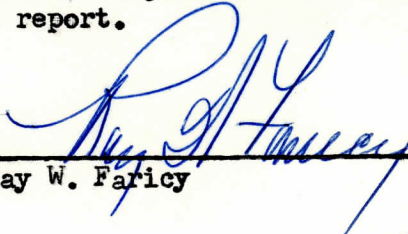
  
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