



## **Collection Information:**

**Folder:** Miscellaneous appraisal information for Area 1-B.

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

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

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# RAY W. FARICY CO. REALTORS - APPRAISERS

SAINT PAUL BOARD OF REALTORS  
MINNESOTA ASSOCIATION OF REALTORS  
NATIONAL ASSN. OF REAL ESTATE BOARDS  
SOCIETY OF RESIDENTIAL APPRAISERS



INSURANCE - - - - - MORTGAGE LOANS

1572 RANDOLPH Near Snelling • ST. PAUL 5, MINN.

Midway 8-8811

April 2, 1962

Port Authority of the  
City of St. Paul  
60 East Fourth Street  
St. Paul 1, Minnesota

Gentlemen;

Pursuant to your request we have made an appraisal of the properties in Project Area 1-B, being Parcels Numbered 56, 81, 157, 189, 196 and 197, all in St. Paul, Minnesota.

We have made a careful inspection of the properties and analyzed all the facts and information available to us and all other discoverable factors that would help us fulfill your request of estimating the market value and or damages of and to the above named properties.


The result of our appraisal is listed below, with other factors of the investigation and conclusions contained elsewhere in this report:

## Project Area 1-B

Parcel No. 56	183 East Fairfield Avenue	\$12,000.00
81	196 East Fairfield Avenue	5,600.00
157	216 East Chicago (vacant lot)	300.00
189	176 Plato Avenue	4,150.00
196	255 State Street	4,600.00
197	259 State Street	3,700.00

Respectfully submitted,

  
Ray W. Faricy

  
James C. Huspek

RWF/m  
Attach.

Port Authority  
City of Saint Paul  
60 East Fourth Street  
St. Paul 1, Minnesota

Gentlemen:

As per your request by letter of December 7, 1961, we have made an appraisal of the properties in Project Area 1-B, Parcel Numbers 63A, 64, 65, 66, 67, 68, 69A, 69, 71, 75, 76, 77, 83, 84A, 86, 87, 88, 89, 89A, 94, 95, 98, 100, 101, 106, 106A, 106B, 107, 107A, all in St. Paul, Ramsey County, Minnesota.

We have made a thorough inspection of the properties and analyzed all information available or discoverable that would help us fulfill your request of estimating the market value of the above properties as of December 22, 1961.

The results of our appraisals are listed below.

Please turn to other pages in this report for information supporting the conclusions listed below.

Project Area 1 - B

Parcel 63A	164 East Fairfield	\$ 4,000.00
Parcel 64	126 Eaton Avenue	7,000.00
Parcel 65	170 East Fairfield	7,800.00
Parcel 66	174 East Fairfield	6,000.00
Parcel 67	184 East Fairfield	13,300.00
Parcel 68	131 Eva Street	1,000.00
Parcel 69A	135 Eva Street	5,500.00
Parcel 69	137 Eva Street	3,000.00
Parcel 71	141 Eva Street	4,500.00
Parcel 75	149 East Indiana	6,000.00
Parcel 76	136 Eaton	6,075.00
Parcel 77	132 Eaton Avenue	5,610.00
Parcel 83	208 East Fairfield	3,300.00
Parcel 84A	127 Robertson	13,000.00

Parcel 86	137 Robertson	\$ 6,000.00
Parcel 87	139 Robertson	6,800.00
Parcel 88	143-145 Robertson	10,320.00
Parcel 89	207 East Indiana	8,000.00
Parcel 89A	203 East Indiana	6,000.00
Parcel 94	130 Eva Street	7,500.00
Parcel 95	226-228 East Fairfield	20,658.00
Parcel 98	238 East Fairfield	4,000.00
Parcel 100	246 East Fairfield	5,376.00
Parcel 101	248 East Fairfield	4,675.00
Parcel 106 <i>A</i>	141 State Street	5,000.00
Parcel 106 <i>AB</i>	Between 141-147 State	900.00
Parcel 106 <i>BC</i>	147 State Street	5,400.00
Parcel 107	241 East Indiana	4,200.00
Parcel 107A	239 East Indiana	1,000.00

Respectfully submitted,

*Austin J. Baillon*  
 \_\_\_\_\_  
 Austin J. Baillon

*Jerome R. Waldron*  
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 Jerome R. Waldron

Port Authority  
City of Saint Paul  
60 East Fourth Street  
St. Paul 1, Minnesota

Gentlemen:

As per your request by letter of December 7, 1961, we have made an appraisal of the properties in Project Area 1 - B, Parcel Numbers 63, 73, 80, 84, 85, 90, 90A, 92, 92A, 93, 93A, 95A, 96, 99, 102, 102A, all in St. Paul, Ramsey County, Minnesota.

We have made a thorough inspection of the properties and analyzed all information available or discoverable that would help us fulfill your request of estimating the market value of the above properties as of December 22, 1961.

The results of our appraisals are listed below.

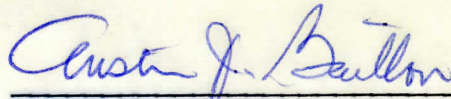
Please turn to other pages in this report for information supporting the conclusions listed below.

Project Area 1 - B

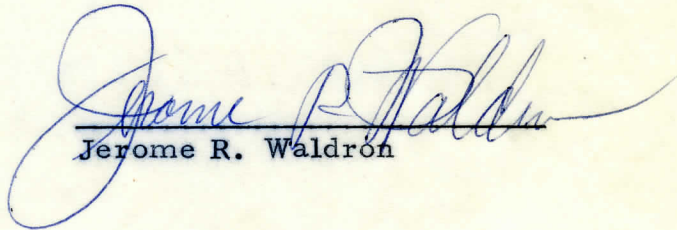
Parcel 63 <i>B</i>	154 East Fairfield	\$ 4,275.00
Parcel 73	173 East Indiana	\$ 6,200.00
Parcel 80	186 East Fairfield	\$30,988.00
Parcel 84	220-222 East Fairfield <i>no ltr</i>	\$13,500.00
Parcel 85	131 Robertson	\$ 9,500.00
Parcel 90	201 East Indiana	\$ 2,500.00
Parcel 90A	197 State Street 199 East Indiana	\$ 2,800.00
Parcel 92	138 Eva	\$ 4,800.00
Parcel 92A	140 Eva	\$ 4,200.00
Parcel 93	136 Eva	\$ 4,500.00
Parcel 93A	134 Eva	\$12,880.00
Parcel 95A	130 Robertson	\$ 4,000.00
Parcel 96	230 East Fairfield	\$ 8,000.00
Parcel 99	242 East Fairfield	\$30,360.00

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.



Austin J. Baillon



Jerome R. Waldron

### LIMITING CONDITIONS

This appraisal is made subject to the following limiting conditions:

The legal description furnished is assumed to be correct.

We assume no responsibility for matters legal in character nor do we render any opinion as to the title which is assumed to be marketable. Liens and encumbrances, if any, have been disregarded and the property has been appraised as though free and clear and under responsible ownership and competent management.

We have made no survey of the property and assume no responsibility for its accuracy.

Possession of this report or a copy thereof does not carry with it the right for publication, nor may it be used for any purpose by anyone but the applicant without the previous written consent of the appraisers or the applicant and in any event only with proper qualification.

We are not required to give testimony or attendance in court by reason of this appraisal with reference to its subject property, unless arrangements have previously been made therefore.

We have no present or contemplated interest in the property appraised.

The distribution of the total valuation in this report, between land and improvements applies only under the existing program of utilization. The separate valuations for the land and building must not be used in conjunction with any other appraisal and are invalid if so used.

## 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.



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 \$4,000.00 for a total of 50,000 sq. ft., 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 Addition 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. - Lots 12 to 17, inc., Block 3  
South side of Texas St. - Lots 2 to 11, inc., Block 4  
Warranty Deed date 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.