



Collection Information:

Folder: Parcel No. 52. Vacant Lot: Fillmore.

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

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Project AREA 1B
PARCEL No. 52
VACANT Lot - Fillmore



VIEW FROM STREET



VIEW OF REAR

PROJECT AREA 1-B
PARCEL NO. 52

Address: Vacant lot on East Fillmore
Owner: Samuel E. Chase et al/Fee
M. & H. Salvage Co.
Legal: Lot 3, Block 9, Marshall's Addition
Lot Size: 50 x 150
Zoning: Heavy Industry
Built: 1921
Assessed Value: \$700 - Vacant, \$100 - Building

This lot is located approximately 100 feet East of the corner of East Fillmore and Eaton Avenue. It is bounded on the East by Eva Avenue, on the South by East Fairfield and on the West by Eaton Avenue. There is a high wooden fence around this lot with the exception of the cyclone fence from gate at the front. The rear of this lot joins Parcel Number 51 and is used jointly as a junk yard. There are two open sheds which are used for storage. The lot is level with street grade at the front and slopes to three feet below grade at the rear.

Two open carport type storage sheds with a depreciated value of	\$ 200.00
Land - 50 x 150 Including fence	3,000.00
	<hr/>
	\$ 3,200.00

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

Per Market Approach \$ 3,200.00

"THIRTY-TWO 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 monthly payments. The average buying 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 fpr 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. 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 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.