



Collection Information:

Folder: Parcel No. 102-A. Vacant Lot. East
Fairfield and State Street.

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

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PROJECT AREA 1-B
PARCEL NO. 102-A
Vacant Lot on
East Fairfield and State Street



VACANT LOT VIEW

PROJECT AREA 1-B
PARCEL NO. 102-A

Address: Vacant lot on the Southwest corner of East Fairfield
and State Street

Owner: James Corey

Legal: Except Southwesterly 50 feet of Lots 5 and 6, Block 12,
Marshall's Addition

Lot Size: 50 x 100 (estimated)

Zoning: Commercial

Built: Vacant Lot

Assessed Value: Land \$1200.00 (part applies to Parcel 102)

This property is located on the West side of State Street and is bounded on the North by East Fairfield, on the East by State Street, on the West by Robertson and on the South by East Indiana. This is a rectangular corner lot which is level with street grade throughout.

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

Per Market Approach \$ 1,500.00

"FIFTEEN 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 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: Brooklynd 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 feet 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 square 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 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 square feet. Sold on a basis of \$8.33 per front foot or 7¢ per square foot.
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 Company
Legal: Lots 12 to 16, 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 square feet on an ungraded street. Sold on a basis of 7-1/2¢ per square foot.