



Collection Information:

Folder: Parcel No. 106-B. Vacant lot between 141 and 147 State Street.

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

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PROJECT AREA 1-B
PARCEL NO. 106A B
Vacant Lot between 141 and 147 State Street



FRONT VIEW OF LOT



SIDE VIEW OF LOT

PROJECT AREA 1-B
PARCEL NO. 106A B

Address: Vacant lot between 141 and 147 State Street

Owner: Louise Cervantez

Legal: Begin at a point on State Street 31-2/10 ft. Southeasterly from Northeasterly corner of Lot 9, thence Westerly to a point on Northeasterly L of Southwesterly 50 ft. of said Lot 19-3/10 ft. from Northwesterly L thereof thence Southeasterly along said Northeasterly L and along Northeasterly L of Southwesterly 50 ft. of Lot 10 43-4/10 ft. thence Easterly to a point on State Street 38-77/100 ft. from the place of beginning, thence to beginning part of Lots 9 and 10, Block 12, Marshall's Addition.

Lot Size: 37 x 77 (estimated)

Zoning: Commercial

Built: Vacant Lot

Assessed Value: Vacant

This lot is on the West side of State Street. It is bounded on the North by Fairfield, on the West by Robertson, and on the South by Indiana. It was impossible from the legal description furnished us, to determine an exact lot size. We therefore measured the lot with a tape measure in order to estimate the size which we believe is 37 feet frontage by a depth of 77 feet. The entire lot is approximately five feet below sidewalk grade.

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

Per Market 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 payment 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 309.
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 126 feet, or a total of 30,340 square 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.
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 square feet, or sold on a basis of 8¢ per square foot.

Comparable Land Sales (continued):

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, 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. - 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 square feet on an ungraded street. Sold on a basis of
7-1/2¢ per square foot.