



Collection Information:

Folder: Parcel No. 201. E 10 ft. of Lot 6 and all of Lot 1, Block 6, Morrison's Addition.

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

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

Copyright Notice:

This material may be protected by copyright law (U.S. Code, Title 17). Researchers are liable for any infringement. For more information, visit www.mnhs.org/copyright.

De Carter

PROJECT AREA 1-B

PARCEL NO. 201

Owner: Alvin Jansen
Legal: E 10 feet of Lot 6 and all of Lot 1, Block 6, Morrison's Addition
Lot Size: 50 x 135 (6,750 sq. ft.)
Zoning: Heavy Industry
Assessed Valuation: \$400.00

Property consists of unimproved corner lot with 50 feet of frontage on State Street and a depth of 135 feet along the North side of Morrison Street. Morrison has not been cut through. The land is approximately 12 feet below the grade of State Street.

Estimated Market Value:

SIX HUNDRED SEVENTY-FIVE DOLLARS

(\$675.00)

F. M. AND E. V. DOLAN
REALTORS AND APPRAISERS
PIONEER BUILDING
ST. PAUL 1, MINNESOTA
CA 4-7811

November 29, 1961

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

Attention: Mr. Werner L. Pitzen.

Gentlemen:

As requested, we have made an appraisal of the following property for the purpose of estimating the Market Value as of November 10, 1961, of various parcels legally described as shown hereinafter.

For the convenience of the reader these various parcels have been broken down into sixteen separate parcels because of the legal description, the location, and the separation of various parcels by platted streets.

The square foot area, the topography, and other factors that affect value as they pertain to each parcel are shown on a separate sheet, together with photographs taken from vantage points to give the reader a visual idea of the property, together with comparable sales that have been made in the vicinity that have been considered in arriving at our opinion of the Market Value of these various parcels.

It is our opinion that the Market Value as of November 10, 1961, of the following legally described parcels, is as follows:

All parcels located in Marshall's Addition
to West Saint Paul:

		<u>Market Value</u>
Lot 4	Block 22	\$ 600.00
Lots 11, 12, 13, 14, 15 & 16	Block 22	3,500.00
Lots 1, 2, 3, 4, 6, 7, 8, 9 & 10	Block 22	9,450.00

This property is colored in blue on the attached photostat of the plat.

F. M. AND E. V. DOLAN
 REALTORS AND APPRAISERS
 PIONEER BUILDING
 ST. PAUL 1, MINNESOTA
 CA 4-7811

#2

To: Port Authority of the
 City of Saint Paul

11/29/61

All parcels located in Eaton & Morrison's
 Addition to West Saint Paul: (colored in green
 on the attached photostat of the plat)

		<u>Market Value</u>
Lots 7 and 8	Block 4	\$ 850.00
Lots 1 through 4	Block 5	1,850.00

All parcels located in Morrison's
 Addition to West Saint Paul: (colored in yellow
 on the attached photostat of the plat)

Lots 2 and 3	Block 16	1,000.00
Lots 1 to 6 inclusive	Block 15	3,750.00
Lots 1 to 12 inclusive	Block 14	7,500.00
Lots 1 to 10 inclusive	Block 7	4,700.00
Lots 1 to 7 inclusive	Block 8	2,775.00
Lots 4 to 7 inclusive	Block 9	1,600.00
Lots 1 and 2	Block 10	1,300.00
Lots 1, 2 and 3	Block 12	1,025.00
Lots 1, 2 and 3	Block 13	1,200.00
Lots 1, 2 and 3	Block 18	975.00
Lots 1 and 2	Block 20	<u>800.00</u>
Total Estimate of all parcels		\$ 42,875.00

F. M. AND E. V. DOLAN
REALTORS AND APPRAISERS
PIONEER BUILDING
ST. PAUL 1, MINNESOTA
CA 4-7811

#3

To: Port Authority of the
City of Saint Paul

11/29/61

The character of the subsoil in each of these parcels is assumed to be useable for building purposes. To know the exact character of the subsoil, tests should be made to determine how deep a builder would have to go down to get solid ground for proper footings.

This appraisal is made subject to certain limiting conditions as hereinafter contained. Such facts and information as are contained herein were obtained from sources that we considered reliable, and are true to the best of our knowledge and belief.

Respectfully submitted,

Earl V. Dolan

EVD:hl

E. Vincent Dolan