



Housing and Redevelopment Authority  
of the City of Saint Paul, Minnesota:  
Redevelopment project files

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Market Value Appraisal for  
THE HOUSING AND REDEVELOPMENT AUTHORITY  
of The City of St. Paul, Minn.

6 W

Parcel # 112  
Supplement  
to Parcel # \_\_\_\_\_

By

EARL V. DOLAN, M.A.I., S.R.A.  
1024 Pioneer Bldg., St. Paul, Minn.

C. C. BEETH, M.A.I., S.R.A.  
1603 Univ. Ave., St. Paul 4, Minn.

Property Address 157 Fuller Avenue Date September 20, 1953  
Fee Owner Patrick A. and Catherine S. Myers  
Contract for Deed Purchaser \_\_\_\_\_  
Legal Description East 20 feet of Lot 7 and all of Lot 6, H. H. Miller's Subdivision  
Lot Size 45 x 113.1 Square Feet 1,900  
ASSESSED VALUE F. & T. LAND \$ 700.00 BUILDINGS \$ 1,900.00 TOTAL \$ 2,600.00  
When Acquired 1946 How Much Paid \$ 4,900.00 How Much Spent Since \$ 2,200.00  
INCUMBRANCES: Mortgage \$ Appr. Bal. Owing \$ Clear Holder? \_\_\_\_\_  
Contract for Deed \$ Appr. Bal. Owing \$ To Whom? \_\_\_\_\_  
Other \_\_\_\_\_  
BEST ECONOMIC USE: Present use  
ANY UNLAWFUL USE NOTED: None  
OCCUPANCY: Owner X Tenants X (See Names on Reverse)  
ZONING: Class A B X C Commercial Industrial: Light Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built Before 1910 Remodeled \_\_\_\_\_  
Construction Frame Number of Stories 2 Number of Rooms 8  
Basement % Excav. 100 Foundation Stone Heat H.W. oil Baths 2 General Condition Fair  
Cubic Foot Content 21,675 Garage 2-car Other Bldgs. Shed

COMPARABLES

By number as shown in submitted list: (Plus or minus percentage to adjust)

No. 58 (Plus 15%)

No. 61

No. 87 (Plus 10%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>UPSTAIRS</u>	\$ <u>42.00 - heated</u>		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ None Multiplier \_\_\_\_\_  
Indicated Value Estimate by Income Approach \$ \_\_\_\_\_

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>7,600.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>200.00</u>
Depreciated Value Estimate Buildings Parcel A	\$
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$ <u>7,800.00</u>
Estimated Land Value	\$ <u>700.00</u>
Total, Land and Buildings	\$ <u>8,500.00</u>

The within described real property has been appraised in accordance with the rules and professional ethics of the American Institute of Real Estate Appraisers and of the Society of Residential Appraisers, of which organizations we are members, and, subject to the limiting conditions as expressed, we hereby certify that in our opinion the property hereinabove described has a market value as of the date hereof in the amount of

-- EIGHT THOUSAND FIVE HUNDRED -- Dollars 1800

\$ 8,500.00

Further, that this total parcel (including supplements if any) has an estimated market value in the amount of

-- EIGHT THOUSAND FIVE HUNDRED -- Dollars

\$ 8,500.00

Earl V. Dolan  
Earl V. Dolan, M.A.I., S.R.A.

C. C. Beeth  
C. C. Beeth, M.A.I., S.R.A.

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D. C. SEETHI, M.A., S.E.A.  
1002 Union Ave., St. Paul, Minn.

EARL V. DODD, S.E.A.  
1021 Belmont St., St. Paul, Minn.

Tenants Names

Catherine Medved - Upstairs

Remarks:

D. C. SEETHI, M.A., S.E.A.

EARL V. DODD, S.E.A.