



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.

Parcel # 113
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.

Date September 15 195 3

Property Address 159-161 Fuller Avenue
 Fee Owner Leon P. and Carrie Nadeau
 Contract for Deed Purchaser _____
 Legal Description Except E. 20 feet; Lot 7 and all of Lots 8 and 9, H. H. Miller's
Subdivision
 Lot Size 55 x 111.1 Square Feet 6,221
 ASSESSED VALUE F. & T. LAND \$ 900.00 BUILDINGS \$ 5,200.00 TOTAL \$ 6,100.00
 When Acquired 1944 or 1945 How Much Paid \$ _____ How Much Spent Since \$ _____
 INCUMBRANCES: Mortgage \$ _____ Appr. Bal. Owing \$ _____ Holder? _____
 Contract for Deed \$ _____ Appr. Bal. Owing \$ _____ To Whom? _____
 Other _____
 BEST ECONOMIC USE: Present use
 ANY UNLAWFUL USE NOTED: None
 OCCUPANCY: Owner _____ Tenants x (See Names on Reverse)
 ZONING: Class A _____ B x C _____ Commercial _____ Industrial: Light _____ Heavy _____

DESCRIPTION OF IMPROVEMENTS

Type of Building Double house Function Residence Year Built 1890 Remodeled _____
 Construction Frame Number of Stories 2 Number of Rooms 12
 Basement % Excav. 100 Foundation Stone Heat 2 H.W. Baths 2 1/2 General Condition Fair
 Cubic Foot Content 45,000 Garage 2-car (1 oil) Other Bldgs. None

COMPARABLES

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

No. 70
No. 71 (Minus 15%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
DOWN (East)	\$ 35.00	shares heat, utilities with Upstairs East tenant (garage)					
UP (East)	\$ 35.00						
WEST SIDE	\$ 35.00	unheated; includes garage					
Adjusted Total Annual Rent Estimate \$ <u>1,440.00</u>				Multiplier <u>5 1/2</u>			
Indicated Value Estimate by Income Approach \$ <u>8,000.00</u>							

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>9,000.00</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>9,200.00</u>
Estimated Land Value	\$ <u>10,100.00</u>
Total, Land and Buildings	\$ _____

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

TEN THOUSAND ONE HUNDRED Dollars 9200
\$10,100.00

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

TEN THOUSAND ONE HUNDRED Dollars
\$10,100.00

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

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

Tenants Names

Tom Coody - Upstairs (East)

Charles Cody - West side (whole side)

Remarks: