



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 # 114  
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, 1953

Property Address 163-165 Fuller Avenue  
 Fee Owner Joseph A. Godbout  
 Contract for Deed Purchaser Ben Taback  
 Legal Description Lot 9, Auditor's Subdivision No. 53, St. Paul  
 Lot Size 42 x 113.1 Square Feet 4,750  
 ASSESSED VALUE F. & T. LAND \$ 650.00 BUILDINGS \$ 2,450.00 TOTAL \$ 3,100.00  
 When Acquired 1940 How Much Paid \$ 5,000.00 How Much Spent Since \$ \_\_\_\_\_  
 INCUMBRANCES: Mortgage \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ Holder? \_\_\_\_\_  
 Contract for Deed \$ \_\_\_\_\_ Appr. Bal. Owing \$ 2,000.00 To Whom? Joseph Godbout  
 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 Double house Function Residence Year Built 1900 Remodeled \_\_\_\_\_  
 Construction Frame Number of Stories 2 Number of Rooms 12  
 Basement % Excav. 100 Foundation stone Heat 2 H.W. Baths 2 General Condition Poor to fair  
 Cubic Foot Content 34,280 Garage \_\_\_\_\_ Other Bldgs. \_\_\_\_\_

## COMPARABLES

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

No. 39No. 30

## INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>EAST SIDE</u>	\$ <u>65.00 - unheated</u>		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ 1,440.00Multiplier 5Indicated Value Estimate by Income Approach \$ 7,200.00

## INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>6,500.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ _____
Depreciated Value Estimate Buildings Parcel A	\$ _____
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>6,500.00</u>
Estimated Land Value	\$ <u>700.00</u>
Total, Land and Buildings	\$ <u>7,200.00</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

-- SEVEN THOUSAND TWO HUNDRED -- Dollars 6500\$ 7,200.00

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

-- SEVEN THOUSAND TWO HUNDRED -- Dollars\$ 7,200.00

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

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

THE HOUSING AND REDEVELOPMENT AUTHORITY  
of the City of St. Paul, Minn.  
Parcel # 122  
Supplement  
to Parcel #  
C/O BRETH, M. A. S. A.  
1000 Univ. Ave., St. Paul, Minn.  
C/O BRETH, M. A. S. A.  
1000 Univ. Ave., St. Paul, Minn.

Tenants Names

Raymond Newton - East Side

Remarks:

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Further, that the total amount of the indebtedness of the property is the amount of \$ 1,000.00. The amount of the indebtedness of the property is the amount of \$ 1,000.00. The amount of the indebtedness of the property is the amount of \$ 1,000.00.

C/O BRETH, M. A. S. A.

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