



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 # 116

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 5th. 195 3

Property Address 171-173 Muller Avenue
Fee Owner Lillian and Olive Bernard, 844 Marshall
Contract for Deed Purchaser _____
Legal Description Lot 7, Auditor's Subdivision 53, St. Paul, Minnesota
Lot Size 44.4 x 113 Square Feet 5,017
ASSESSED VALUE F. & T. LAND \$ 650.00 BUILDINGS \$ 2,300.00 TOTAL \$ 2,950.00
When Acquired _____ 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 _____ (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 Stove Baths 2 General Condition Poor
Cubic Foot Content 34,200 Garage None Other Bldgs. None

COMPARABLES

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

No. 21

No. 52

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>EAST SIDE</u>	\$ <u>20.00</u>		\$ _____		\$ _____		\$ _____
<u>WEST SIDE</u>	\$ <u>20.00</u>		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$6,000.00 Multiplier 5
Indicated Value Estimate by Income Approach \$3,000.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>5,000.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ _____
Depreciated Value Estimate <u>Building</u> Parcel A <u>Land</u>	\$ <u>35.00</u>
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>5,035.00</u>
Estimated Land Value	\$ <u>700.00</u>
Total, Land and Buildings	\$ <u>5,735.00</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

- - Five Thousand Seven Hundred - - Dollars 5100

\$5,700.00

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

- - Five Thousand Seven Hundred Thirty-Five Dollars

\$5,735.00

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

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

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

C. C. BELL, M.A.S., S.P.A.
1024 Forest Ave., St. Paul, Minn.

BRUCE V. KIRKMAN, M.A.S., S.P.A.
1024 Forest Ave., St. Paul, Minn.

Tenants Names

East Side: Mary Farrel

West Side: Edward Jorgenson

Remarks:

6 W

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

Parcel # 116 A
Supplement
to Parcel # 116

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 15th, 1953

Property Address 171-173 Fuller Avenue
Fee Owner Lillian B. Barnard, and Olive Barnard
Contract for Deed Purchaser _____
Legal Description Lot 6, Auditor's Subdivision No. 53, St. Paul, Minnesota

Lot Size	<u>2.7 feet x 113</u>	Square Feet	
ASSESSED VALUE F. & T.	LAND \$	BUILDINGS \$	TOTAL \$
When Acquired	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:			
ANY UNLAWFUL USE NOTED:			
OCCUPANCY: Owner	Tenants	(See Names on Reverse)	
ZONING: Class A	B C Commercial	Industrial: Light	Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building	<u>VACANT</u>	Function	Year Built	Remodeled
Construction			Number of Stories	Number of Rooms
Basement % Excav.	Foundation	Heat	Baths	General Condition
Cubic Foot Content		Garage	Other Bldgs.	

COMPARABLES

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

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
	\$		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ _____ Multiplier _____
Indicated Value Estimate by Income Approach \$ _____

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$
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	\$
Estimated Land Value	\$ <u>35.00</u>
Total, Land and Buildings	\$ <u>35.00</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

- - Thirty Five - - Dollars

\$ 35.00

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

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

Remarks: