

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 # 116
Supplement
to Parcel #

By

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

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

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

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Breedy Address and Breedy			Date Sep	tember 5th.	195_3
Property Address 171-173 Fuller A			TANKET UP	-	the Contract of the Contract o
Fee Owner I.111am and Olive B Contract for Deed Purchaser	amero. 044 M	Lansii	MOLES SANKE	1000 700	
Legal Description Lot 7. Auditor's	Subdivision 5	3. St. 1	aul, Minnes	ota	
Lot Size 44.4 x 113					
	D + f = 0 00	B	Square Fee		
When Acquired	D \$ 650.00		INGS \$ 2.300.	AND AND THE PARTY OF THE PARTY	\$ 2,950.00
INCUMBRANCES: Mortgage \$	How Much Paid \$			uch Spent Since \$	
Contract for Deed \$	Appr. Bal. Owing \$		Holder?		
Other	Appr. Bal. Owing \$		To Who	om /	
BEST ECONOMIC USE: Present	Tine.			×	
ANY UNLAWFUL USE NOTED: None	O B G				
OCCUPANCY: Owner		Tenants		IC NI	N
ZONING: Class A B Z C	Commercial	VISION TO THE PARTY OF THE PART	ndustrial: Light		ames on Reverse)
					leavy
	DESCRIPTION O	F IMPRO	VEMENTS		
Type of Building Double House Function	Residence	Year Bui	1900	Remodeled	
Construction Frame		of Stories	2	Number of Rooms	12
Basement % Excav. 100 Foundation	Stone	Heat \$	tove Baths	2 General Cor	ndition Poor
Cubic Foot Content 34,200	Garage	None	Oth	er Bldgs. Bon	
				or bidgs.	
By number as shown in submitted list: (Plus or m		ARABLES			
No. 21					
No. 52					THE SERVICE OF THE SE
		IE DATA		ver common out	
Apt. # Mo. Rent Apt. #	Mo. Rent	Apt. #	723	ent Apt. #	Mo. Rent
WEST SIDE \$ 20.00	_		_ <u> </u>		\$
WEST SIDE : 20.00	- <u>:</u>		:		\$
	- :				_ \$
•					_ \$
Adjusted Total Annual Rent Estimate \$0,000.			Mu	Itiplier 5	
Indicated Value Estimate by Income Approach \$3	000.00				
INI	CATED VALUE ESTIN	AATE DA CO	ST ADDROVED		
Depreciated Value Estimate Main Building This Sh			000.00	Control of the Contro	
Depreciated Value Estimate Auxiliary Buildings 1		\$	000.00		
Depreciated Value Estimate Buildings Parcel A	Land	\$	35.00		
Depreciated Value Estimate Buildings Parcel B	and the same of th	\$	33.00		
Depreciated Value Estimate Buildings Parcel C		\$			
- April 100 - Apri		Total			
Estimated Land Value		Total			35.00
The same years	Total, Land and Bui	Idinas		The second secon	00.00
					35.00
The within described real property the American Institute of Real Estate A we are members, and, subject to the li	ppraisers and of the price of t	ne Society s expresse	of Residential d, we hereby c	Appraisers, of vertify that in our	which organizations
erty hereinabove described has a marke	Five Thousand				1,00,
	\$ 5,700.			Dollars	21
Further, that this total parcel (inclu	ding supplements it	any) has	an estimated n	narket value in th	ne amount of
0 . 41	Five Thousand		marea Tall	Dollars	2h

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

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Market Value Appraisal for THE HOUSING AND REDEVELOPMENT AUTHORITY

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Parcel # 116 A
Supplement
to Parcel # 116

Ву

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

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

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

N			V None		Date	Septem	ber 15th	1953
Property Address Fee Owner		3 Fuller Av		***			The state of the s	ra annak sina
Contract for Deed I		en B. Barns	rd, and Olive	Barnard				
Legal Description		mettanta c	whiteless Wa	ZO 04	*	***		
Legal Description	nou o, r	uditor's 3	ubdivision No	. 53. 55	. Paul	. Minne	sota	
Lot Size 2.7	feet x 11	3			Square	East		
ASSESSED VALUE F		LAND !		BUILDING		гөөт	TOTAL	
When Acquired		Date .	How Much Paid \$	BOILDING		w Much Spe		•
INCUMBRANCES:	Mortgage \$		Appr. Bal. Owing \$			Ider?	III JIIICO P	
Contract for Deed 5			Appr. Bal. Owing \$			Whom?		13/11/
Other			7,					
BEST ECONOMIC	USE:							
ANY UNLAWFUL U	JSE NOTED:							
OCCUPANCY: Ow	ner		Ten	ants			(See Na	mes on Reverse)
ZONING: Class A	В	С	Commercial	Indust	rial: Light	X .		eavy
			FCODINTION OF					
201 172120122V	42/02/03/03/03		ESCRIPTION OF		MENTS			
	VACANT	Function		Year Built			Remodeled	
Construction			Number o				ber of Rooms	
Basement % Excav.		Foundation	He	at	Baths		General Con	dition
Cubic Foot Conten	+	A STATE OF THE STA	Garage			Other Bldg	5.	
			INCOVE	DATA				
Apt. #	Mo. Rent	Apt. #	INCOME Mo. Rent	DATA Apt. #	М	o. Rent	Apt. #	Mo. Rent
\$		1	\$ 11		\$	1	1	\$
\$	No.		\$		\$			\$
\$			\$		\$			\$
\$			\$		\$			\$
Adjusted Total Ann	ual Rent Estim	ate \$				Multiplier		
Indicated Value Esti	1000 CT 100	W 2000						
Depreciated Value E	stimate Main B		ATED VALUE ESTIMA	TE BY COST	APPROAC	Hillian		
Depreciated Value			VS	\$				
Depreciated Value	Estimate Buildi	ngs Parcel A		\$				
Depreciated Value	Estimate Buildi	ngs Parcel B		\$				
Depreciated Value	Estimate Buildi	ngs Parcel C		\$				
	3.4.3		T	otal			\$	
Estimated Land Valu	e						\$ 3	5.00
			Total, Land and Buildi	ings				5.00
the American In we are member:	stitute of Re s, and, subje	eal Estate Appoint to the limit has a market v	as been appraised or aisers and of the ing conditions as value as of the da	Society of expressed, v	Resider we hereb	ntial Appr by certify	es and pro	fessional ethics o
1			\$ 35,00				Dollars	25
Further, tha	t this total p	arcel (includin	ng supplements if a	ny) has an	estimate	ed market	value in th	e amount of
						Tall Designation	Dollars	2
Q	1011	1	\$,	000	2 .	1

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EARLY DOLVAN MICH. STOR.

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