



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 # 117  
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 15th, 1953

Property Address 175-177 Fuller Avenue  
Fee Owner Edna L. Foster  
Contract for Deed Purchaser Alvin B. Hanson  
Legal Description Lot 20, Block 4, Florence Addition to St. Paul, Corrected Plat  
Lot Size 52 x 121.5 Square Feet 6,318  
ASSESSED VALUE F. & T. LAND \$ 875.00 BUILDINGS \$ 2,700.00 TOTAL \$ 3,575.00  
When Acquired August 18, 1949 How Much Paid \$ 6,900.00 How Much Spent Since \$ 2,500.00  
INCUMBRANCES: Mortgage \$ Appr. Bal. Owing \$ 3,553.35 Holder? Mpls Savings & Loan  
Contract for Deed \$ Appr. Bal. Owing \$ 1,063.76 To Whom? Edna L. Foster  
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 1890 Remodeled \_\_\_\_\_  
Construction Frame Number of Stories 2 Number of Rooms 18  
Basement % Excav. 100 Foundation Stone Heat Stove Baths 3 General Condition Fair  
Cubic Foot Content 55,380 Garage None Other Bldgs. None

COMPARABLES

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

No. 77 (plus 15%)  
No. 80 (plus 25%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>WEST DOWN</u>	\$ <u>30.00</u>	<u>EAST SIDE</u>	\$ <u>OWNER</u>		\$		\$
<u>WEST UP</u>	\$ <u>35.00</u>		\$		\$		\$
<u>MIDDLE DOWN</u>	\$ <u>32.00</u>		\$		\$		\$
<u>MIDDLE UP</u>	\$ <u>30.00</u>		\$		\$		\$

Adjusted Total Annual Rent Estimate \$1,800.00

Multiplier 5

Indicated Value Estimate by Income Approach \$ 9,000.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>8,050.00</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>8,050.00</u>
Estimated Land Value	\$ <u>950.00</u>
Total, Land and Buildings	\$ <u>9,000.00</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

- - Nine Thousand - -

Dollars 8200

\$ 9,000.00

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

- - Nine Thousand - -

Dollars

\$ 9,000.00

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

C. C. Beeth  
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THE HOUSING AND REDEVELOPMENT AUTHORITY  
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Tenants Names

West First Floor: Ger Ellingson

East Second Floor: Vacant

Middle Down: Virgil Skuzo

Up: Innis McQuillen

East Side: Owner

Remarks: