



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 # 118  
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 16th, 1953

Property Address 181-183 Fuller Avenue  
Fee Owner Edward Westphal  
Contract for Deed Purchaser \_\_\_\_\_  
Legal Description Lot 19, Block 4, Florence Addition to St. Paul, Corrected Plat

Lot Size 40 x 121.5 Square Feet 4,860  
ASSESSED VALUE F. & T. LAND \$ 675.00 BUILDINGS \$ 3,100.00 TOTAL \$ 3,775.00  
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 X (See Names on Reverse)  
ZONING: Class A \_\_\_\_\_ B X C \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial: Light \_\_\_\_\_ Heavy \_\_\_\_\_

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1893 Remodeled \_\_\_\_\_  
Construction Frame Number of Stories 2 Number of Rooms 12  
Basement % Excav. 100 Foundation Stone Heat Stove Baths 4 General Condition Poor  
Cubic Foot Content 36,358 Garage None Other Bldgs. None

COMPARABLES

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

No. 59 (plus 25%)  
No. 47 (minus 25%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
LOWER EAST	\$ 27.00	unheated	\$		\$		\$
UPPER EAST	\$ 25.00	"	\$		\$		\$
" WEST	\$ 25.00	"	\$		\$		\$
LOWER WEST	\$ 25.00	"	\$		\$		\$

Adjusted Total Annual Rent Estimate \$ 1,200.00 Multiplier 5  
Indicated Value Estimate by Income Approach \$ 6,000.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>5,600.00</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>5,600.00</u>
Estimated Land Value	\$ <u>650.00</u>
Total, Land and Buildings	\$ <u>6,250.00</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

- - Six Thousand Two Hundred Fifty - - Dollars

\$ 6,250.00

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

- - Six Thousand Two Hundred Fifty - - Dollars

\$ 6,250.00

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

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

O. C. BETH, M.A.I., S.P.A.  
1000 Union Ave., St. Paul, Minn.

EARLY DOLAN, M.A.I., S.P.A.  
1000 Union Ave., St. Paul, Minn.

Tenants Names

Lower East: Arthur Fairbanks

Upper East: Robert Darnall

Upper West: Lloyd Smith

Lower West: Mrs. Fay Houle

Remarks:

The value of the property has been appraised in accordance with the rules and regulations of the American Institute of Real Estate Appraisers, which requires that the appraiser be a member of the Institute and that he be a resident of the State of Minnesota. The appraiser has also been a member of the Minnesota Real Estate Appraisers' Association and has been a member of the St. Paul Real Estate Appraisers' Association.

Estimated Value of Property: \$10,000.00

Estimated Value of Improvements: \$2,000.00

Total Estimated Value: \$12,000.00

O. C. BETH, M.A.I., S.P.A.

EARLY DOLAN, M.A.I., S.P.A.