

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 #

Ву

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.

December Address on the second				D	ateS	eptembe	er loth.	1953
	3 Fuller	Avenue						11.10
DOMESTIC .	Westphal			45.00				
Contract for Deed Purchaser				TITE !	during.		100	
Legal Description Lot 19	Block 4.	Florence Ad	dition	to St.	Paul	. Corre	ected Plat	
Lot Size 40 x 121.5				COAT A	Square I	Feet 4.86	50	
ASSESSED VALUE F. & T.	LAND	\$ 675.00	BU	ILDINGS				3,775.00
When Acquired		How Much Paid				Much Spen	Since \$	3.113.00
INCUMBRANCES: Mortgage \$	all a	Appr. Bal. Owing \$			Hold		· onice ψ	-
Contract for Deed \$	1 5 7	Appr. Bal. Owing \$				Vhom?	***************************************	
Other					10 1	VIIOIIII		
BEST ECONOMIC USE:	resent Use							
ANY UNLAWFUL USE NOTED:	Mone				_	y and the		1
OCCUPANCY: Owner	MANIA	174 4 4 4	Tenants				/c ki	
ZONING: Class A B	x C	Commercial	Tellams	Industrial	l. 11-l.s			on Reverse)
	4	Commercial		industrial	i: Light		Heavy	<u> </u>
		<b>DESCRIPTION</b>	OF IMPE	OVEMEN	NTS			
Type of Building House	Function	Residence	Year	Built 18	103	F	Remodeled	
Construction Frence			er of Stor		43		or of Rooms	12
Basement % Excav. 160	Foundation	Stone	Heat	Stove	Baths		Seneral Condition	
- AC	N A THE PASS	10 9 1 1 10 10 10 10 10 10 10 10 10 10 10 10	(C)	20010	31.34.50 (A.S. C.)		AND DESCRIPTION OF PERSONS AND PROPERTY.	n 2902
Cubic Foot Content 36.358		Garage	done			ther Bldgs.	None	
		СОМ	PARABL	ES				
By number as shown in submitted	list: (Plus or mi							
	nat. (1 lus of int	mus percemage to a	ajusij					
No. 59 (plus 25%)	MON-							
No. 47 (minus 25%)								
			a fee and					
				10.00			- 1	
		INCO	ME DAT	Α.				
A-1 # M- D-1	A . 1 #			90.2%				
Apt. # Mo. Rent	Apt. #	Mo. Rent	Apt.	#		Rent	Apt. #	Mo. Rent
LOWER EAST 27.00	unheated		_		\$			\$
UPPER HASTS 25.00	- 41	\$			\$			\$
" WEST' 25.00	- 0	\$			\$			\$
LOWER WEST 25.000	11	<u> </u>			\$			\$
Adjusted Total Annual Rent Estin	nate \$1,200.	00				Multiplier	4	
Indicated Value Estimate by Incom						- Indinipilos	-	
	o cappionent v	24000,00						
	IND	ICATED VALUE EST	IMATE	COST APP	ROACH	WHAT IN		
Depreciated Value Estimate Main	<b>Building This She</b>	et	\$	5,600.	00	1000000		
Depreciated Value Estimate Auxi	liary Buildings TI	his Sheet	\$					
Depreciated Value Estimate Build	ings Parcel A		\$					
Depreciated Value Estimate Build	ings Parcel B		\$				-	
Depreciated Value Estimate Build			\$					
			Total			-		
Estimated Land Value			TOTAL				5,600	
Estimated Land Value		T					\$ 650	15.5
		Total, Land and B	uildings				6,250	.00
The within described re the American Institute of F we are members, and, subjectly hereinabove described	Real Estate Ap ect to the lim	opraisers and of niting conditions	the Soci	ety of R ssed, we	esidenti hereby	al Appra certify tl	isers, of whic	h organization
	7.000	Thousand To	The state of the s	THE PERSON NAMED IN	Mar III		_Dollars	(0)
	- 44		55				_Dollars	5
Further, that this total		\$ <u>6,250</u> ling supplements Thousand Th	if any)					mount of
Qual MA hall	7	\$ 6,250		AUW EL	//	2	Dollars	A
COU INTE	7			/	/	10	yev.	1
Farl V. Dolan, M.A.I., S.R.	Α.			C.	C. Beet	h, M.A.I.,	S.R.A.	

Murliot Value Appraisal for THE HOUSING AND RECEVELORMENT AUTHORIT OF STREET AUTHORITS OF STREET AUTHORITS.

EARLY DOLAN, MAIL SILA. C.C. STON, MAIL S.B.A.

Tenants Names	Lower East: Arthur Fairbanks	BUILTING A TO STATE OF THE STAT					
	Upper East: Robert Dernell						
	Upper West: Lloyd Smith	Laffield source I addition of the source lafting					
	Lower West: Mrs. Fay Houle	2,151-501-502					
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