



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 # 119  
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 185-187 Fuller Avenue  
Fee Owner Arthur E. Gerlach and Evelyn A. Gerlach  
Contract for Deed Purchaser  
Legal Description Lot 18, 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 \$1,700.00 TOTAL \$ 2,375.00  
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 x Tenants (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 1888 Remodeled  
Construction Frame Number of Stories 2 Number of Rooms  
Basement % Excav. Foundation Heat Baths General Condition Exterior Fair  
Cubic Foot Content 31,062 Garage 18 x 20 Other Bldgs. None

COMPARABLES

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

Note: Remarks on Reverse.

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

Depreciated Value Estimate Main Building This Sheet	\$ 6,000.00
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ 50.00
Depreciated Value Estimate Buildings Parcel A	\$
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$ 6,050.00
Estimated Land Value	\$ 650.00
Total, Land and Buildings	\$ 6,700.00

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 Seven Hundred - - Dollars  
\$ 6,700.00

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

- - Six Thousand Seven Hundred - - Dollars  
\$ 6,700.00

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

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

Tenants Names

Remarks:

After repeated efforts to obtain admission to this property it was appraised from exterior. The fieldmen, also were unable to gain admission. It is understood that the occupants are termed "peculiar" by the neighbors.