



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 # 120
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 189-191 Fuller Avenue
Fee Owner Lyle F. Dorn, Gloria Dorn, Jack Smith and Muriel Smith
Contract for Deed Purchaser
Legal Description Lot 17, 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 \$ 2,800.00 TOTAL \$ 3,475.00
When Acquired 1947 How Much Paid \$ 7,000.00 How Much Spent Since \$
INCUMBRANCES: Mortgage \$ Appr. Bal. Owing \$ 2,000.00 Holder? Twin City Federal
Contract for Deed \$ Appr. Bal. Owing \$ To Whom?
Other
BEST ECONOMIC USE: Present Use
ANY UNLAWFUL USE NOTED: None
OCCUPANCY: Owners 3 x 3 Tenants (See Names on Reverse)
ZONING: Class A B X C Commercial Industrial: Light Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building House (dble) Function Residence Year Built 1896 Remodeled
Construction Frame Number of Stories 2 Number of Rooms 12
Basement % Excav. 100 Foundation Stone Heat 2 H.W. Baths 2 General Condition Fair
Cubic Foot Content 60,160 Garage 2 car Other Bldgs. None

COMPARABLES

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

No. 78
No. 30

INCOME DATA

| Apt. # | Mo. Rent | Apt. # | Mo. Rent | Apt. # | Mo. Rent | Apt. # | Mo. Rent |
|--------|-----------|--------|----------|--------|----------|--------|----------|
| OWNERS | \$ OCCUPY | | \$ | | \$ | | \$ |
| | \$ | | \$ | | \$ | | \$ |
| | \$ | | \$ | | \$ | | \$ |
| | \$ | | \$ | | \$ | | \$ |

Adjusted Total Annual Rent Estimate \$

Multiplier

Indicated Value Estimate by Income Approach \$

INDICATED VALUE ESTIMATE

| | |
|---|--------------------|
| Depreciated Value Estimate Main Building This Sheet | \$ <u>6,850.00</u> |
| Depreciated Value Estimate Auxiliary Buildings This Sheet | \$ <u>250.00</u> |
| Depreciated Value Estimate Buildings Parcel A | \$ |
| Depreciated Value Estimate Buildings Parcel B | \$ |
| Depreciated Value Estimate Buildings Parcel C | \$ |
| Total | \$ <u>7,100.00</u> |
| Estimated Land Value | \$ <u>650.00</u> |
| Total, Land and Buildings | \$ <u>7,750.00</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

- - Seven Thousand Seven Hundred Fifty - - Dollars

\$ 7,750.00

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

- - Seven Thousand Seven Hundred Fifty - - Dollars

\$ 7,750.00

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

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

Tenants Names

Remarks: