



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.

By

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1024 Pioneer Bldg., St. Paul, Minn.

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1603 Univ. Ave., St. Paul 4, Minn.

Parcel # 121
Supplement
to Parcel # _____

Date September 24th, 195 3

Property Address 193 Fuller Avenue
Fee Owner Fred J. Ziegler and Anna Ziegler
Contract for Deed Purchaser James E. - Dorothy Olecott
Legal Description Lot 16, 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 \$ 2,150.00 TOTAL \$ 2,825.00
When Acquired 1946 How Much Paid \$ 9,000.00 How Much Spent Since \$
INCUMBRANCES: Mortgage \$ Appr. Bal. Owing \$ Holder?
Contract for Deed \$ Appr. Bal. Owing \$ 5,000.00 To Whom?
Other: Paid \$1,000 cash on purchase
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 House Function Residence Year Built 1888 Remodeled
Construction Frame Number of Stories 3 Number of Rooms 13
Basement % Excav. 100 Foundation Stone Heat H.W. Baths 2 General Condition Poor to Fair
Cubic Foot Content 48,420 Garage 2 car Other Bldgs. None

COMPARABLES

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

No. 26 (minus 10%)

No. 24

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>2nd Floor</u>	\$ <u>25.00</u>	<u>heat and utilities and furnished</u>					
<u>" "</u>	\$ <u>37.50</u>	<u>" "</u>	\$ <u>"</u>	<u>" "</u>	\$ <u>"</u>	<u>" "</u>	\$ <u>"</u>
<u>3rd "</u>	\$ <u>37.50</u>	<u>" "</u>	\$ <u>"</u>	<u>" "</u>	\$ <u>"</u>	<u>" "</u>	\$ <u>"</u>
<u>1st Floor</u>	\$ <u>OWNER</u>	<u>" "</u>	\$ <u>"</u>	<u>" "</u>	\$ <u>"</u>	<u>" "</u>	\$ <u>"</u>

Adjusted Total Annual Rent Estimate \$

Multiplier

Indicated Value Estimate by Income Approach \$

INDICATED VALUE ESTIMATE

Depreciated Value Estimate Main Building This Sheet	\$ <u>6,800.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>50.00</u>
Depreciated Value Estimate Buildings Parcel A	\$
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$ <u>6,850.00</u>
Estimated Land Value	\$ <u>650.00</u>
Total, Land and Buildings	\$ <u>7,500.00</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 Five Hundred - - Dollars 7000

\$ 7,500.00

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

- - Seven Thousand Five Hundred - - Dollars

\$ 7,500.00

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

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

Tenants Names

2nd Floor: Ralph Cook

2nd Floor: Percy Moulton

3rd Floor: Marlene Worth

1st Floor: Owner

Remarks: