Housing and Redevelopment Authority of the City of Saint Paul, Minnesota: Redevelopment project files

Version 3
August 20, 2018

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C.D.

Market Value Appraisal for

THE HOUSING AND REDEVELOPMENT AUTHORITY

of The City of St. Paul, Minn.

Parcel # 122

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 195-197 Fuller Avenue

Fee Owner Joseph A. Snider

Contract for Deed Purchaser

Legal Description Lot 15, Block 4, Florence Addition to St. Paul, Corrected Plat

Lot Size 40 x 121.6 Square Feet 4,864

ASSESSED VALUE F. & T. LAND $ 675.00 BUILDINGS $ 2,350.00 TOTAL $ 3,025.00

When Acquired How Much Paid $ 7,300.00 How Much Spent Since $ 2,000.00

INCUMBRANCES: Mortgage $ Appr. Bal. Owing $ 2,200.00 Holder? Mpls. Savings & Loan

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 1892 Remodeled

Construction Frame Number of Stories 2 Number of Rooms 12

Basement % Excav. 100 Foundation Stone Heat 1 H.A. rest stoves Baths 4 General Condition Fair

Cubic Foot Content 45,180 Garage None 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
Lower East	$ 53.00	heated	$		$		$
Upper "	$ 50.50	"	$		$		$
Lower West	$ 50.00	"	$		$		$
Upper "	$ 32.50	"	$ Caretaker		$		$

Adjusted Total Annual Rent Estimate $ 1,500.00 (unheated) Multiplier 5

Indicated Value Estimate by Income Approach $ 7,500.00

INDICATED VALUE ESTIMATE [redacted]

Depreciated Value Estimate Main Building This Sheet	$ 6,600.00	
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	$6,600.00
Estimated Land Value		$ 650.00
	Total, Land and Buildings	$7,250.00

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

- - Seven Thousand Two Hundred Fifty - - Dollars

$7,250.00

6600

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

- - Seven Thousand Two Hundred Fifty - - Dollars

$7,250.00

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

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

Tenants Names

Lower East: Thomas Curran

Upper East: Clifford Sundsmo

Lower West: Mary Solvolt

Upper West: Violet Ball

Remarks: