



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 # 123

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, 195 3Property Address 201-203 Fuller AvenueFee Owner Louis RosenfeldContract for Deed Purchaser Harry ThomasLegal Description Lot 14, Block 4, Florence Addition to St. Paul, Corrected PlatLot Size 40 x 121.6Square Feet 4,864ASSESSED VALUE F. & T. LAND \$ 675.00 BUILDINGS \$ 4,200.00 TOTAL \$ 4,875.00When Acquired 1952 How Much Paid \$ 7,900.00 How Much Spent Since \$ 2,500.00

INCUMBRANCES: Mortgage \$

Appr. Bal. Owing \$

Holder?

Contract for Deed \$

Appr. Bal. Owing \$ 5,622.00To Whom? Louis Rosenfeld

Other

BEST ECONOMIC USE: Present UseANY UNLAWFUL USE NOTED: NoneOCCUPANCY: Owner XTenants X

(See Names on Reverse)

ZONING: Class A

B X

C

Commercial

Industrial: Light

Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building Apt. House Function Residence Year Built 1884 RemodeledConstruction Frame Number of Stories 3 Number of Rooms 22Basement % Excav. 100 Foundation Stone Heat Stove Baths 2 General Condition FairCubic Foot Content 58,752 Garage 17 x 19 Other Bldgs. 10 x 14

COMPARABLES

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

No. 80 (plus 25%)No. 66 (plus 20%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>1</u>	\$ <u>28.75</u>	<u>5</u>	\$ <u>26.50</u>	<u>No utilities or heat</u>			
<u>2</u>	\$ <u>Owner</u>	<u>6</u>	\$ <u>21.55</u>		\$		\$
<u>3</u>	\$ <u>26.50</u>	<u>Garage</u>	\$ <u>3.00</u>		\$		\$
<u>4</u>	\$ <u>26.35</u>	<u>"</u>	\$ <u>Owner</u>		\$		\$

Adjusted Total Annual Rent Estimate \$ 1,800.00Multiplier 5Indicated Value Estimate by Income Approach \$ 9,000.00

INDICATED VALUE ESTIMATE

Depreciated Value Estimate Main Building This Sheet	\$ <u>8,100.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>200.00</u>
Depreciated Value Estimate Buildings Parcel A	\$ <u>50.00</u>
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$ <u>8,350.00</u>
Estimated Land Value	\$ <u>650.00</u>
Total, Land and Buildings	\$ <u>9,000.00</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

-- Nine Thousand --

Dollars

\$ 9,000.00

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

-- Nine Thousand --

Dollars

\$ 9,000.00

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

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

HOUSING AND REDEVELOPMENT AUTHORITY
CITY OF ST. PAUL, MINN.

Tenants Names

(1) Lower West: Clem Kanke

(2) Lower East: Owner

(3) 2nd Floor West: Charles Durey

(4) 2nd Floor East: Robert Baker

(5) 3rd Floor West: Carl Lockert

(6) 3rd Floor East

Remarks: