



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 # 124
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 205-207 Fuller Avenue

Fee Owner Oscar M. and Eleanor Eng

Contract for Deed Purchaser _____

Legal Description Lot 13, 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 \$ 2,400.00 TOTAL \$ 3,075.00

When Acquired _____ How Much Paid \$ 4,600.00 How Much Spent Since \$ _____

INCUMBRANCES: Mortgage \$ _____ Appr. Bal. Owng \$ 2,000.00 Holder? Northern Federal

Contract for Deed \$ _____ Appr. Bal. Owng \$ _____ To Whom? _____

Other _____

BEST ECONOMIC USE: Present Use

ANY UNLAWFUL USE NOTED: None

OCCUPANCY: Owner ☒ Tenants ☒ (See Names on Reverse)

ZONING: Class A ☒ B ☒ C _____ Commercial _____ Industrial: Light _____ Heavy _____

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1894 Remodeled _____
Construction Frame Number of Stories 2 Number of Rooms 12
Basement % Excav. 100 Foundation Stone Heat 2 H.A. Gas Baths 2 General Condition Good
Cubic Foot Content 36,200 Garage None Other Bldgs. None

COMPARABLES

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

No. 78 (plus 15%)

No. 72 (plus 5%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>East Side</u>	\$ <u>45.00</u>		\$ _____		\$ _____		\$ _____
<u>West Side</u>	\$ <u>Owner</u>		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ _____

Multiplier _____

Indicated Value Estimate by Income Approach \$ _____

INDICATED VALUE ESTIMATE

Depreciated Value Estimate Main Building This Sheet	\$ <u>7,850.00</u>
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	\$ <u>7,850.00</u>
Estimated Land Value	\$ <u>650.00</u>
Total, Land and Buildings	\$ <u>8,500.00</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

- - Eight Thousand Five Hundred - - Dollars 77⁰⁰

\$ 8,500.00

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

- - Eight Thousand Five Hundred - - Dollars

\$ 8,500.00

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

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

East Side: Melvin Hathaway

Remarks: