



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

Copyright Notice:

This material may be protected by copyright law
(U.S. Code, Title 17). Researchers are liable for any
infringement. For more information, visit
www.mnhs.org/copyright.

6 W

Market Value Appraisal for
THE HOUSING AND REDEVELOPMENT AUTHORITY
of The City of St. Paul, Minn.

Parcel # 125
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 June 11th, 1953

Property Address 211 Fuller Avenue
Fee Owner Jacob and Bessie Gingold
Contract for Deed Purchaser Wesley M. Sorenson
Legal Description Lot 12, 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 \$ 3,300.00 TOTAL \$ 3,975.00
When Acquired 1951 How Much Paid \$ 11,700.00 How Much Spent Since \$ 2,000.00
INCUMBRANCES: Mortgage \$ Appr. Bal. Owing \$ Holder?
Contract for Deed \$ Appr. Bal. Owing \$ 800.00 To Whom? Jacob Gingold
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 1891 Remodeled
Construction Frame Number of Stories 2 Number of Rooms 11
Basement % Excav. 100 Foundation Heat 1 H.V. Baths 2 General Condition Good
Cubic Foot Content 54,120 Garage 18 x 20 Other Bldgs. None

COMPARABLES

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

No. 70

No. 71 (minus 15%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
	\$		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$

Multiplier

Indicated Value Estimate by Income Approach \$

INDICATED VALUE ESTIMATE

Depreciated Value Estimate Main Building This Sheet	\$ <u>9,550.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>300.00</u>
Depreciated Value Estimate Buildings Parcel A	\$
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$ <u>9,850.00</u>
Estimated Land Value	\$ <u>650.00</u>
Total, Land and Buildings	\$ <u>10,500.00</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

- - Ten Thousand Five Hundred - - Dollars 9500

\$ 10,500.00

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

- - Ten Thousand Five Hundred - - Dollars

\$ 10,500.00

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

Remarks:

REMOVED TO OTHER