



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

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.

Parcel # 126
Supplement
to Parcel # _____

Date September 16th, 195 3

Property Address 215 Fuller Avenue

Fee Owner Elizabeth K. Dunford

Contract for Deed Purchaser _____

Legal Description Lot 11, Block 4, Florence Addition to St. Paul, Corrected Plat

Lot Size 40 x 121.6

Square Feet 4,864

ASSESSED VALUE F. & T. LAND \$ 750.00 BUILDINGS \$ 4,150.00 TOTAL \$ 4,900.00

When Acquired _____ How Much Paid \$ _____ How Much Spent Since \$ _____

INCUMBRANCES: Mortgage \$ _____ Appr. Bal. Owing \$ _____ Holder? _____

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 1904 Remodeled _____
Construction Frame Number of Stories 2 Number of Rooms 12
Basement % Excav. 100 Foundation Stone Heat 2 H.W.OIL Baths _____ General Condition Good
Cubic Foot Content 46,085 Garage 2 car Other Bldgs. None

COMPARABLES

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

No. 70 (plus 10%)

No. 71 (minus 10%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	<u>\$ 40.00 and caretaker</u>						
<u>"</u>	<u>60.00 and board</u>						
<u>UPSTAIRS</u>	<u>\$ 55.00</u>						
<u>"</u>	<u>55.00</u>						

Adjusted Total Annual Rent Estimate \$1,920.00

Multiplier 5.1

Indicated Value Estimate by Income Approach \$10,560.00

INDICATED VALUE ESTIMATE

Depreciated Value Estimate Main Building This Sheet	\$ <u>10,000.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>250.00</u>
Depreciated Value Estimate Buildings Parcel A	\$ _____
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>10,250.00</u>
Estimated Land Value	\$ <u>750.00</u>
Total, Land and Buildings	\$ <u>11,000.00</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

Eleven Thousand Dollars

\$11,000.00

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

Eleven Thousand Dollars

\$ 11,000.00

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

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

Downstairs: Mrs. Donald Urban

John Dunford

Upstairs: Ann Trinka

Mrs. Imsthedol

Remarks: