



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.







179



C. C. BEETH, M. A. I. - S. R. A.

REALTOR AND APPRAISER

1603 University Avenue
St. Paul 4, Minnesota

EARL V. DOLAN, M. A. I. - S. R. A.

REALTOR AND APPRAISER

Pioneer Building
St. Paul 1, Minnesota

Sketch of Building(s)

Pictures

Parcel # 179

Supplement

to Parcel #



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

9 W

Parcel # 179

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 1st, 1953

Property Address 218 Muller Avenue
Fee Owner David W. Pearson, 1047 Churchill
Contract for Deed Purchaser Garrie Kelly
Legal Description Lot 5, Block 4, Drake and Dewey's Addition to the City of Saint Paul

Lot Size 35 x 143 Square Feet 5,005
ASSESSED VALUE F. & T. LAND \$ 600.00 BUILDINGS \$ 2,250.00 TOTAL \$ 2,850.00
When Acquired 1950 How Much Paid \$ 7,200.00 How Much Spent Since \$ 2,300(claim)
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 x Tenants (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 1889 Remodeled
Construction Frame Number of Stories 2 Number of Rooms 10
Basement % Excav. 60 Foundation Stone Heat H.A. Oil Baths 2 General Condition Fair
Cubic Foot Content 29,225 Garage 1 car Other Bldgs. None

COMPARABLES

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

No. 10 (about the same)

No. 39 (about the same)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWN-FRONT</u>	<u>\$ 50.00</u>	<u>Heat and</u>	<u>Utilities</u>		\$		\$
<u>" - REAR</u>	<u>\$ 37.00</u>	<u>" "</u>	<u>" "</u>		\$		\$
<u>UPSTAIRS</u>	<u>\$ OWNER</u>				\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$

Multiplier

Indicated Value Estimate by Income Approach \$

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>6,400.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>600.00</u>
Depreciated Value Estimate Buildings Parcel A	\$
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$ <u>7,000.00</u>
Estimated Land Value	\$ <u>600.00</u>
Total, Land and Buildings	\$ <u>7,600.00</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

- - Seven Thousand Six Hundred - - Dollars 6850
\$ 7,600.00

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

- - Seven Thousand Six Hundred - - Dollars
\$ 7,600.00

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

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

THE HOUSING AND REDEVELOPMENT AUTHORITY
of the City of St. Paul, Minn.

C. C. BETH, M.A., S.R.A.
1101 Myrtle Ave., St. Paul, Minn.

1101 Myrtle Ave., St. Paul, Minn.

Tenants Names

Remarks:

RECEIVED

The undersigned, C. C. Beth, M.A., S.R.A., of the City of St. Paul, Minn., do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the Housing and Redevelopment Authority of the City of St. Paul, Minn.

Witness my hand and the seal of the Housing and Redevelopment Authority of the City of St. Paul, Minn., this 1st day of May, 1964.

C. C. BETH, M.A., S.R.A.
Chairman, Housing and Redevelopment Authority