



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

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166



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

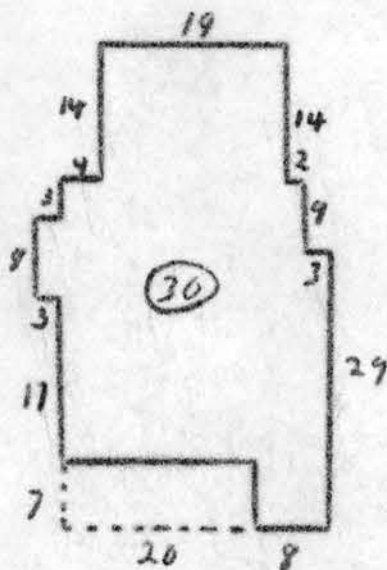
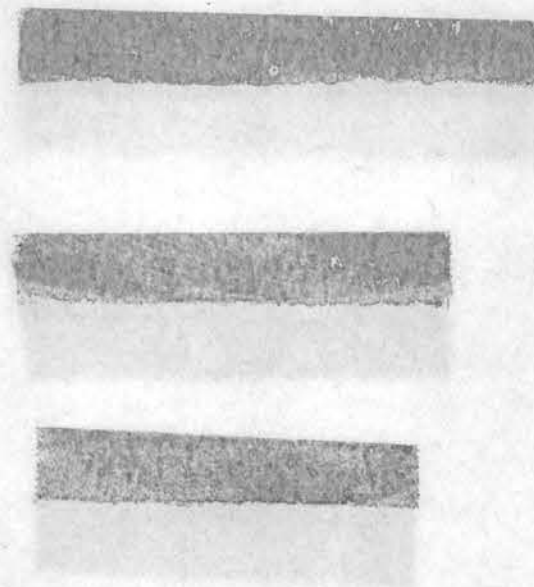
Sketch of Building(s)

Pictures

Parcel # 166

Supplement

to Parcel #



8 W

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

Parcel # 166
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 August 26th, 1953

Property Address 236 Fuller Avenue
Fee Owner Thomas C. Langevin and Thomas C. Langevin
Contract for Deed Purchaser _____
Legal Description East 37½ feet of Lots 11 and 12, Dewey Drake and Pence's Addition to St. Paul (Block 3)
Lot Size 37.5 x 71 Square Feet 2,663
ASSESSED VALUE F. & T. LAND \$ 525.00 BUILDINGS \$ 2,300.00 TOTAL \$ 2,825.00
When Acquired _____ How Much Paid \$ _____ How Much Spent Since \$ _____
INCUMBRANCES: Mortgage \$ _____ Appr. Bal. Owng \$ _____ Holder? _____
Contract for Deed \$ _____ Appr. Bal. Owng \$ _____ 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 Duplex Function Residence Year Built 1886 Remodeled _____
Construction Frame - Stucco Number of Stories 2 Number of Rooms 11
Basement % Excav. 100 Foundation Stone Heat B.A. Down Stove-up Baths 2 General Condition Good
Cubic Foot Content 33,700 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 (plus 10%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	<u>\$ 40.00</u>	<u>unheated</u>	\$ _____		\$ _____		\$ _____
<u>UPSTAIRS</u>	<u>\$ 37.50</u>		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$1,200.00

Multiplier 5½

Indicated Value Estimate by Income Approach \$ 6,600.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>7,400.00</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>7,400.00</u>
Estimated Land Value	\$ <u>600.00</u>
Total, Land and Buildings	\$ <u>8,000.00</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

- - Eight Thousand - - Dollars

\$ 8,000.00

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

- - Eight Thousand - - Dollars

\$ 8,000.00

Earl V. Dolan

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

C. C. Beeth

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

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

Tenants Names

Downstairs: Howard Allen

Upstairs: Harold Halvorson

Remarks:

The within described real property has been appraised in accordance with the provisions of the Minnesota Constitution and the Minnesota Real Property Tax Law, Chapter 273, Minnesota Statutes, and the rules and regulations of the Minnesota Department of Revenue, and the appraiser has determined the market value of the property as of the date of the appraisal.

Market Value - \$100.00

Further, that the total parcel land and improvements is an appraised market value of

Market Value - \$100.00

C.C. Booth, M.A.I.

Paul V. Doherty, M.A.I.