



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

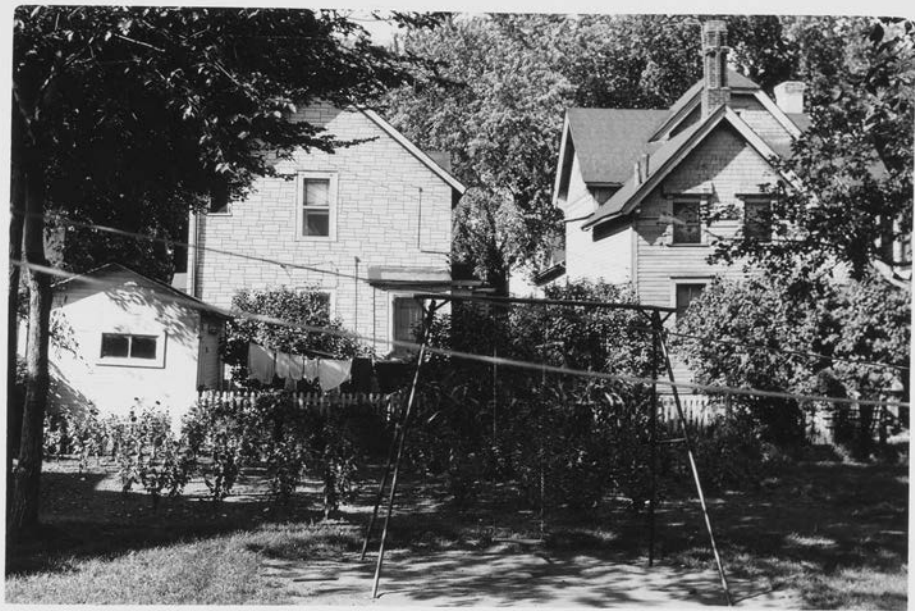
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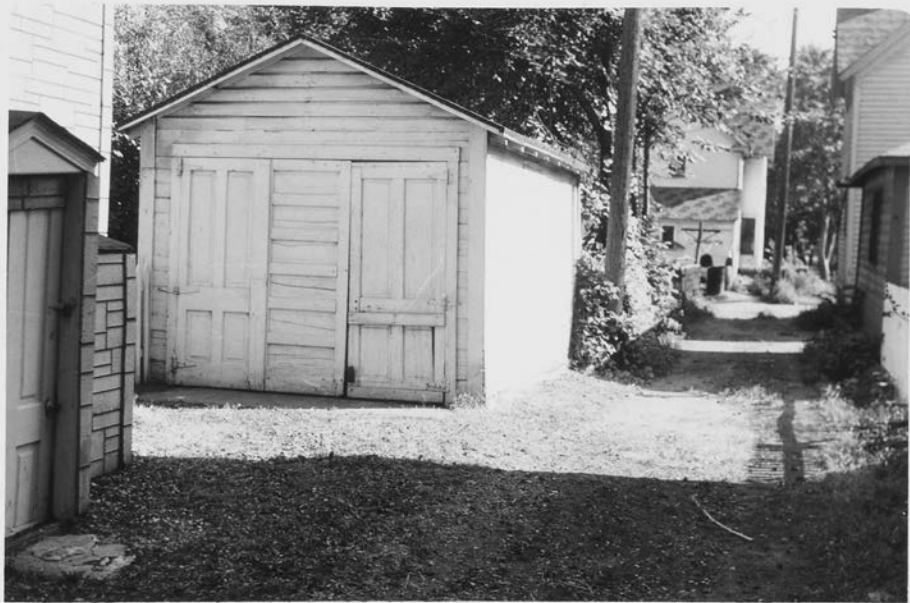
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J.H. [Signature]

Parcel # 165  
Supplement  
to Parcel # \_\_\_\_\_

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.

Date August 26th, 1953

Property Address 238 Fuller Avenue  
Fee Owner Mary Henke  
Contract for Deed Purchaser \_\_\_\_\_  
Legal Description East 36 feet of West 72 feet of Lots 11 and 12, Block 3, Dewey Drake & Pence's Addition to St. Paul  
Lot Size 36 x 71 Square Feet 2,556  
ASSESSED VALUE F. & T. LAND \$ 450.00 BUILDINGS \$ 1,650.00 TOTAL \$ 2,100.00  
When Acquired 1901 How Much Paid \$ \_\_\_\_\_ How Much Spent Since \$ \_\_\_\_\_  
INCUMBRANCES: Mortgage \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ Holder? \_\_\_\_\_  
Contract for Deed \$ \_\_\_\_\_ Appr. Bal. Owing \$ CLEAR 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 1890 Remodeled \_\_\_\_\_  
Construction Frame Number of Stories 2 Number of Rooms 6  
Basement % Excav. \_\_\_\_\_ Foundation \_\_\_\_\_ Heat \_\_\_\_\_ Baths \_\_\_\_\_ General Condition Fair  
Cubic Foot Content 22,397 Garage None Other Bldgs. None

COMPARABLES

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

No. 63 (about the same)  
No. 73 (about the same)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>OWNER</u>	<u>\$ OCCUPIED</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>5,200.00</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>5,200.00</u>
Estimated Land Value	\$ <u>500.00</u>
Total, Land and Buildings	\$ <u>5,700.00</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

5150

- - Five Thousand Seven Hundred - - Dollars  
\$ 5,700.00

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

- - Five Thousand Seven Hundred - - Dollars  
\$ 5,700.00

Earl V. Dolan

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

C. C. Beeth

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

## Remarks:



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 # 165  
Supplement  
to Parcel # \_\_\_\_\_

