



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

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J.B.

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

Parcel # 163
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, 195 3

Property Address <u>250 Fuller Avenue</u>	
Fee Owner <u>Mary D. Whalen</u>	
Contract for Deed Purchaser _____	
Legal Description <u>Vacated 5 feet of alley adjacent and East 20 feet of Lots 9 and 10, Block 3, Dewey Drake and Pence's Addition to St. Paul</u>	
Lot Size <u>20 x 71</u>	Square Feet <u>1,420</u>
ASSESSED VALUE F. & T.	LAND \$ <u>300.00</u> BUILDINGS \$ <u>2,400.00</u> TOTAL \$ <u>2,700.00</u>
When Acquired _____	How Much Paid \$ _____ How Much Spent Since \$ _____
INCUMBRANCES: Mortgage \$ _____	Appr. Bal. Owing \$ _____ Holder? _____
Contract for Deed \$ _____	Appr. Bal. Owing \$ <u>CLEAR</u> To Whom? _____
Other _____	
BEST ECONOMIC USE: <u>Present Use</u>	
ANY UNLAWFUL USE NOTED: <u>None</u>	
OCCUPANCY: Owner <u>X</u>	Tenants _____ (See Names on Reverse)
ZONING: Class A <u>B X</u> C _____	Commercial _____ Industrial: Light _____ Heavy _____

DESCRIPTION OF IMPROVEMENTS

Type of Building <u>House</u>	Function <u>Residence</u>	Year Built <u>1904</u>	Remodeled _____
Construction <u>Frame</u>	Number of Stories <u>2</u>	Number of Rooms <u>6</u>	
Basement % Excav. <u>100</u>	Foundation <u>Stone</u>	Heat <u>H.A.</u>	Baths <u>1</u> General Condition <u>Good</u>
Cubic Foot Content <u>27,015</u>	Garage <u>None</u>	Other Bldgs. <u>None</u>	

COMPARABLES

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

No. 1 (about the same)
No. 32 (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 INCOME APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>6,650.00</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>6,650.00</u>
Estimated Land Value	\$ <u>350.00</u>
Total, Land and Buildings	\$ <u>7,000.00</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

- - Seven Thousand - -

Dollars 6500

\$ 7,000.00

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

- - Seven Thousand - -

Dollars

\$ 7,000.00

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

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

Tenants Names

Remarks:

1990

C. C. BEETH, M. A. I. - 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 # 163

Supplement

to Parcel #

