



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.

Parcel # 139
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.

Property Address 278 Fuller Avenue Date August 27th, 195 3
Fee Owner Arthur H. and Marion O. Hook
Contract for Deed Purchaser _____
Legal Description Except West 41.18 feet; lot 7, block 9, "Elfelt, Bernheimer & Arnolds"
Addition to St. Paul
Lot Size 24.8 x 124.3 Square Feet 3,083
ASSESSED VALUE F. & T. LAND \$ 400.00 BUILDINGS \$ 1,500.00 TOTAL \$ 1,900.00
When Acquired 1948 How Much Paid \$ 4,200.00 How Much Spent Since \$ _____
INCUMBRANCES: Mortgage \$ _____ Appr. Bal. Owing \$ 700.00 Holder? Northern Federal S & L
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 1890 Remodeled _____
Construction Frame Number of Stories 2 Number of Rooms 10
Basement % Excav. 75 Foundation Stone Heat N.A. Stoker-down Baths 2 General Condition Poor
Cubic Foot Content 27,764 Garage None Other Bldgs. None

COMPARABLES

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

No. 57 (plus 15%)
No. 144 (plus 33%)

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>4,500.00</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>4,500.00</u>
Estimated Land Value	\$ <u>400.00</u>
Total, Land and Buildings	\$ <u>4,900.00</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

- - Four Thousand Nine Hundred - - Dollars

\$4,900.00

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

- - Four Thousand Nine Hundred - - Dollars

\$4,900.00

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 DEVELOPMENT AUTHORITY
MARTIN LUTHER KING, JR. BUILDING
1000 PINE STREET, SUITE 200
SAN FRANCISCO, CALIFORNIA 94109
(415) 398-2200

Tenants Names

Remarks: