



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 # 137
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 27th, 1953

Property Address 284 Fuller Avenue

Fee Owner Margaret T. Ryan

Contract for Deed Purchaser D. Klein

Legal Description West 20.08 feet of Lot 7, Block 9, "Elfelt, Bernheimer & Arnolds" Addition to St. Paul

Lot Size 20.1 x 124.3

Square Feet 2,498

ASSESSED VALUE F. & T. LAND \$ 325.00 BUILDINGS \$ 1,100.00 TOTAL \$ 1,425.00

When Acquired _____ How Much Paid \$ _____ How Much Spent Since \$ _____

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 _____

Tenants X

(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 7
Basement % Excav. 100 Foundation Stone Heat H.A. Baths 1 General Condition Poor
Cubic Foot Content 30,500 Garage None Other Bldgs. None

COMPARABLES

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

No. 18 (the same)

No. 138 (about the same)

INCOME DATA

| Apt. # | Mo. Rent | Apt. # | Mo. Rent | Apt. # | Mo. Rent | Apt. # | Mo. Rent |
|-------------------|-----------------|-----------------|------------------|------------------|-----------|--------|-----------|
| <u>DOWNSTAIRS</u> | <u>\$ 40.00</u> | <u>Heat and</u> | <u>Utilities</u> | <u>furnished</u> | <u>\$</u> | | <u>\$</u> |
| <u>UPSTAIRS</u> | <u>\$ 40.00</u> | <u>" "</u> | <u>" "</u> | <u>" "</u> | <u>\$</u> | | <u>\$</u> |
| | <u>\$</u> | | <u>\$</u> | | <u>\$</u> | | <u>\$</u> |
| | <u>\$</u> | | <u>\$</u> | | <u>\$</u> | | <u>\$</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>3,650.00</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>3,650.00</u> |
| Estimated Land Value | \$ <u>350.00</u> |
| Total, Land and Buildings | \$ <u>4,000.00</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

Four Thousand - - Dollars

\$ 4,000.00

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

Four Thousand - - Dollars

\$ 4,000.00

Earl V. Dolan

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

C. C. Beeth

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

1800 Union Ave., St. Paul, Minn.
C. O. BEETH, MAIL 25-A

1824 Union Ave., St. Paul, Minn.
EARL V. DOLAN, MAIL 25-A

Tenants Names

Downstairs: John Gindrich

Upstairs: Robert Johnson

Remarks: