



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

Copyright Notice:

This material may be protected by copyright law
(U.S. Code, Title 17). Researchers are liable for any
infringement. For more information, visit
www.mnhs.org/copyright.

7 W

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

Parcel # 136
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, 195 3

Property Address 286-288-290 Fuller Avenue

Fee Owner Joseph L. St. Marie, Neal J. Roman, Evelyn M. Roman, Richard T. Roman &

~~Contract for Deed Purchase~~ Valdemar H. Roman, 1033 Grand

Legal Description Lot 6, Block 9, "Elfelt, Bernheimer & Arnolds" Addition to St. Paul

Lot Size 50 x 124.3

Square Feet 6,215

ASSESSED VALUE F. & T. LAND \$ 850.00 BUILDINGS \$ 3,200.00 TOTAL \$ 4,050.00

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	<u>House</u>	Function	<u>Residence</u>	Year Built	<u>1890</u>	Remodeled	
Construction	<u>Frame</u>			Number of Stories	<u>2</u>	Number of Rooms	<u>18</u>
Basement % Excav.	<u>20</u>	Foundation	<u>Stone</u>	Heat	<u>Stove</u>	Baths	<u>3</u>
						General Condition	<u>Poor</u>
Cubic Foot Content	<u>54,435</u>	Garage	<u>1 car</u>			Other Bldgs.	<u>None</u>

COMPARABLES

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

No. 80 (less 30%)

No. 128 (about the same)

*now for sale by Chapp-Thomasen Co
called today 9/17/53 for price they quote
\$5400. Has been for sale for more than a year at this
price.*

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>CENTER</u>	<u>\$ 28.00</u>		\$		\$		\$
<u>WEST</u>	<u>\$?</u>		\$		\$		\$
<u>EAST</u>	<u>\$ 34.75</u>		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$1,080.00

Multiplier 4

Indicated Value Estimate by Income Approach \$4,320.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	<u>\$ 3,800.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	<u>\$</u>
Depreciated Value Estimate Buildings Parcel A	<u>\$</u>
Depreciated Value Estimate Buildings Parcel B	<u>\$</u>
Depreciated Value Estimate Buildings Parcel C	<u>\$</u>
Total	<u>\$3,800.00</u>
Estimated Land Value	<u>\$ 850.00</u>
Total, Land and Buildings	<u>\$4,650.00</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 Six Hundred Fifty - - Dollars 4400

\$4,650.00

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

- - Four Thousand Six Hundred Fifty - - Dollars

\$4,650.00

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.

By
EARL V. DOLAN, M.A., J.S.A.
1234 5th Ave. N.E., St. Paul, Minn.

Tenants Names
Center - Pete Schommer
West -
East - Willis Lockwood

Remarks:

The within described and appraised property has been appraised in accordance with the provisions of the Minnesota Statutes, Chapter 268, and the rules and regulations of the Minnesota Department of Housing and Urban Development, and the appraiser's report is hereby submitted to the Housing and Urban Development Authority of the City of St. Paul, Minnesota.