



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 # 135
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 292-294 Fuller Avenue
Fee Owner Henry and Anna Hansen
Contract for Deed Purchaser _____
Legal Description Lot 5, 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 \$3,000.00 TOTAL \$3,850.00
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 1902 Remodeled _____
Construction Frame Number of Stories 2 Number of Rooms 16
Basement % Excav. 100 Foundation Stone Heat 2 Stoves Baths 3 General Condition Poor
Cubic Foot Content 48,000 Garage None Other Bldgs. None

COMPARABLES

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

No. 80 (less 15%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	<u>\$ 32.50</u>	<u>unheated</u>	<u>\$</u>		<u>\$</u>		<u>\$</u>
<u>UPSTAIRS</u>	<u>\$ 28.00</u>	<u>"</u>	<u>\$</u>		<u>\$</u>		<u>\$</u>
<u>DOWN</u>	<u>\$ 45.00</u>	<u>"</u>	<u>\$</u>		<u>\$</u>		<u>\$</u>
	<u>\$</u>		<u>\$</u>		<u>\$</u>		<u>\$</u>

Adjusted Total Annual Rent Estimate \$1,080.00 Multiplier 4
Indicated Value Estimate by Income Approach \$4,860.00

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	<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>\$ 4,500.00</u>
Estimated Land Value	<u>\$ 850.00</u>
Total, Land and Buildings	<u>\$ 5,350.00</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

Five Thousand Three Hundred Fifty Dollars 4800
\$5,350.00

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

Five Thousand Three Hundred Fifty Dollars
\$5,350.00

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
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 of the City of St. Paul, Minn.

C. C. BEHN, M.A., S.R.A.
 1601 Union Ave., St. Paul, Minn.

E. W. DOLAN, M.A., S.R.A.
 1024 F. Street, N.E., Washington

Tenants Names

First Floor E. - Donald McGlade
Second " E. - Verl Anacker
First " W. - Anton Nelson

Remarks:

Remarks section with multiple lines for handwritten notes.

INCOME DATA

Unit	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
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THE HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF ST. PAUL, MINN.

APPROVED: _____

DATE: _____

FOR THE CITY OF ST. PAUL, MINN.

APPROVED: _____

DATE: _____

FOR THE CITY OF ST. PAUL, MINN.