

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 # 135
Supplement
to Parcel #

Ву

EARL V. DOLAN, M.A.I., S.R.A. 1024 Pioneer Bldg., St. Paul, Minn.

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

C. C. BEETH, M.A.I., S.R.A. 1603 Univ. Ave., St. Paul 4, Minn.

Property Address 292-29				Date	Aueu	st 27th.	1953
ishaily vidiless	4 Fuller A	venue	. 20019	M. A. Carrier			gradinal san
Fee Owner Henry an	d Anna Han	sen					
Contract for Deed Purchaser							
Legal Description Lot 5, B.	lock 9, "E	lfelt, Ber	nheimer	å Arnolds"	Addit	ion to St.	Paul
Lot Size 50 x 124.3				Square I	Feet 6.	215	
ASSESSED VALUE F. & T.	LAND	\$850.00	BL	ILDINGS \$3,000	00.0	TOTAL \$	3.850.00
When Acquired		How Much Pai	d \$	How	Much Spe	ent Since \$	
INCUMBRANCES: Mortgage \$		Appr. Bal. Owing	\$	Hold	er?	7,000	
Contract for Deed \$	4	Appr. Bal. Owing	\$	To V	Vhom?		
Other							
	resent Use			A TOTAL OF			1
ANY UNLAWFUL USE NOTED:	None						
OCCUPANCY: Owner			Tenants	x	The same	(See Nam	es on Reverse)
ZONING: Class A B 3	X C	Commercial		Industrial: Light		Hea	vy
Type of Building Rouse		DESCRIPTION Residence	Year	Built 1902		Remodeled	
Construction Frame			ber of Stor		Num	ber of Rooms	16
Basement % Excav. 100	Foundation	Stone	Heat 2	toves Baths	3	General Condi	tion Poor
Cubic Foot Content 48,000	and the state of t	Garage	None	C	ther Bldg	s. None	
And the state of t		001	1PARABL				
		INCO	OME DAT	A			
Apt. #_ Mo. Rent	Apt. #		D/ (!				
TO 10 14 1 10 10 10 10 10 10 10 10 10 10 10 10 1	11	Mo. Rent	Apt		Rent	Apt. #	Mo. Rent
DOWNSTATES : 32.50	unheated		Apt.		Rent	Apt. #	Mo. Rent
DOWNSTATES \$ 32.50 UPSTAIRS \$ 28.00			Apt	# Mo.	Rent	Apt. #	Mo. Rent
	unheated		Apt	# Mo.	Rent	Apt. #	Mo. Rent
UPSTAIRS # \$ 28.00	unheated		Apt	# Mo.	Rent	Apt. #	Mo. Rent \$\$ \$\$
DOWN W \$ 45.00	unheated #	\$\$ \$\$ \$\$	Apt	# Mo. \$ \$ \$ \$ \$ \$ \$		Apt. #	Mo. Rent \$ \$ \$ \$ \$ \$
DOWN W \$ 45.00 Adjusted Total Annual Rent Estima	unheated #	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Apt	# Mo. \$ \$ \$ \$ \$ \$ \$	Rent Multiplier	Apt. #	Mo. Rent \$ \$ \$ \$ \$
DOWN \$ 45.00 \$ Adjusted Total Annual Rent Estimate Indicated Value Estimate by Income Depreciated Value Estimate Main B Depreciated Value Estimate Auxilia	ate \$ 1.080.0 Approach \$4.000 INDIC	\$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _	TIMATE \$ 1	# Mo. \$ \$ \$		Apt. #	Mo. Rent \$\$ \$\$
DOWN \$ 45.00 Adjusted Total Annual Rent Estimate Indicated Value Estimate by Income Depreciated Value Estimate Main B Depreciated Value Estimate Auxilia Depreciated Value Estimate Building	ate \$ 1.080.0 Approach \$4.000 Suilding This Sheetary Buildings Things Parcel A	\$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _	TIMATE \$ 1	# Mo. \$ \$ \$ \$ \$ COST APPROACH		Apt. #	Mo. Rent \$ \$ \$ \$
DOWN \$ 45.00 Adjusted Total Annual Rent Estimate Indicated Value Estimate by Income Depreciated Value Estimate Main B Depreciated Value Estimate Buildin Depreciated Value Estimate Buildin	in the state of th	\$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _	TIMATE S	# Mo. \$ \$ \$ \$ \$ COST APPROACH		Apt. #	Mo. Rent \$ \$ \$ \$ \$
DOWN \$ 45.00 Adjusted Total Annual Rent Estimate Indicated Value Estimate by Income Depreciated Value Estimate Main B Depreciated Value Estimate Buildin Depreciated Value Estimate Buildin	in the state of th	\$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _	TIMATE \$ 1	# Mo. \$ \$ \$ \$ \$ COST APPROACH		43	
DOWN \$ 45.00 \$ Adjusted Total Annual Rent Estimate Indicated Value Estimate by Income Depreciated Value Estimate Main B Depreciated Value Estimate Buildin Depreciated Value Estimate Buildin Depreciated Value Estimate Buildin	in the state of th	\$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _	TIMATE S	# Mo. \$ \$ \$ \$ \$ COST APPROACH		\$ 4,50	0.00
DOWN \$ 45.00 Adjusted Total Annual Rent Estimate Indicated Value Estimate by Income Depreciated Value Estimate Main Bereciated Value Estimate Buildin Depreciated Value Estimate Buildin Depreciated Value Estimate Buildin Depreciated Value Estimate Buildin Depreciated Value Estimate Buildin	in the state of th	\$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _ \$ _	TIMATE \$ 1 \$ \$ \$ \$ \$ \$ \$ \$ Total	# Mo. \$ \$ \$ \$ \$ COST APPROACH		\$ 4,50 \$ 85	0.00
DOWN \$ 45.00 Adjusted Total Annual Rent Estimate Indicated Value Estimate by Income Depreciated Value Estimate Buildin Estimated Land Value The within described rethe American Institute of Rewe are members, and, subjectively hereinabove described here	INDIC Suilding This Sheet ary Buildings This Sheet ary Buildings Things Parcel A angs Parcel B angs Parcel C are all property heal Estate Appet to the limit has a market of the same and the same are t	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	TIMATE \$ 1 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	# Mo. \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	the rul al Appr certify	\$ 4,50 \$ 85 \$ 5,35 es and proferaisers, of what in our of	0.00 0.00 0.00 0.00 ossional ethics ich organization pinion the pro

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

Mathet Value Appraisal for THE HOUSING AND REDBYELORM INT. AUTHORUT OF THE City of St. Paul, William.

O. C. BERTH, M. A.L. SJEAC 1001 Univ. cov., St. Port of TaxEGLY, BOLARI, ICAL, S.P.A., 1000 Postoger 1405 - P. P. P. Com.

Tenants Names	First F	loor E	Do	nald Me	Glade	(ATTING	wa salli	7.485.40	200	Alda Artenasi
	Second	n 18	Ve	rl Anac	ker	10	A STATE OF THE PARTY OF THE PAR	A 100 33	0.64	tenni Peri
	First					. 3740	151 10. 8	6.75.3	103 7	Thoraca land
100.000			of annual	2014/1 iic			- New York			LAW ASSESSED
00,080,		m n lu	Market I		The state of the s	Jack St.	- 1		1	and the state of the
			new in			10 Art 14			NAME OF THE OWNER, OWNE	Norway II Print
		Section 1	0.0		3.00	-)	1		\$ 600	Clair Sain Co
							- 50 J - 52	W. 10 Table 1	1500 000	CAUCA TO
							9,70			to said to be
I have a to				<u>×</u>	IN THE		126		1000	Rained Page
							7			
	100		1 P. (7				ik - uellan		Beatle of	dre v
Remarks:	a wax fi lo	elas i			of to sudual	Annual Control of the				Moliverage
Remarks.	pod hray	9 /1	Partial	6375			September 1		O. Francisco	3 17 12 110
	-4005	Alegaria	110		2000 A	The same				tort della
			K	27	HARLENO			Now Year		
pine and a second				-		10, 101	poster live le	7 Late	call note	t in the mark
		1		• 17	- 411-				T. A. LEWS	1771
wash)										
				1.1	Arikawos					
hedi ald	Apt. #		B JiM			A stall	一位	9-3	A4.	TO MAKE
		1275	1124			60	- Day ten	EF - 15		
									35 14	
				-					24 1 1	
		- Selfght						Calmina in	H III	TAILUT SIR POSTOR
			L.	-		10.0	Pater to	hu Amberia)	d a smile	into Various Vari
		diam'r.	10 (Act) (191)	42.19 [25] 数据	ON STATISTICS	Miller Son	-21010			
		Open State		1,000,0			1,000	gran alaka	denit 3 m	Si ve rimori di
						7711	A. femi			of Landaudell
					1			despitation		
					TeleT					
	20 T									Carlotte and
V.1	Marie L				entitled by					
to still a familia another some of agong on or sig	Author Hall	111		2 by the	in Per Son	Jose P. Ili Military S				
	2-1/1-7				contrast and					
1 twees	ob ob ob publish	o telus,	1340		(year) along the land	surplement.	Lipelleeling	adining let at		Пиннол.
					03.02					
		7 1 A N		5 " Y				10.00		ME WILE