



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 # 131  
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 312 Fuller Avenue

Date August 7th, 195 3

Fee Owner Minnie Peters

Contract for Deed Purchaser Helen M. Allan

Legal Description Lot 1, Block 9, "Elfelt, Bernheimer & Arnolds" Addition to St. Paul

Lot Size 50 x 124.3

Square Feet 6,215

ASSESSED VALUE F. & T. LAND \$ 950.00 BUILDINGS \$ 2,200.00 TOTAL \$ 3,150.00

When Acquired 1936 How Much Paid \$ 3,500.00 How Much Spent Since \$ \_\_\_\_\_

INCUMBRANCES: Mortgage \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ Holder? \_\_\_\_\_

Contract for Deed \$ \_\_\_\_\_ Appr. Bal. Owing \$ 3,400.00 To Whom? Minnie Peters

Other \_\_\_\_\_

BEST ECONOMIC USE: Present Use

ANY UNLAWFUL USE NOTED: None

OCCUPANCY: Owner ☒ Tenants ☒ (See Names on Reverse)

ZONING: Class A ☐ B ☒ C ☐ Commercial ☐ Industrial: Light ☐ Heavy ☐

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1917 Remodeled \_\_\_\_\_  
Construction Frame Number of Stories 2 Number of Rooms 10  
Basement % Excav. 100 Foundation Stone Heat 1-A.W. 811 Baths 2 General Condition Fair to Good  
Cubic Foot Content 31,158 Garage None Other Bldgs. None

COMPARABLES

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

No. 10 (plus 10%)

No. 45 (about the same)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
DOWNSTAIRS	\$ <u>OWNER</u>		\$ _____		\$ _____		\$ _____
UPSTAIRS	\$ <u>49.50 (unheated)</u>		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ 1,200.00

Multiplier 5

Indicated Value Estimate by Income Approach \$ 6,000.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>7,300.00</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>7,300.00</u>
Estimated Land Value	\$ <u>900.00</u>
Total, Land and Buildings	\$ <u>8,200.00</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

- - Eight Thousand Two Hundred - - Dollars

\$ 8,200.00

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

- - Eight Thousand Two Hundred - - Dollars

\$ 8,200.00

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

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

C. C. BEITH, M.A.L. 22A  
1803 University St., St. Paul, Minn.

EARL V. DOLAN, M.A.L. 22A  
1027 Twenty One St., St. Paul, Minn.

Tenants Names

Upstairs: Mrs. L. Heupers

Remarks:

INCOME DATA

INCOME DATA

The value of the property has been determined by a comparison of the value of similar properties in the neighborhood. The value of the property is based on the value of the property in the neighborhood. The value of the property is based on the value of the property in the neighborhood.

Dollars

Based on the total parcel (including any other parcels) the estimated value of the property is

Dollars

C. C. BEITH, M.A.L. 22A

EARL V. DOLAN, M.A.L. 22A