

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

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

Parcel # 143
Supplement
to Parcel #

By

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.

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

| | | | Date Au | gust 27th. | 195_3 | |
|---|---|---|---|---|--|--|
| Property Address 421 Galtier | | | | • | | |
| Fee Owner Mackenzie B. J Contract for Deed Purchaser | Temieson(Trustee) | .5520 Bald Es | gle Blvd. | . White Bear | Lake | |
| Legal Description Lot 10, Bloc | b O BELFALL BA | whatman & to | maldat 54 | 4141am 4a 84 | Toma | |
| Logal Description 200 20. Bloc | S. 7. "SALELL, SE | ranelmer of Ar | HOTOR" NO | digion so se | - Faut | |
| Lot Size 50 x 124,25 | | | Square Feet | 6,215 | | |
| ASSESSED VALUE F. & T. | LAND \$ 950.00 | BUILDINGS | \$ 2,550.0 | O TOTAL \$ | 3,500,00 | |
| When Acquired | How Much Pa | id \$ | How Mucl | h Spent Since \$ | | |
| INCUMBRANCES: Mortgage \$ | Appr. Bal. Owing | \$ | Holder? | | | |
| Contract for Deed \$ | Appr. Bal. Owing | \$ | To Whom | .7 | | |
| Other | | | | | | |
| BEST ECONOMIC USE: Preser ANY UNLAWFUL USE NOTED: WOT | 211-7-21-10 A. C. | | | | | |
| OCCUPANCY: Owner | 10 | Tenants X | | IS No- | D | |
| ZONING: Class A B X | C Commercial | | ial: Light | (See Nam | es on Reverse) | |
| | | | | 1100 | '' | |
| | | OF IMPROVEME | | | | |
| | Function Residence | | 1888 | Remodeled | | |
| Construction Frame | | mber of Stories | 2 | Number of Rooms | 9 | |
| | undation Stone | Heat 2: H.A. | Baths 2 | General Condi | tion Fair | |
| Cubic Foot Content 24,550 | Garage | None | Other | Bldgs. None | | |
| Apt. # Mo. Rent OWNSTAIRS \$ 17.50 UPSTAIRS \$ 19.00 | INC Apt. # Mo. Rent \$ \$ \$ \$ | OME DATA | Mo. Rent \$ \$ \$ | Apt. # | Mo. Rent | |
| • | Oho oo | | • | | . \$ | |
| Adjusted Total Annual Rent Estimate \$ | | | Multi | iplier 5 | | |
| Indicated Value Estimate by Income App | roach \$4,200,00 | | | | | |
| Depreciated Value Estimate Main Buildin Depreciated Value Estimate Auxiliary B Depreciated Value Estimate Buildings P | uildings This Sheet D . | 5,000, 0 1,800, | 00 | | | |
| Depreciated Value Estimate Buildings P | | \$ 1,800,00 | | | | |
| Depreciated Value Estimate Buildings P | arcel C | 2,300 | 00 | | | |
| | | Total | | \$10.9 | | |
| Estimated Land Value | Total, Land and | Dutldings | | 900.00 | | |
| Further, that this total parce | property has been appreciate Appraisers and on the limiting condition a market value as of the Thousand Nine \$5.90 | raised in accordant the Society of as expressed, we had a hereof in a Rundred | Residential A e hereby cer the amount | e rules and profe Appraisers, of wh tify that in our o of Dollars | essional ethics of ich organization opinion the prop | |
| | leven Thousand E | 800.00 | • • | Dollars | 200 | |
| Carl Wolan | \$ 22.0 | | 11/1 | Bevi | | |

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| | Up: | Frank | Urman | | | | | The spanishing | band sel forthis |
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THE HOUSING AND REDEVELOPMENT AUTHORITY of The City of St. Paul, Minn.

Parcel # 143 A
Supplement
to Parcel # 143

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 417 Gelt1 | er | | | | | terrolf i | | |
|---|--|---------------------------------------|--|---------------------------------|----------------------------------|--|--|--------------------|
| Fee Owner See No. 14 | | | - | | | | L-12-1-1 | |
| Contract for Deed Purchaser | | | 7 | | | | | |
| Legal Description See No | . 143 | | | | | 1 | | |
| | | | | -314 | | | | |
| Lot Size See No. 143 | ha taun | | | III DINIC | Square I | reet | TOTAL | |
| ASSESSED VALUE F. & T. See 1 | 43 LAND | How Much Paid | | JILDING: | Transfer. | M L C | TOTAL \$ | - North |
| When Acquired NCUMBRANCES: Mortgage \$ | | Appr. Bal. Owing | | | Hold | Much Spen | it Since \$ | |
| Contract for Deed \$ | | Appr. Bal. Owing | | | | Vhom? | | |
| Other | | Appli ball o ming | | | | | | |
| BEST ECONOMIC USE: | | | | | | | | |
| ANY UNLAWFUL USE NOTED: | Present | Use | | | | | 10-00-00-00-00-00-00-00-00-00-00-00-00-0 | |
| OCCUPANCY: Owner | None | | Tenants | x | 4 | | (See Nan | nes on Reverse |
| ZONING: Class A B | С | Commercial | | Industr | rial: Light | | He | avy |
| | | DESCRIPTION | OE IMP | OVEN | ENITO | | | |
| Type of Building House | Function | | | | | | D | |
| | runction | Residence | Year oer of Sto | 200000 | 188 | PL 3. | Remodeled er of Rooms | |
| Basement % Excav. 40 | Foundation | | 1001 N. S. | N. Breeze | Baths | | General Cond | lition = 1 |
| Cubic Foot Content 7,950 | Toundation | Stone Garage | Heat S | | | | | AND DESCRIPTION OF |
| Cubic Poor Content 7,930 | | Garage | HOR | 8 | | other blags | . Lean-to | o snec |
| Apt. # Mo. Rent EOUSE \$ 18.00 | Apt. # | INCO Mo. Rent | DME DA | ΓA # | Mo. \$\$ | Rent | Apt. # | Mo. Re |
| \$ | | \$ | | | \$ | | | \$ |
| \$\$ | | \$ | | | \$ | | | \$ |
| Adjusted Total Annual Rent Estima | te \$ | -70 /0 | | | | Multiplier | . 50 | |
| Indicated Value Estimate by Income | 550 PM CM7 | | | | | | | |
| | IND | ICATED VALUE EST | ILAATE W | is but I | | and the same of th | | |
| Depreciated Value Estimate Main B | | | | 900 | 00 | | | |
| Depreciated Value Estimate Auxilia | | | \$ | .800. | .00 | | | |
| Depreciated Value Estimate Buildin | | | \$ | | | | | |
| Depreciated Value Estimate Buildin | | | \$ | W-11 | 375 | | | |
| Depreciated Value Estimate Buildin | | | \$ | | | | | |
| | | | Total | | | | \$1.80 | 00.00 |
| Estimated Land Value Lan | d Valued | with No. 14 | 3 | | | | \$ | |
| | | Total, Land and | | | | | \$1,80 | 00.00 |
| The within described re the American Institute of Re we are members, and, subjec- erty hereinabove described h | al Estate A et to the lin las a market | opraisers and of niting conditions | the Soc as expre date he | iety of essed, w ereof in | Resident we hereby the amo | ial Approcertify | aisers, of w | hich organiza |
| Further, that this total p | arcel (includ | T | 200 | has an | estimate | d market | value in the Dollars | e amount of |
| marlo dre | en | \$ | | | 1 | 11 | Bec | M |
| Farl V. Dolan, M.A.L. S.R.A | | | | | C. C. Beet | at the second | S.R.A. | |

Matlet Value Apprahalitor

YILIOHIMA

THE HOUSING AND REDEVELORMENT AUTI

C. C. 85 THE, M.A.I., S.R.A. 1603 Univ. Ave., 31, Faul A. Minn.

EAST V. E. C. L. MAN. S.R.A. 1024 France Mag. St. Peri, Minn.

| Tenants Names Edward Roman | |
|--|--|
| Tenants Names Edward Roman | Property Address UKV (hokuless |
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THE HOUSING AND REDEVELOPMENT AUTHORITY of The City of St. Paul, Minn.

Parcel # 143 B
Supplement
to Parcel # 143

By

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.

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

| | 90.14 | Date | August 27th | 195.3 |
|---|--|---|---|---|
| Property Address 415 Galtier | | Date | 200 000 0100 | 100000 |
| Fee Owner See No. 143 | | | _combass_act | The second second |
| Contract for Deed Purchaser | | | | |
| Legal Description See No.143 | | 1.00 | | |
| 1. C | | Square | Feet | |
| Lot Size See No. 143 | ND ¢ | BUILDINGS \$ | A 1755911 A | TAL \$ |
| | ND \$ How Much Paid \$ | | ow Much Spent Since | |
| When Acquired | | | older? | • |
| INCUMBRANCES: Mortgage \$ | Appr. Bal. Owing \$ | | | |
| Contract for Deed \$ | Appr. Bal. Owing \$ | 10 | Whom? | |
| Other | | | | |
| BEST ECONOMIC USE: Present Use | | | | |
| | ne | | 10 | N D |
| OCCUPANCY: Owner | | nants 💌 | | ee Names on Reverse) |
| ZONING: Class A B Z C | Commercial | Industrial: Ligh | | Heavy |
| | DESCRIPTION OF | IMPROVEMENTS | | |
| Type of Building House Function | Residence | Year Built 188 | Remode | led |
| Construction Frame | | of Stories 1 | Number of R | ooms 3 |
| Basement % Excav. None Foundation | | | s Toilet Genera | Condition Poor |
| | A DESTRUCTION | None | Other Bldgs. She | |
| Cubic Foot Content 7,407 | Garage | 210220 | Other blags. | * |
| | COMPA | RABLES | | |
| By number as shown in submitted list: (Plus or | minus percentage to adju | c+) | | |
| | minus percennage to adju | **) | | |
| No. 54 (less 33%) | | | | |
| No. 141 (less 50%) | | | | |
| | | | | |
| | | | | |
| | | | | |
| | 1110014 | | | 0714-9 |
| | INCOM | | Walter Street | |
| Apt. # Mo. Rent Apt. | # Mo. Rent | Apt. # N | fo. Rent Apt. | # Mo. Rent |
| HOUSE 15.00 | \$\$ | \$ | | \$ |
| \$ | \$\$ | \$\$ | | \$ |
| \$ | <u> </u> | \$ | | |
| | \$ | \$\$ | | \$ |
| Adjusted Total Annual Rent Estimate \$ | | | Multiplier | |
| | | | Williampher | |
| Indicated Value Estimate by Income Approach | · | | | |
| | NDICATED VALUE ESTIM | ATE BY COST ARPROA | CHUNINA | |
| Depreciated Value Estimate Main Building This | Sheet | \$ 1,800,00 | | |
| Depreciated Value Estimate Auxiliary Building | | \$ | | |
| Depreciated Value Estimate Buildings Parcel | | \$ | | |
| | The state of the s | \$ | | |
| Depreciated Value Estimate Buildings Parcel | | * | | |
| | ^ | • | | |
| Depreciated Value Estimate Buildings Parcel | | \$ | | 1 800 00 |
| | | \$ Total | | 1,800.00 |
| | with No. 143 | Total | | |
| | | Total | | |
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| The within described real proper the American Institute of Real Estate we are members, and, subject to the erty hereinabove described has a manage of the subject to the erty hereinabove | Total, Land and Builty has been appraises Appraisers and of the limiting conditions as rket value as of the days and the state of the days are the state of the days are the state of the days are the state of the state of the days are the state of the s | dings d in accordance we society of Residue expressed, we here ate hereof in the accordance we have at the expressed of the | ith the rules and ential Appraisers, eby certify that in mount of Dol | 1,800,00 I professional ethics of of which organizations our opinion the prop- |
| The within described real proper the American Institute of Real Estate we are members, and, subject to the erty hereinabove described has a man | Total, Land and Builty has been appraises Appraisers and of the limiting conditions as rket value as of the days and the state of the days are the state of the days are the state of the days are the state of the state of the days are the state of the s | dings d in accordance we society of Residue expressed, we here ate hereof in the accordance we have at the expressed of the | ith the rules and ential Appraisers, by certify that in mount of Dol | 1,800,00 I professional ethics of of which organizations our opinion the prop- |
| The within described real proper the American Institute of Real Estate we are members, and, subject to the erty hereinabove described has a manage of the subject to the erty hereinabove | Total, Land and Builty has been appraises Appraisers and of the limiting conditions as rket value as of the days and the state of the days are the state of the days are the state of the days are the state of the state of the days are the state of the s | dings d in accordance we society of Residue expressed, we here ate hereof in the accordance we have at the expressed of the | ith the rules and ential Appraisers, eby certify that in mount of Dol | 1,800,00 I professional ethics of of which organizations our opinion the prop- |

Market Value Appoint Res

THE HOUSING AND LECTIVE OFFICE AUTHORITY OF The City of St. Paul, Minn.

C. CLESTER, MARKETERA, D. L. Miller, D. M. Sven, St. Phill S. Miller, Market St. Phill S. Miller, M. M. Sven, St. Phill. S. Miller, M. M. Sven, St. Phill S. Miller, M. M. Sven, St. Phill S. Miller, M. M. Sven, St. Phill. S. Miller, M. M. Sven, S. Miller, M. M. Sven, St. Phill. S. Miller, M. M. St. Phill. S. Miller, M. M. St. Phill. S. Miller, M. M. St. Phill. S. Miller, M. Miller, M. M. St. Phill. S. Miller, M. St. Phill. S. Miller, M. M. St. Phill.

BARL W DOLAM, M.A.L. S.R.A. 1028 From Hig., St. Red

| Tenants Names | Alice Swanson | | | | Admir (D) | a mich A street in |
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THE HOUSING AND REDEVELOPMENT AUTHORITY of The City of St. Paul, Minn.

Parcel # 143 6
Supplement
to Parcel # 143

By

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.

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

| | | | | | | ato At | 11.011.01 | 27th. | 195_3 |
|--|---|---|--|--|---|-------------------------------|------------------------------|--|-----------------------------------|
| Property Address | 413 Galt | ier | | ¥ | D | ате | May the Di | 2.1421 | 145_3 |
| Fee Owner | See Ne. | | | | | | | 1.00 | |
| Contract for Deed Pu | | | | V | | | | | |
| Legal Description | See No. | 143 | | | | | | | |
| | | | | | | | | | |
| Lot Size | | 143 | | | | Square F | eet | ***** | |
| ASSESSED VALUE F. | & T. See 4 | 143 LAND | | | BUILDINGS | | | TOTAL \$ | |
| When Acquired | | | How Much Pa | | | | | pent Since \$ | |
| INCUMBRANCES: M | fortgage \$ | | Appr. Bal. Owing | - | - Allenda | Hold | | | - |
| Contract for Deed \$ | | | Appr. Bal. Owing | , | | 10 V | Vhom? | | |
| Other BEST ECONOMIC U | ICE. There | ant tree | | | | 100 | - | | |
| ANY UNLAWFUL U | | ent Use None | 700 T 100 T | | | - | - | | |
| OCCUPANCY: Own | | MOHE | | Tenants | ж | | | ISan Nam | nes on Reverse) |
| ZONING: Class A | B X | С | Commercial | renams | Industria | l. Light | _ | Hea | |
| ZONING: Class A | D 26 | | Commercial | | musma | i. Ligiii | _ | 1100 | 4 |
| | | | DESCRIPTION | OF IM | PROVEME | NTS | | | |
| Type of Building | House | Function | Residence | Yea | r Built | 1888 | | Remodeled | |
| Construction | Frame | | | mber of St | ories 1 | | N | umber of Rooms | 5 |
| Basement % Excav. | 20 | Foundation | Stone | Heat | Stove | Baths | 1 | General Cond | ition Fair |
| Cubic Foot Content | 7,426 | | Garage | None | | 0 | Other Bl | dgs. None | |
| | | | | | | | | | |
| By number as shown | | | | MPARAB | LES | | | | |
| | | | INC | OME DA | | | | | |
| Apt. # | Mo. Rent | Apt. # | Mo. Ren | t A | pt. # | Mo. | Rent | Apt. # | Mo. Rent |
| HOUSE | 17.00 | | _ • | _ | | \$ | _ | | - \$ |
| \$_ | | - | - } | | | - | | | |
| | | | - : | _ | | , | | | - ; |
| | | 1 | _ • | _ | | • | LIA AL AL AL AL | _ | |
| Adjusted Total Annu | The second second | A1 1957 | | | | | Multipl | ier | |
| Indicated Value Estin | nate by Income | Approach \$ | | | | | | | |
| | | IND | ICATED VALUE E | STIMATE | Y COST AP | PROACH | EN PAR | No. | |
| Depreciated Value E | stimate Main B | uilding This She | eet | \$ | 2,300.0 | 0 | | | |
| Depreciated Value E | stimate Auxili | ary Buildings T | his Sheet | \$ | | | | | 71.7 |
| Depreciated Value E | stimate Buildi | ngs Parcel A | | \$ | | | | | |
| Depreciated Value E | stimate Buildi | ngs Parcel B | | \$ | | | | | 5 3 |
| Depreciated Value I | stimate Buildi | ngs Parcel C | | \$ | | 378 | | | |
| | | | | Total | | | | \$ 2.3 | 00.00 |
| Estimated Land Value | Lan | d estimat | ed with No. | 143 | | | 46 | \$ | |
| | | | Total, Land and | d Buildings | | | | \$ 2.3 | 00.00 |
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| Further, that | this total p | parcel (inclu | ding supplemen | nts if any | has an e | stimate | d marl | ket value in the | e amount of |
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Market Value Apparend for

THE HOUSING AND REDEVELOPMENT ASSHORITY

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To estimate the second of the

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

Parcel # 143 D
Supplement
to Parcel # 143

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.

| | | | 377 | D | ate Augus | t 27th. | 195_3 |
|---|---|---|--|--|--|--|--------------------------------|
| Property Address | 409 Galt | ier (Vacas | at) | | are assessment | | and the |
| ee Owner | See No. | 143 | DAVID CONTRACTOR OF THE PARTY O | | | | |
| Contract for Deed Po | urchaser | | | | | | |
| egal Description | See No. | 143 | | | | | |
| ot Size | See No. | 143 | | | Square Feet | | |
| ASSESSED VALUE F. | | - | | BUILDINGS | | TOTAL \$ | |
| When Acquired | W 11. 250 E E | Date ! | How Much Paid \$ | | How Much S | | |
| NCUMBRANCES: N | fortgage \$ | | Appr. Bal. Owing \$ | | Holder? | | |
| Contract for Deed \$ | iorigago y | | Appr. Bal. Owing \$ | | To Whom? | 1.4 | |
| Other | | | | | | | |
| BEST ECONOMIC U | JSE: | | | | | | |
| ANY UNLAWFUL U | | | | 1 | | | |
| OCCUPANCY: Own | | | Ter | nants | | (See Nam | es on Reverse) |
| ZONING: Class A | вж | С | Commercial | Industria | l: Light | Hea | vy |
| | | | ESCRIPTION OF | IMPROVEME | NTS | | |
| Type of Building | VACANT | Function | LUCKII IIOI OF | Year Built | | Remodeled | |
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| Basement % Excav. | | Foundation | 3.65 | at | Baths | General Cond | ition |
| Cubic Foot Content | ALL STREET | | Garage | | Other B | | |
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| s | | | \$ | | \$ | | \$ |
| Adjusted Total Ann | ual Rent Estima | te \$ | | | Multipl | ier | |
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| Depreciated Value | | | | \$ | | | |
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| Depreciated Value | | | | \$ | | | |
| Depreciated Value | COURS IN MESSAGE | 75 322 | | \$ | | | |
| | | | | Total | | \$ | -1-1 |
| Estimated Land Valu | e | Valued wit | h land No. 1 | 43 | | \$ | |
| | | | Total, Land and Buil | dings | | \$ | |
| the American Ir we are member erty hereinabov | stitute of Re s, and, subject e described h | al Estate Ap et to the lim aas a market | nas been appraise praisers and of the iting conditions as value as of the d | e Society of expressed, we ate hereof in | Residential A e hereby cert the amount o | ppraisers, of w ify that in our f Dollars | hich organiza opinion the p |
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Market Value Appoinst for

THE HOUSING A. IU LEDEVELOPMENT AUTHORIT

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