



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.

7 W  
Parcel # 143  
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 421 Galtier  
Fee Owner Mackenzie B. Jamieson(Trustee), 5520 Bald Eagle Blvd., White Bear Lake  
Contract for Deed Purchaser \_\_\_\_\_  
Legal Description Lot 10, Block 9, "Elfelt, Bernheimer & Arnolds" Addition to St. Paul

Lot Size 50 x 124.25 Square Feet 6,215  
ASSESSED VALUE F. & T. LAND \$ 950.00 BUILDINGS \$ 2,550.00 TOTAL \$ 3,500.00  
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 1888 Remodeled \_\_\_\_\_  
Construction Frame Number of Stories 2 Number of Rooms 9  
Basement % Excav. 100 Foundation Stone Heat 2: H.A. Baths 2 General Condition Fair  
Cubic Foot Content 24,550 Garage None Other Bldgs. None

COMPARABLES

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

No. 6 (plus 15%)  
No. 34 (about the same)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	<u>\$ 17.50</u>		\$		\$		\$
<u>UPSTAIRS</u>	<u>\$ 19.00</u>		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$840.00

Multiplier 5

Indicated Value Estimate by Income Approach \$4,200.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>5,000.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet <u>D.</u>	\$ <u>- 0 -</u>
Depreciated Value Estimate Buildings Parcel A	\$ <u>1,800.00</u>
Depreciated Value Estimate Buildings Parcel B	\$ <u>1,800.00</u>
Depreciated Value Estimate Buildings Parcel C	\$ <u>2,300.00</u>
Total	\$ <u>10,900.00</u>
Estimated Land Value	\$ <u>900.00</u>
Total, Land and Buildings	\$ <u>11,800.00</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 Nine Hundred - - Dollars

\$5,900.00

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

- - Eleven Thousand Eight Hundred - - Dollars

\$11,800.00

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.

C. C. BETH, M.A.L. S.R.A.  
 1633 Union Ave., St. Paul, Minn.

EARL V. DOLAN, M.A.L. S.R.A.  
 1034 Union Bldg., St. Paul, Minn.

Tenants Names

Lower: Margaret Carroll

Up: Frank Urmen

Remarks:

The within described real property is situated in accordance with the value and professional opinion of the appraiser and is subject to the provisions of the City of St. Paul, Minn. and the State of Minnesota. The appraiser has no knowledge of any other persons who may have an interest in the property and has no knowledge of any other persons who may have an interest in the property.

Dollar

\$1,000.00

Further, that the total value (including any other value) has an estimated value in the amount of

Dollar

\$1,000.00

C. C. Beth, M.A.L. S.R.A.

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

7 W

Market Value Appraisal for  
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.

Date August 27th, 1 1953

Property Address 417 Galtier  
Fee Owner See No. 143  
Contract for Deed Purchaser  
Legal Description See No. 143

Lot Size <u>See No. 143</u>	Square Feet	
ASSESSED VALUE F. & T. <u>See 143</u>	LAND \$	BUILDINGS \$ TOTAL \$
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:		
ANY UNLAWFUL USE NOTED: <u>Present Use</u>		
OCCUPANCY: Owner <u>None</u>	Tenants <u>x</u>	(See Names on Reverse)
ZONING: Class A <u>B x</u> C	Commercial	Industrial: Light Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building <u>House</u>	Function <u>Residence</u>	Year Built <u>1888</u>	Remodeled
Construction <u>Frame</u>	Number of Stories <u>1</u>	Number of Rooms <u>3</u>	
Basement % Excav. <u>40</u>	Foundation <u>Stone</u>	Heat <u>Stove</u>	Baths <u>Toilet</u> General Condition <u>Fair</u>
Cubic Foot Content <u>7,950</u>	Garage <u>None</u>	Other Bldgs. <u>Lean-to Shed</u>	

COMPARABLES

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

No. 54 (less 33%)  
No. 141 (less 50%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>HOUSE</u>	\$ <u>18.00</u>		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$

Multiplier

Indicated Value Estimate by Income Approach \$

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>1,800.00</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>1,800.00</u>
Estimated Land Value <u>Land Valued with No. 143</u>	\$ <u>--</u>
Total, Land and Buildings	\$ <u>1,800.00</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

-- One Thousand Eight Hundred -- Dollars

\$1,800.00

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

Dollars

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.

Parcel # 143 B  
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.

Date August 27th, 195 3

Property Address 415 Galtier

Fee Owner See No. 143

Contract for Deed Purchaser

Legal Description See No. 143

Lot Size See No. 143

Square Feet

ASSESSED VALUE F. & T. See #143 LAND \$ BUILDINGS \$ TOTAL \$

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 1888 Remodeled  
Construction Frame Number of Stories 1 Number of Rooms 3  
Basement % Excav. None Foundation Stone Heat Stove Baths Toilet General Condition Poor  
Cubic Foot Content 7,407 Garage None Other Bldgs. Shed

COMPARABLES

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

No. 54 (less 33%)

No. 141 (less 50%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>HOUSE</u>	<u>\$ 15.00</u>		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$

Multiplier

Indicated Value Estimate by Income Approach \$

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>1,800.00</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>1,800.00</u>
Estimated Land Value <u>Land valued with No. 143</u>	\$ <u>--</u>
Total, Land and Buildings	\$ <u>1,800.00</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

-- One Thousand Eight Hundred -- Dollars

\$ 1,800.00

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

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

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

THE HOUSING AND REVENUE AUTHORITY  
of the City of St. Paul, Minn.

C. C. BELL, M.A., S.A.  
1001 Third Ave., St. Paul, Minn.

EARL V. BOGART, M.A., S.A.  
1001 Third Ave., St. Paul, Minn.

Tenants Names

Alice Swanson

Remarks:

The office described and property has been reported in accordance with the rules and regulations of the Housing and Revenue Authority of the City of St. Paul, Minn. and the amount of the rent is as follows:

Dollars

\$1.00.00

Further that the total amount (including supplements if any) has been estimated and is as follows:

Dollars

C. C. BELL, M.A., S.A.

EARL V. BOGART, M.A., S.A.

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

Parcel # 143 C  
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.

Date August 27th, 195 3

Property Address 413 Galtier  
Fee Owner See No. 143  
Contract for Deed Purchaser  
Legal Description See No. 143

Lot Size	<u>See No. 143</u>	Square Feet
ASSESSED VALUE F. & T. <u>See #143</u>	LAND \$	BUILDINGS \$ TOTAL \$
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: <u>Present Use</u>		
ANY UNLAWFUL USE NOTED: <u>None</u>		
OCCUPANCY: Owner	Tenants <u>X</u>	(See Names on Reverse)
ZONING: Class A	B <u>X</u> C	Commercial Industrial: Light Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building	<u>House</u>	Function	<u>Residence</u>	Year Built	<u>1888</u>	Remodeled
Construction	<u>Frame</u>	Number of Stories	<u>1</u>	Number of Rooms	<u>5</u>	
Basement % Excav.	<u>20</u>	Foundation	<u>Stone</u>	Heat	<u>Stove</u>	Baths <u>1</u> General Condition <u>Fair</u>
Cubic Foot Content	<u>7,426</u>	Garage	<u>None</u>	Other Bldgs.	<u>None</u>	

COMPARABLES

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

No. 12 (less 10%)  
No. 50 (less 10%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>HOUSE</u>	<u>\$ 17.00</u>		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$

Multiplier

Indicated Value Estimate by Income Approach \$

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	<u>\$ 2,300.00</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>\$ 2,300.00</u>
Estimated Land Value	<u>Land estimated with No. 143</u>
Total, Land and Buildings	<u>\$ 2,300.00</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

- - Two Thousand Three Hundred - - Dollars  
\$ 2,300.00

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

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

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





7 W

Market Value Appraisal for  
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.

Date August 27th, 1953

Property Address 409 Galtier (Vacant)  
Fee Owner See No. 143  
Contract for Deed Purchaser  
Legal Description See No. 143

Lot Size	<u>See No. 143</u>	Square Feet	
ASSESSED VALUE F. & T. <u>See #143</u>	LAND \$	BUILDINGS \$	TOTAL \$
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:			
ANY UNLAWFUL USE NOTED:			
OCCUPANCY: Owner	Tenants	(See Names on Reverse)	
ZONING: Class A	B <u>X</u> C	Commercial	Industrial: Light Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building	<u>VACANT</u>	Function	Year Built	Remodeled
Construction		Number of Stories		Number of Rooms
Basement % Excav.	Foundation	Heat	Baths	General Condition
Cubic Foot Content		Garage		Other Bldgs.

COMPARABLES

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

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
	\$		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$

Multiplier

Indicated Value Estimate by Income Approach \$

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$
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	\$
Estimated Land Value	<u>Valued with land No. 143</u>
Total, Land and Buildings	\$

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

-- NO --

Dollars

\$ - 0 -

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

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

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

### Tenants Names

Remarks: