



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.

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.

8 W
Parcel # 161
Supplement
to Parcel # _____

Date August 26th. 195 3

Property Address 416 Galtier Street
Fee Owner Mary M. Johnson, 156 Pleasant
Contract for Deed Purchaser _____
Legal Description Vacated East 6 feet of Galtier St. adjacent and vacated 5 feet of alley adjacent and West 1/4 of Lots 9 and 10, Block 3, Dewey Drake & Pence's Addition
Lot Size 54.7 x 71 Square Feet 3,883.7
ASSESSED VALUE F. & T. LAND \$ 825.00 BUILDINGS \$ 3,250.00 TOTAL \$ 4,075.00
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 1896 Remodeled _____
Construction Frame Number of Stories 2 Number of Rooms 5
Basement % Excav. 100 Foundation Stone Heat Stove Baths 1 General Condition Very Poor
Cubic Foot Content 6,570 Garage None Other Bldgs. None

COMPARABLES

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

No. 12 (about the same)
No. 50 (about the same)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>House</u>	<u>\$ 23.00 plus utilities</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>2,000.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ _____
Depreciated Value Estimate Buildings Parcel A	\$ <u>8,000.00</u>
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>10,000.00</u>
Estimated Land Value	\$ <u>650.00</u>
Total, Land and Buildings	\$ <u>10,650.00</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 Six Hundred Fifty - - Dollars 2500

\$2,650.00

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

- - Ten Thousand Six Hundred Fifty - - Dollars

\$10,650.00

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

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

Mrs. Violet Scherer

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1024 Pioneer Bldg., St. Paul, Minn.

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

8 W
Parcel # 161 A
Supplement
to Parcel # 161

Date August 26th, 1953

Property Address 256 Fuller Avenue
Fee Owner Mary Johnson, 156 Pleasant
Contract for Deed Purchaser
Legal Description See No. 161

Lot Size See No. 161 Square Feet
ASSESSED VALUE F. & T. See #161 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 (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 1908 Remodeled
Construction Frame Number of Stories 2 Number of Rooms 10
Basement % Excav. 100 Foundation Stone Heat 2 H.W. Baths 2 General Condition Good
Cubic Foot Content 42,136 Garage None Other Bldgs. None

COMPARABLES

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

No. 48 (about the same)
No. 39 (plus 10%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	<u>\$ 26.45</u>		\$		\$		\$
<u>UPSTAIRS</u>	<u>\$ 28.75</u>		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ 960.00

Multiplier 6

Indicated Value Estimate by Income Approach \$ 5,760.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>8,000.00</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>8,000.00</u>
Estimated Land Value <u>Lot with Parcel No. 161</u>	\$
Total, Land and Buildings	\$ <u>8,000.00</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 - -

Dollars

\$ 8,000.00

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 REDEVELOPMENT AUTHORITY of the City of St. Paul, Minn.

C. C. FRIEDMAN, S.E.A.
1207 Grand Avenue, St. Paul, Minn. 55102

Barry H. GOLDFINGER, S.E.A.
1004 Jackson Street, St. Paul, Minn. 55102

Tenants Names

Remarks:

INCOME DATA

~~REDACTED~~

Lot 1212, Block 1, Sub 1

The following is a list of the names and addresses of the tenants who are occupying the premises described in the foregoing. The names and addresses of the tenants who are occupying the premises described in the foregoing are as follows:

1. Name of Tenant: [REDACTED] Address: [REDACTED]

2. Name of Tenant: [REDACTED] Address: [REDACTED]

3. Name of Tenant: [REDACTED] Address: [REDACTED]

4. Name of Tenant: [REDACTED] Address: [REDACTED]

C. C. FRIEDMAN, S.E.A.

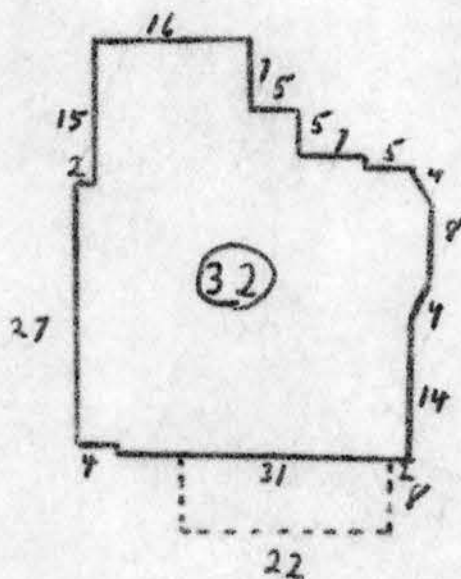
Barry H. GOLDFINGER, S.E.A.

C. C. BEETH, M. A. I. - S. R. A.
REALTOR AND APPRAISER
1603 University Avenue
St. Paul 4, Minnesota

EARL V. DOLAN, M. A. I. - S. R. A.
REALTOR AND APPRAISER
Pioneer Building
St. Paul 1, Minnesota

Sketch of Building(s)
Pictures

Parcel # 161A
Supplement
to Parcel #















C. C. BEETH, M. A. - S. R. A.
REALTOR AND APPRAISER
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St. Paul 4, Minnesota

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Sketch of Building(s)

Pictures

Parcel # 161

Supplement

to Parcel # _____

