



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.

5 E

Parcel # 161  
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 272 Fifteenth Street Date March 10th, 195 4  
Fee Owner Daniel Wiener and Eva Wiener  
Contract for Deed Purchaser \_\_\_\_\_  
Legal Description Except Southwesterly 60 feet of the Southeasterly 11.5 feet; the North-  
westerly 51 feet of Lots 9 and 10, Block 1, Ely's Addition to St. Paul  
Lot Size 51 x 80 Square Feet 4,080  
ASSESSED VALUE F. & T. LAND \$ 725.00 BUILDINGS \$ 2,500.00 TOTAL \$ 3,225.00  
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 \_\_\_\_\_ C \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial: Light X Heavy \_\_\_\_\_

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1880 Remodeled \_\_\_\_\_  
Construction Frame Number of Stories 1 Number of Rooms 5  
Basement % Excav. 100 Foundation Stone Heat H.A. Pipes Baths 1 General Condition Very poor  
Cubic Foot Content 16,065 Garage None Other Bldgs. None

COMPARABLES

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

No. 12

No. 96

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>HOUSE</u>	\$ <u>21.00</u>		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ NONE

Multiplier

Indicated Value Estimate by Income Approach \$

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>1,650.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$
Depreciated Value Estimate Buildings Parcel A	\$ <u>7,000.00</u>
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$ <u>8,650.00</u>
Estimated Land Value	\$ <u>800.00</u>
Total, Land and Buildings	\$ <u>9,450.00</u>

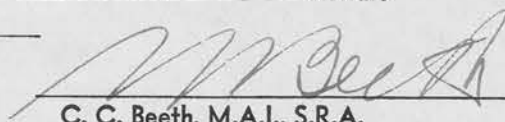
The within described real property has been appraised in accordance with the rules and professional ethics of the American Institute of Real Estate Appraisers and of the Society of Residential Appraisers, of which organizations we are members, and, subject to the limiting conditions as expressed, we 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 Four Hundred Fifty Dollars  
\$2,450.00

Further, that this total parcel (including supplements if any) has an estimated market value in the amount of  
Nine Thousand Four Hundred Fifty Dollars  
\$9,450.00



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



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

Tenants Names

House: Richard Payne

Remarks:

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

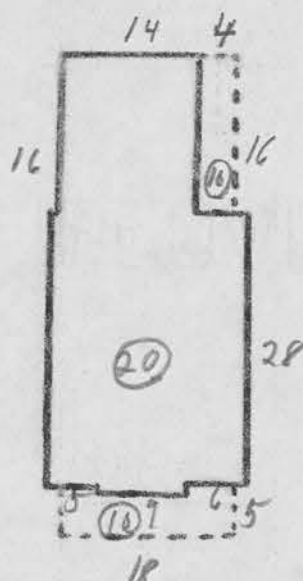
Sketch of Building(s)

Pictures

Parcel # 161

Supplement

to Parcel #



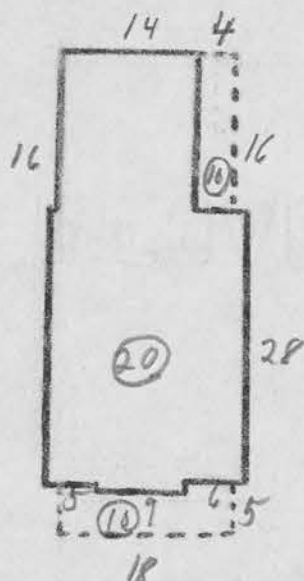


C. C. BEETH, M  
REALTOR AND  
1603 Univ  
St. Paul

Sketch of Building(s)  
Pictures

S. R. A.  
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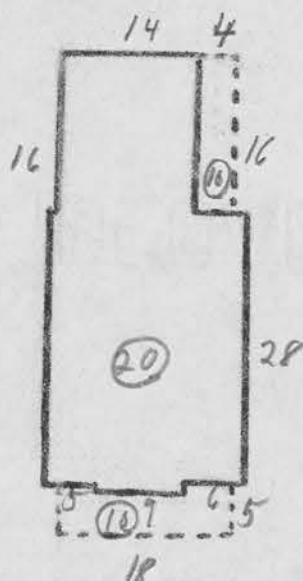


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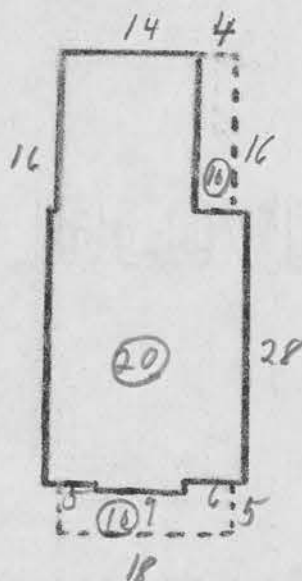
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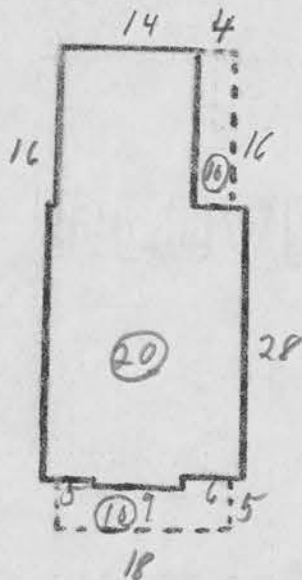
Sketch of Bu  
Pictures

S. R. A.  
ER

# 161

lement

292-1500





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

Parcel # 161  
Supplement  
to Parcel # 161

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 March 10th, 195 4

Property Address 670 Canada Street  
Fee Owner Daniel Wiener and Eva Wiener  
Contract for Deed Purchaser  
Legal Description See No. 161

Lot Size	<u>See No. 161</u>	Square Feet
ASSESSED VALUE F. & T. <u>See #161</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 <u>X</u>	Tenants <u>X</u>	(See Names on Reverse)
ZONING: Class A	B C Commercial	Industrial: Light <u>X</u> Heavy

## DESCRIPTION OF IMPROVEMENTS

Type of Building	<u>Store &amp; apt. function</u>	Res. & Bus.	Year Built	<u>1885</u>	Remodeled
Construction	<u>Frame</u>	Number of Stories	<u>2</u>	Number of Rooms	<u>8 and store room</u>
Basement % Excav.	<u>100</u>	Foundation	<u>Stone</u>	Heat	<u>H.W. oil Baths toilets</u>
Cubic Foot Content	<u>43,156</u>	Garage	<u>None</u>	Other Bldgs.	<u>None</u>
				General Condition	<u>Very poor</u>

## COMPARABLES

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

No. 17 plus 20%

No. 167

## INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>Up South</u>	<u>\$ 25.00</u>	<u>unheated</u>	\$		\$		\$
<u>Up North</u>	<u>\$ 12.00</u>	<u>"</u>	\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ NONE

Multiplier

Indicated Value Estimate by Income Approach \$

## INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	(No equipment or fixtures)	\$ <u>7,000.00</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>7,000.00</u>
Estimated Land Value		\$
Total, Land and Buildings		\$ <u>7,000.00</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

-- Seven Thousand -- Dollars

\$ 7,000.00

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.

Tenants Names

UP SOUTH: Cleveland Lowrty

Up North: Harry Weldon

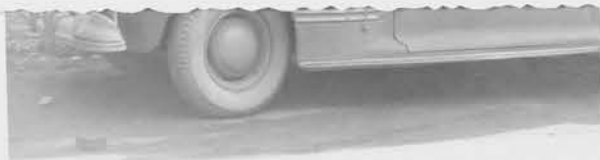
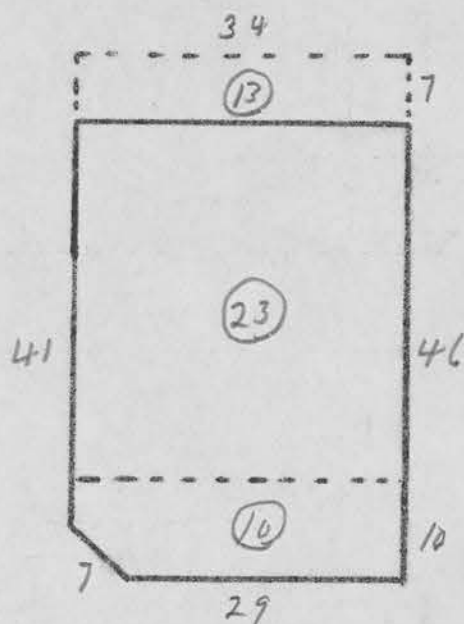
Remarks:

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. I. - S. R. A.

REALTOR AND APPRAISER

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St. Paul 4, Minnesota

EARL V. DOLAN, M. A. I. - S. R. A.

REALTOR AND APPRAISER

Pioneer Building  
St. Paul 1, Minnesota

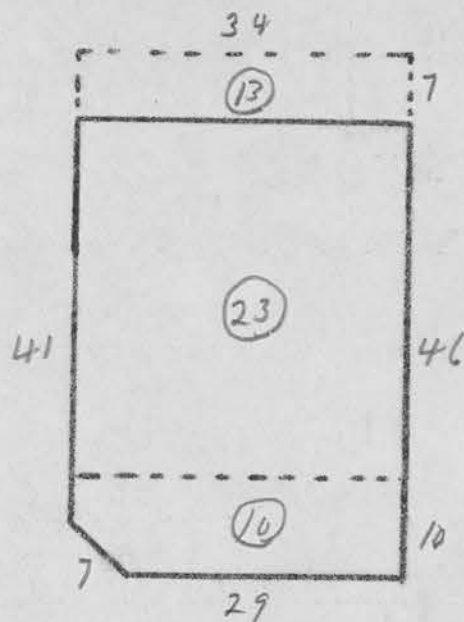
Sketch of Building(s)

Pictures

Parcel # 161A

Supplement

to Parcel # \_\_\_\_\_





C. C. BEETH, M. A. 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

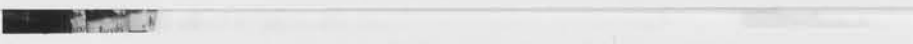
670 Canada Street  
Additional

Pictures

Parcel # 161 A

Supplement

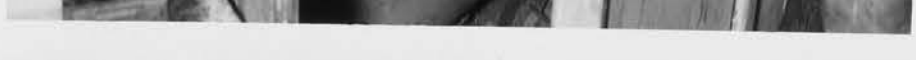
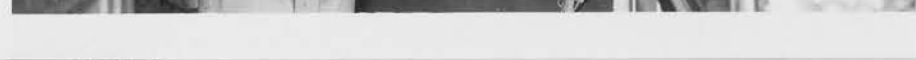
to Parcel # 161



Sketch of  
Pictures

S. R. A.  
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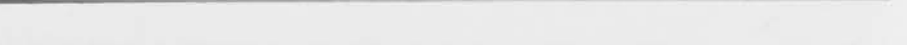
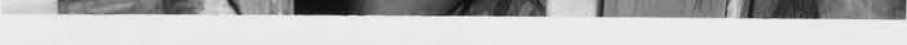
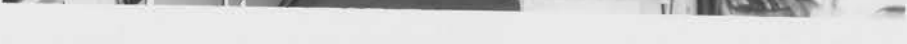
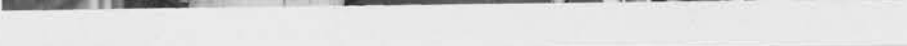
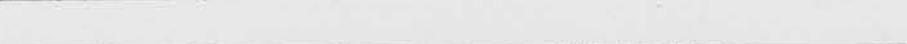
Parcel # 161 A  
Supplement  
to Parcel # 161



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S. R. A.  
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Parcel # 161 A  
Supplement  
to Parcel # 161



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... A. I. - S. R. A.  
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Parcel # 161 A  
Supplement  
to Parcel # 161





Sketch of  
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N, M. A. I. - S. R. A.  
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Parcel #  
Supplement  
to Parcel # 161



Sketch of  
Pictures

M. A. I. - S. R. A.  
ND APPRAISER  
Building  
Minnesota

Parcel #  
Supplement  
to Parcel # 161

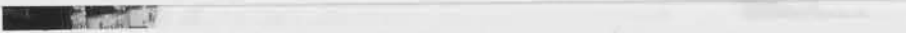


Sketch of  
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M. A. I. - S. R. A.  
ND APPRAISER  
Building  
Minnesota

Parcel # 161 A

to Parcel # 161

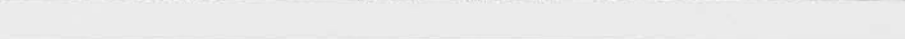


Sketch of  
Pictures

M. A. I. - S. R. A.  
ND APPRAISER  
Building  
Minnesota

Parcel # 161 A

to Parcel #





Sketch of  
Pictures

M. A. I. - S. R. A.  
ND APPRAISER  
Building  
Minnesota

Parcel # 161 A  
Supplement  
to Parcel # 161



Sketch of  
Pictures

I. M. A. I. - S. R. A.  
ND APPRAISER  
Building  
Minnesota

Parcel # 161 A  
Supplement  
to Parcel # 161



Sketch of  
Pictures

I, M. A. I. - S. R. A.  
ND APPRAISER  
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l, Minnesota

Parcel # 161 A  
Supplement  
to Parcel # 161



Sketch of  
Pictures

I, M. A. I. - S. R. A.  
ND APPRAISER  
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I, Minnesota

Parcel # 161 A  
Supplement  
to Parcel # 161





Sketch of  
Pictures

I, M. A. I. - S. R. A.  
ND APPRAISER  
r Building  
I, Minnesota

Parcel # 161 A  
Supplement  
to Parcel # 161



Sketch of  
Pictures

I, M. A. I. - S. R. A.  
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I, Minnesota

Parcel # 161 A  
Supplement  
to Parcel # 161



Sketch of  
Pictures

I, M. A. I. - S. R. A.  
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l, Minnesota

Parcel # 161 A  
Supplement  
to Parcel # 161



Sketch of  
Pictures

, M. A. I. - S. R. A.  
ND APPRAISER  
Building  
Minnesota

Parcel # 161 A  
Supplement  
to Parcel # 161





Sketch of  
Pictures

, M. A. I. - S. R. A.  
ND APPRAISER  
Building  
, Minnesota

Parcel # 161 A  
Supplement  
to Parcel # 161



Sketch of  
Pictures

M. A. I. - S. R. A.  
ND APPRAISER  
Building  
Minnesota

Parcel # 161 A  
Supplement  
to Parcel # 161



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

Parcel # 162  
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 March 10th, 1954

Property Address 276-282 Fifteenth Street

Fee Owner Bessie E. Friedland, 499 S. Snelling Avenue

Contract for Deed Purchaser \_\_\_\_\_

Legal Description Lots 7 and 8, Block 1, Ely's Addition to St. Paul

Lot Size 80 x 120 Square Feet 9,600

ASSESSED VALUE F. & T. LAND \$1,100.00 BUILDINGS \$ 1,750.00 TOTAL \$ 2,850.00

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: TO WRECK

ANY UNLAWFUL USE NOTED: None

OCCUPANCY: Owner \_\_\_\_\_ Tenants X (See Names on Reverse)

ZONING: Class A B C Commercial X Industrial: Light X Heavy \_\_\_\_\_

DESCRIPTION OF IMPROVEMENTS

Type of Building 4 apt. Function Residence Year Built 1884 Remodeled \_\_\_\_\_

Construction Frame Number of Stories 2 Number of Rooms 24

Basement % Excav. 100 Foundation Stone Heat Stove Baths 4 General Condition Very poor

Cubic Foot Content 60,840 Garage None Other Bldgs. None

COMPARABLES

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

NONE

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>276 - 15th</u>	<u>\$ 23.00</u>		\$ _____		\$ _____		\$ _____
<u>278 - 15th</u>	<u>\$ 21.00</u>		\$ _____		\$ _____		\$ _____
<u>280 - 15th</u>	<u>\$ 22.00</u>		\$ _____		\$ _____		\$ _____
<u>282 - 15th</u>	<u>\$ 21.00</u>		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ 1,056.00

Multiplier 3

Indicated Value Estimate by Income Approach \$ 3,168.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	<u>\$ 2,500.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	<u>\$</u>
Depreciated Value Estimate Buildings Parcel A	<u>\$</u>
Depreciated Value Estimate Buildings Parcel B	<u>\$</u>
Depreciated Value Estimate Buildings Parcel C	<u>\$</u>
Total	<u>\$ 2,500.00</u>
Estimated Land Value	<u>\$ 1,000.00</u>
Total, Land and Buildings	<u>\$ 3,500.00</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

-- Three Thousand Five Hundred -- Dollars  
\$ 3,500.00

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

-- Three Thousand Five Hundred -- Dollars  
\$ 3,500.00

*Earl V. Dolan*

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

*C. C. Beeth*

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

Tenants Names

276 - 15th: Cora Davis

278 - 15th: Joe King

280 - 15th: Bill Gillen

282 - 15th: Dora Jackson

Remarks:



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

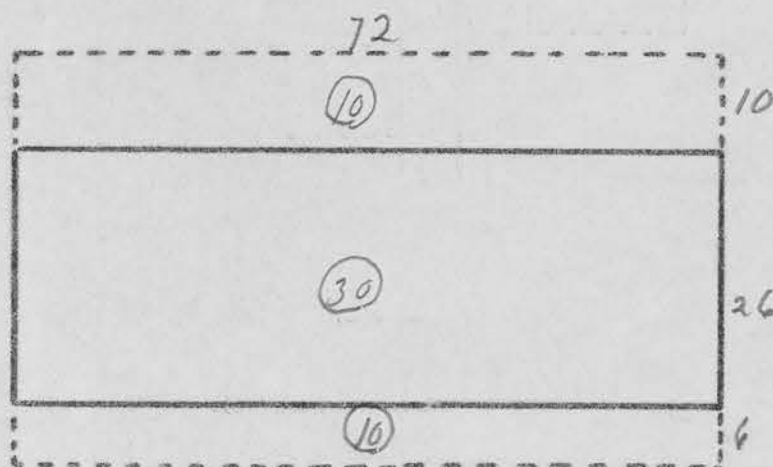
Sketch of Building(s)

Pictures

Parcel # 162

Supplement

to Parcel # \_\_\_\_\_



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REALTOR AND APPRAISER

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St. Paul 1, Minnesota

Sketch of Building(s)

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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)

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Sketch of Building(s)

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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.

Date March 11th, 1954

Property Address 669 Broadway  
 Fee Owner Minnie A. Troy, 38 N. Milton  
 Contract for Deed Purchaser A. Carpenter  
 Legal Description Northwesterly 5 inches of Northeasterly 60 feet; Lot 2, Block 1, Ely's Addition to St. Paul  
 Lot Size 40.5 x 120 Square Feet 4,860  
 ASSESSED VALUE F. & T. LAND \$625.00 BUILDINGS \$1,800.00 TOTAL \$2,425.00  
 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 \_\_\_\_\_ C \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial: Light X Heavy \_\_\_\_\_

## DESCRIPTION OF IMPROVEMENTS

Type of Building 4 apt. Function Residence Year Built 1885 Remodeled \_\_\_\_\_  
 Construction Frame Number of Stories 2 Number of Rooms 22  
 Basement % Excav. 100 Foundation Stone Heat Stove Baths 2 and 4 General Condition Very poor  
 Cubic Foot Content 57,228 Garage 3-car Other Bldgs. None

## COMPARABLES

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

No. 80 minus 22%No. 182 plus 15%

## INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
Up North	\$ 35.00	Basement	\$ 12.00		\$		\$
Lower North	\$ 35.00		\$		\$		\$
Up South	\$ 35.00		\$		\$		\$
Down South	\$ 35.00		\$		\$		\$

Adjusted Total Annual Rent Estimate \$1,300.00Multiplier 4Indicated Value Estimate by Income Approach \$ 5,200.00

## INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ 4,600.00
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ 50.00
Depreciated Value Estimate Buildings Parcel A	\$
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$ 4,650.00
Estimated Land Value	\$ 600.00
Total, Land and Buildings	\$ 5,250.00

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 Two Hundred Fifty -- Dollars

\$ 5,250.00

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

-- Five Thousand Two Hundred Fifty -- Dollars

\$ 5,250.00

*Earl V. Dolan*

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

*C. C. Beeth*

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

Tenants Names

UPPER NORTH: HAROLD OAS  
LOWER NORTH: JOHN DRESON  
LOWER SOUTH:  
UPPER SOUTH: ROSE FINNEMAN  
BASEMENT: ENGWALD IVERSON

Remarks:

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

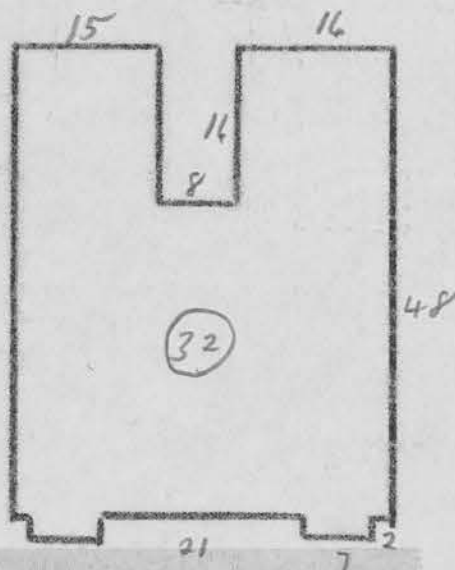
Sketch of Building(s)

Pictures

Parcel # 163

Supplement

to Parcel # \_\_\_\_\_





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

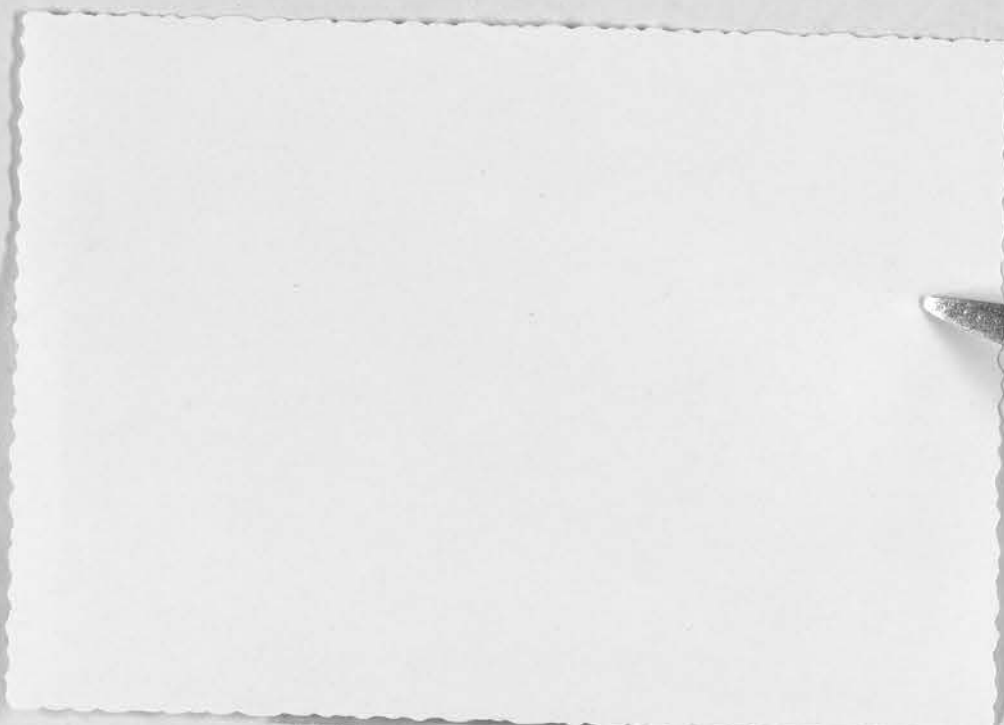
Sketch of Building(s)

Pictures

Parcel # 163

Supplement

to Parcel # \_\_\_\_\_



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 # 163

Supplement

to Parcel # \_\_\_\_\_



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 # 163  
Supplement  
to Parcel # \_\_\_\_\_



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 # 163  
Supplement  
to Parcel # \_\_\_\_\_





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 # 163

Supplement

to Parcel # \_\_\_\_\_



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 # 163  
Supplement  
to Parcel # \_\_\_\_\_

Blank area for sketch or drawing of the building(s).



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

Parcel # 164  
 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 665 Broadway Date March 10th, 1954  
 Fee Owner Jack Rothman, Goldie Rothman and Ben Barinbaum  
 Contract for Deed Purchaser \_\_\_\_\_  
 Legal Description Except Northwesterly 5 inches of the Northeasterly 60 feet; Lot 2, Block 1, Ely's Addition to St. Paul  
 Lot Size 39.5 x 120 Square Feet 4,740  
 ASSESSED VALUE F. & T. LAND \$ 550.00 BUILDINGS \$ 3,500.00 TOTAL \$ 4,050.00  
 When Acquired \_\_\_\_\_ How Much Paid \$ \_\_\_\_\_ How Much Spent Since \$ \_\_\_\_\_  
 INCUMBRANCES: Mortgage \$ \_\_\_\_\_ Appr. Bal. Owning \$ \_\_\_\_\_ Holder? \_\_\_\_\_  
 Contract for Deed \$ \_\_\_\_\_ Appr. Bal. Owning \$ \_\_\_\_\_ To Whom? \_\_\_\_\_  
 Other \_\_\_\_\_  
 BEST ECONOMIC USE: Present use  
 ANY UNLAWFUL USE NOTED: None  
 OCCUPANCY: Owner X Tenants X (See Names on Reverse)  
 ZONING: Class A B C C Commercial Industrial: Light X Heavy

## DESCRIPTION OF IMPROVEMENTS

Type of Building Duplex Function Residence Year Built 1915 Remodeled \_\_\_\_\_  
 Construction Frame Number of Stories 2 Number of Rooms 11  
 Basement % Excav. 100 Foundation Concrete Heat (2) H.A. oil Baths 2 General Condition Good  
 Cubic Foot Content 33,440 Garage 3-car Other Bldgs. None

## COMPARABLES

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

No. 38 minus 5%No. 70 minus 10%

## INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
UPSTAIRS	\$ <u>55.00</u>	<u>unheated</u>	\$ _____		\$ _____		\$ _____
DOWNSTAIRS	\$ <u>OWNER</u>		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ NONE Multiplier \_\_\_\_\_  
 Indicated Value Estimate by Income Approach \$ \_\_\_\_\_

INDICATED VALUE ESTIMATE ~~BY COST APPROACH~~

Depreciated Value Estimate Main Building This Sheet	\$ <u>8,400.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>75.00</u>
Depreciated Value Estimate Buildings Parcel A	\$ _____
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>8,475.00</u>
Estimated Land Value	\$ <u>600.00</u>
Total, Land and Buildings	\$ <u>9,075.00</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

-- Nine Thousand Seventy-five -- Dollars  
\$ 9,075.00

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

-- Nine Thousand Seventy-five -- Dollars  
\$ 9,075.00

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

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

Tenants Names

UPSTAIRS: Ann Hudacko

Remarks:



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

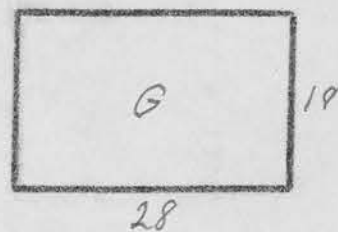
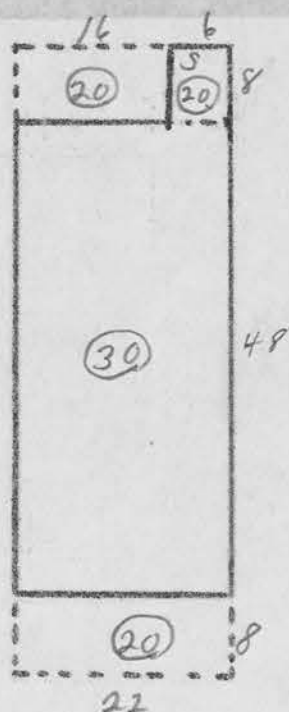
Sketch of Building(s)

Pictures

Parcel # 164

Supplement

to Parcel # \_\_\_\_\_

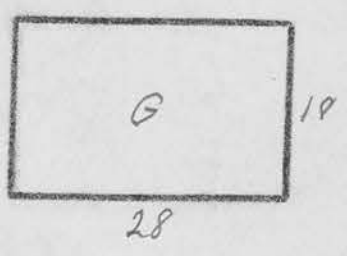
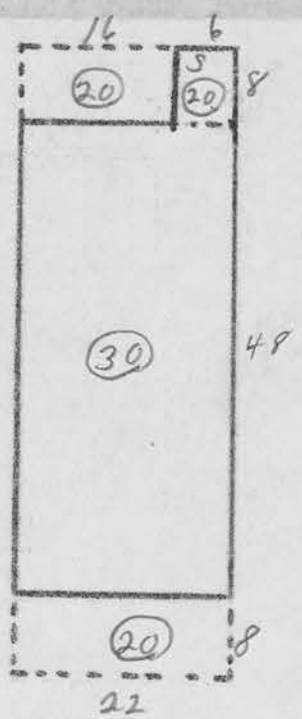


C. C.  
R

Sketch of Build  
Pictures

M. A. I. - S. R. A.  
AND  
er. Building  
I, Minnesota

Parcel # 164  
Supplement  
to Parcel #



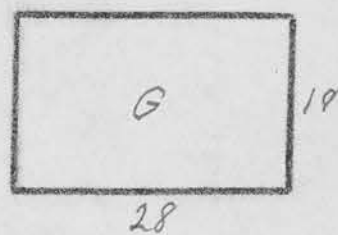
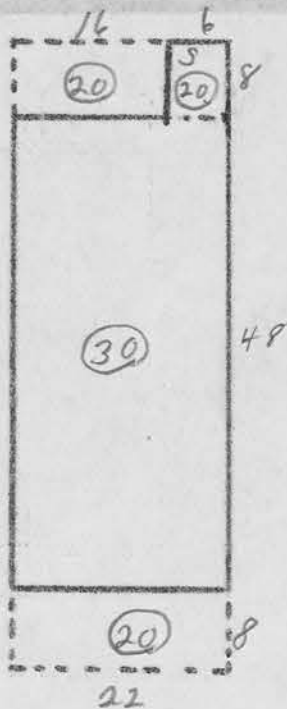
C. C.  
R.

Sketch of Build  
Pictures

665 Broadway

M. A. I. - S. R. A.  
D APPRAISER  
Building

Parcel # 164  
Supplement  
to Parcel #



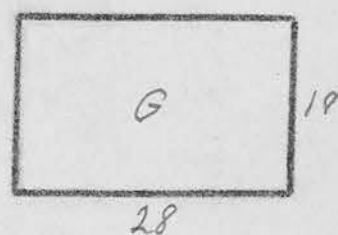
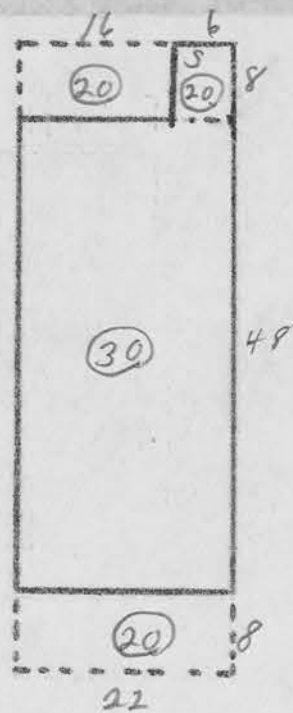


C. C.  
R

Sketch of Build  
Pictures

M. A. I. - S. R. A.  
D APPRAISER  
Building

Parcel # 164  
Supplement  
to Parcel #





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

Parcel # 165  
 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 March 10th, 195 4

Property Address 663 Broadway  
 Fee Owner Max Rischall and Rose Rischall  
 Contract for Deed Purchaser \_\_\_\_\_  
 Legal Description Lot 3, Block 1, Ely's Addition to St. Paul

Lot Size 40 x 120 Square Feet 4,800  
 ASSESSED VALUE F. & T. LAND \$ 550.00 BUILDINGS \$ 3,300.00 TOTAL \$ 3,850.00  
 When Acquired 1928 How Much Paid \$ \_\_\_\_\_ How Much Spent Since \$ \_\_\_\_\_  
 INCUMBRANCES: Mortgage \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ Holder? \_\_\_\_\_  
 Contract for Deed \$ \_\_\_\_\_ Appr. Bal. Owing \$ CLEAR To Whom? \_\_\_\_\_  
 Other \_\_\_\_\_  
 BEST ECONOMIC USE: Present use  
 ANY UNLAWFUL USE NOTED: None  
 OCCUPANCY: Owner X Tenants X (See Names on Reverse)  
 ZONING: Class A B C Commercial Industrial: Light X Heavy \_\_\_\_\_

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1914 Remodeled \_\_\_\_\_  
 Construction Frame Number of Stories 2 Number of Rooms 10  
 Basement % Excav. 100 Foundation Concrete Heat (2)h.w.oil Baths 2 General Condition Good  
 Cubic Foot Content 32,120 Garage 2-car Other Bldgs. None

COMPARABLES

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

No. 70

No. 135

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>UPSTAIRS</u>	\$ <u>45.00</u>		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ NONE

Multiplier \_\_\_\_\_

Indicated Value Estimate by Income Approach \$ \_\_\_\_\_

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>9,700.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>200.00</u>
Depreciated Value Estimate Buildings Parcel A	\$ _____
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>9,900.00</u>
Estimated Land Value	\$ <u>600.00</u>
Total, Land and Buildings	\$ <u>10,500.00</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

- - Ten Thousand Five Hundred - - Dollars

\$ 10,500.00

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

- - Ten Thousand Five Hundred - - Dollars

\$ 10,500.00

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

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

Tenants Names

UPSTAIRS: Meyer Barenbaum

Remarks:

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

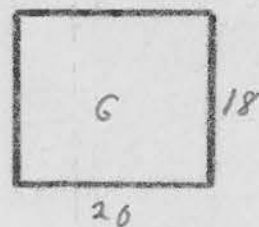
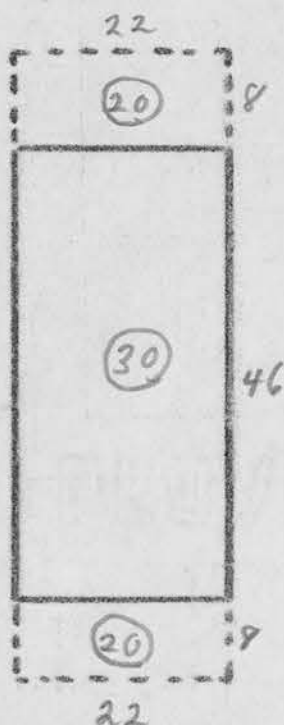
Sketch of Building(s)

Pictures

Parcel # 165

Supplement

to Parcel #





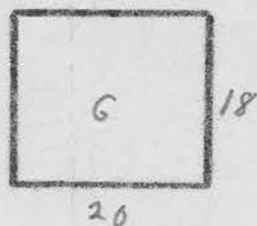
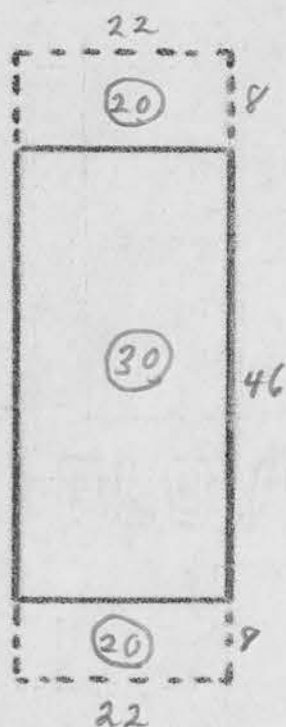
C. 6

AN, M. A. I. - S. R. A.  
AND APPRAISER

I, Mr.

Sketch of Buil  
Pictures

Parcel # 165  
Supplement  
to Parcel #





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

Parcel # 166  
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 March 11th, 1954

Property Address 657 Broadway

Fee Owner Berul Zukerman and Aldy Zukerman

Contract for Deed Purchaser \_\_\_\_\_

Legal Description Lot 4, Block 1, Ely's Addition to St. Paul

Lot Size 40 x 120

Square Feet 4,800

ASSESSED VALUE F. & T. LAND \$550.00 BUILDINGS \$3,500.00 TOTAL \$4,050.00

When Acquired 1939

How Much Paid \$ 8,000.00

How Much Spent Since \$3,000.00

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

C

Commercial

Industrial: Light ☒

Heavy

### DESCRIPTION OF IMPROVEMENTS

Type of Building Duplex

Function Residence

Year Built 1914

Remodeled \_\_\_\_\_

Construction Frame

Number of Stories 2

Number of Rooms 10

Basement % Excav. 100

Foundation Concrete

Heat 2 h.a.

Baths 2

General Condition Good

Cubic Foot Content 31,900

Garage 2-car

Other Bldgs. None

### COMPARABLES

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

No. 70

No. 71 minus 10%

### INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>UPSTAIRS</u>	\$ <u>45.00</u>		\$ _____		\$ _____		\$ _____
<u>DOWNSTAIRS</u>	\$ <u>OWNER</u>		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ NONE

Multiplier \_\_\_\_\_

Indicated Value Estimate by Income Approach \$ \_\_\_\_\_

### INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>10,000.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>200.00</u>
Depreciated Value Estimate Buildings Parcel A	\$ _____
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>10,200.00</u>
Estimated Land Value	\$ <u>600.00</u>
Total, Land and Buildings	\$ <u>10,800.00</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

- - Ten Thousand Eight Hundred - - Dollars

\$ 10,800.00

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

- - Ten Thousand Eight Hundred - - Dollars

\$ 10,800.00

*Earl V. Dolan*

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

*C. C. Beeth*

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

Tenants Names

UPSTAIRS: Harry Neimer

Remarks:

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

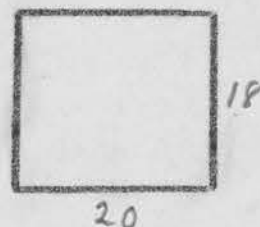
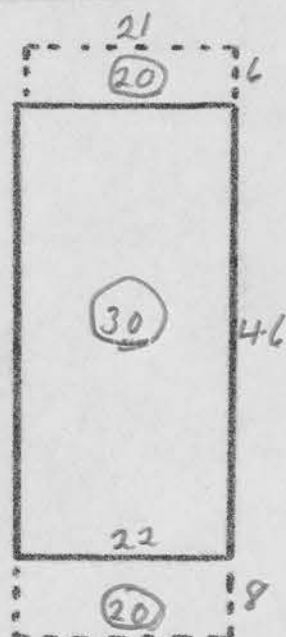
Sketch of Building(s)

Pictures

Parcel # 166

Supplement

to Parcel # \_\_\_\_\_



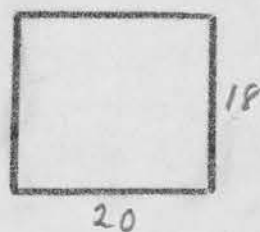
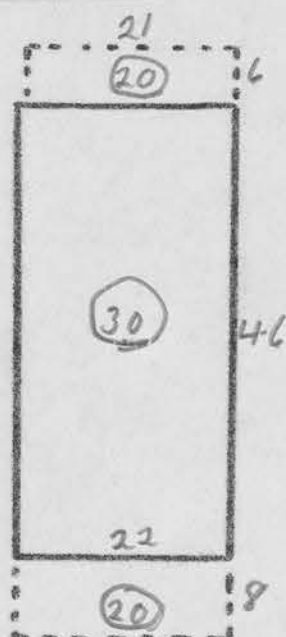


C. C. BE  
REAL  
160  
St.

Sketch of Building  
Pictures

M. A. I. - S. R. A.  
APPRAISER  
Building

Parcel # 166  
Supplement  
to Parcel #





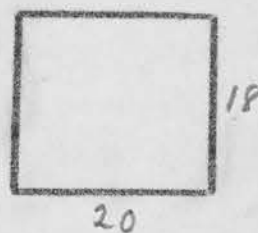
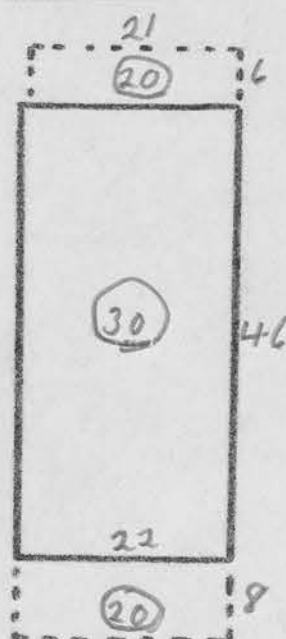
C. C. BE  
REAL  
160  
St.

Sketch of Building  
Pictures

657  
Broadway

A. I. - S. R. A.  
PPRAISER  
ing  
nesota

Parcel #  
plement

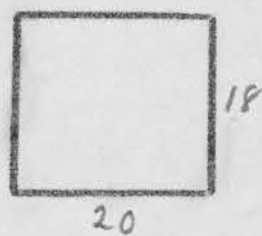
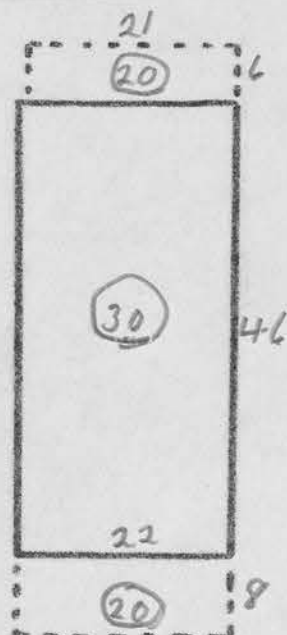


C. C. BE  
REALT  
160'  
St.

Sketch of Building  
Pictures

A. I. - S. R. A.  
PPRAISER  
ing  
nesota

plement  
Parcel #



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

Parcel # 167  
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 299 Fourteenth Street Date March 11th, 1954  
 Fee Owner Andrew Wenzel and Olga Wenzel  
 Contract for Deed Purchaser \_\_\_\_\_  
 Legal Description Northeasterly 25 feet of Lots 5 and 6, Block 1, Ely's Addition to St. Paul  
 Lot Size 25 x 80 Square Feet 2,000  
 ASSESSED VALUE F. & T. LAND \$450.00 BUILDINGS \$ 1,350.00 TOTAL \$1,800.00  
 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 \_\_\_\_\_ C \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial: Light X Heavy \_\_\_\_\_

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1884 Remodeled \_\_\_\_\_  
 Construction Frame Number of Stories 2 Number of Rooms 8  
 Basement % Excav. 100 Foundation Stone Heat H.W.Oil Baths 1 and toilet General Condition Fair  
 Cubic Foot Content 21,740 Garage 1-car Other Bldgs. None

COMPARABLES

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

No. 19

No. 25

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>HOUSE</u>	\$ <u>65.00</u>		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ NONE Multiplier \_\_\_\_\_  
 Indicated Value Estimate by Income Approach \$ \_\_\_\_\_

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>4,350.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>150.00</u>
Depreciated Value Estimate Buildings Parcel A	\$ _____
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>4,500.00</u>
Estimated Land Value	\$ <u>300.00</u>
Total, Land and Buildings	\$ <u>4,800.00</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

-- Four Thousand Eight Hundred -- Dollars  
\$ 4,800.00

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

-- Four Thousand Eight Hundred -- Dollars  
\$ 4,800.00

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

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



Tenants Names

HOUSE: John Becker

Remarks:



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

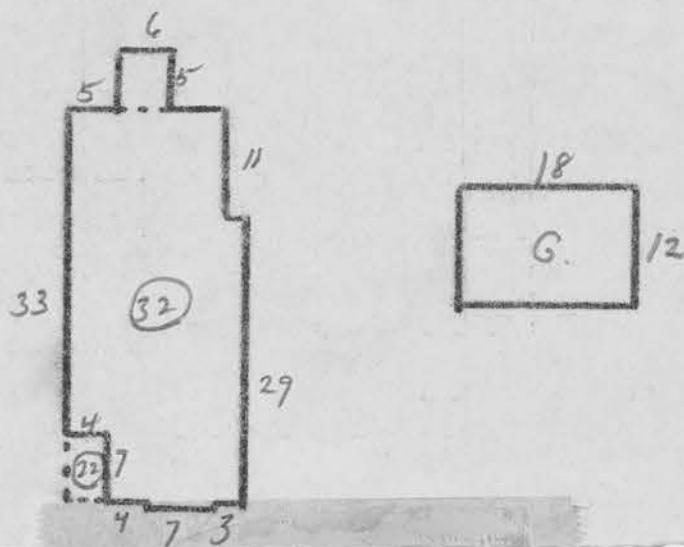
Sketch of Building(s)

Pictures

Parcel # 167

Supplement

to Parcel #



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 # 167  
Supplement  
to Parcel # \_\_\_\_\_



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 # 167  
Supplement  
to Parcel # \_\_\_\_\_



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 # 167  
Supplement  
to Parcel # \_\_\_\_\_





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

Parcel # 168

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 March 11th, 195 4

Property Address 295 Fourteenth Street  
 Fee Owner Issack A. Ladan, 179 Fourteenth Street  
 Contract for Deed Purchaser Frank Fastner  
 Legal Description Southwesterly 24 feet of the Northeasterly 49 feet of Lots 5 and 6, Block 1, Ely's Addition to St. Paul  
 Lot Size 24 x 80 Square Feet 1,920  
 ASSESSED VALUE F. & T. LAND \$ 375.00 BUILDINGS \$ 1,050.00 TOTAL \$ 1,425.00  
 When Acquired 1946 How Much Paid \$ 3,000.00 How Much Spent Since \$ 1,000 (claimed)  
 INCUMBRANCES: Mortgage \$ Appr. Bal. Owing \$ Holder?  
 Contract for Deed \$ Appr. Bal. Owing \$ 250.00 To Whom? Issack A. Ladan  
 Other  
 BEST ECONOMIC USE: Present use  
 ANY UNLAWFUL USE NOTED: None  
 OCCUPANCY: Owner X Tenants (See Names on Reverse)  
 ZONING: Class A B C Commercial Industrial: Light X Heavy

## DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1884 Remodeled  
 Construction Frame Number of Stories 2 Number of Rooms 7  
 Basement % Excav. 100 Foundation Stone Heat H.W. Baths 1 General Condition Fair  
 Cubic Foot Content 22,996 Garage None Other Bldgs. None

## COMPARABLES

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

No. 37 minus 5%No. 97 minus 5%

## INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
OWNER	\$		\$		\$		\$
OCCUPIED	\$		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ NONE

Multiplier

Indicated Value Estimate by Income Approach \$

## INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>4,250.00</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>4,250.00</u>
Estimated Land Value	\$ <u>250.00</u>
Total, Land and Buildings	\$ <u>4,500.00</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

-- Four Thousand Five Hundred -- Dollars

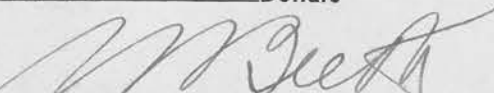
\$ 4,500.00

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

-- Four Thousand Five Hundred -- Dollars

\$ 4,500.00


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



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

Tenants Names

Remarks:

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

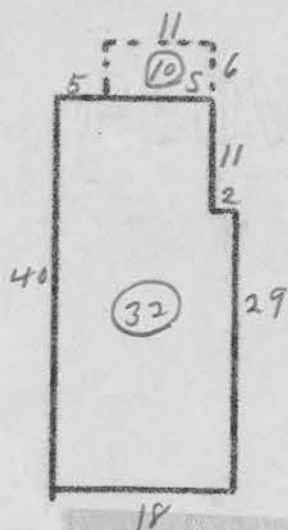
Sketch of Building(s)

Pictures

Parcel # 168

Supplement

to Parcel #





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 # 168  
Supplement  
to Parcel #





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 # 168

Supplement

to Parcel #



5 E

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

Parcel # 169  
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 March 11th, 1954

Property Address <u>293 Fourteenth Street</u>		
Fee Owner <u>Robert J. Garrity and Jean M. Garrity, 1409 Pioneer Building</u>		
Contract for Deed Purchaser <u>Gerald Thurston</u>		
Legal Description <u>Northeasterly 24 feet of the Southwesterly 71 feet of Lots 5 and 6, Block 1, Ely's Addition to St. Paul</u>		
Lot Size <u>24 x 80</u>	Square Feet <u>1,920</u>	
ASSESSED VALUE F. & T.	LAND \$ <u>375.00</u>	BUILDINGS \$ <u>950.00</u> TOTAL \$ <u>1,325.00</u>
When Acquired _____	How Much Paid \$ _____	How Much Spent Since \$ _____
INCUMBRANCES: Mortgage \$ _____	Appr. Bal. Owning \$ _____	Holder? _____
Contract for Deed \$ _____	Appr. Bal. Owning \$ _____	To Whom? _____
Other _____		
BEST ECONOMIC USE: <u>Present use</u>		
ANY UNLAWFUL USE NOTED: <u>None</u>		
OCCUPANCY: Owner <input checked="" type="checkbox"/> Tenants _____ (See Names on Reverse)		
ZONING: Class A _____ B _____ C _____ Commercial _____ Industrial: Light <input checked="" type="checkbox"/> Heavy _____		

DESCRIPTION OF IMPROVEMENTS

Type of Building <u>House</u>	Function <u>Residence</u>	Year Built <u>1884</u>	Remodeled _____
Construction <u>Frame</u>	Number of Stories <u>2</u>	Number of Rooms <u>7</u>	
Basement % Excav. <u>100</u>	Foundation <u>Stone</u>	Heat <u>H.W.Oil</u>	Baths <u>1</u> General Condition <u>Very poor</u>
Cubic Foot Content <u>22,098</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. 18

No. 107

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
OWNER	\$		\$		\$		\$
OCCUPIED	\$		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

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>3,550.00</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>3,550.00</u>
Estimated Land Value	\$ <u>250.00</u>
Total, Land and Buildings	\$ <u>3,800.00</u>

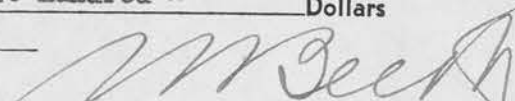
The within described real property has been appraised in accordance with the rules and professional ethics of the American Institute of Real Estate Appraisers and of the Society of Residential Appraisers, of which organizations we are members, and, subject to the limiting conditions as expressed, we hereby certify that in our opinion the property hereinabove described has a market value as of the date hereof in the amount of

-- Three Thousand Eight Hundred -- Dollars  
\$ 3,800.00

Further, that this total parcel (including supplements if any) has an estimated market value in the amount of  
-- Three Thousand Eight Hundred -- Dollars  
\$ 3,800.00



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



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

Tenants Names

Remarks:



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

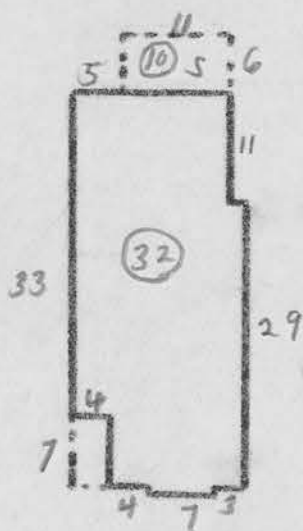
Sketch of Building(s)

Pictures

Parcel # 169

Supplement

to Parcel #



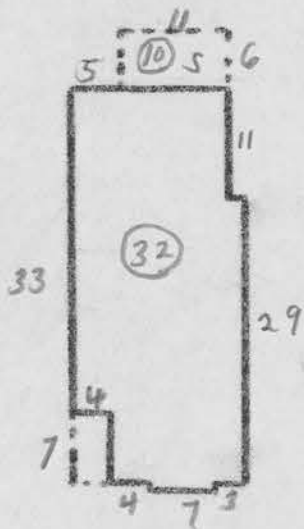


C. (

AN, M. A. I. - S. R. A.  
AND APPRAISER

Sketch of Bui  
Pictures

Parcel #  
Supplement  
to Parcel #



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

Parcel # 170  
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 March 11th, 1954

Property Address 289 Fourteenth Street  
 Fee Owner John Leibgot  
 Contract for Deed Purchaser \_\_\_\_\_  
 Legal Description Northeasterly 24 feet of the Southwesterly 47 feet of Lots 5 and 6, Block 1, Ely's Addition to St. Paul  
 Lot Size 24 x 80 Square Feet 1,920  
 ASSESSED VALUE F. & T. LAND \$375.00 BUILDINGS \$ 1,150.00 TOTAL \$ 1,525.00  
 When Acquired 1928 How Much Paid \$ \_\_\_\_\_ How Much Spent Since \$ \_\_\_\_\_  
 INCUMBRANCES: Mortgage \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ Holder? \_\_\_\_\_  
 Contract for Deed \$ \_\_\_\_\_ Appr. Bal. Owing \$ CLEAR To Whom? \_\_\_\_\_  
 Other \_\_\_\_\_  
 BEST ECONOMIC USE: Present use  
 ANY UNLAWFUL USE NOTED: None  
 OCCUPANCY: Owner x Tenants \_\_\_\_\_ (See Names on Reverse)  
 ZONING: Class A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial: Light x Heavy \_\_\_\_\_

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1884 Remodeled \_\_\_\_\_  
 Construction Frame Number of Stories 2 Number of Rooms 6  
 Basement % Excav. 100 Foundation Stone Heat H.W.Oil Baths 1 General Condition Good  
 Cubic Foot Content 22,254 Garage None Other Bldgs. None

COMPARABLES

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

No. 75 plus 10%

No. 92

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>OWNER</u>	\$ _____		\$ _____		\$ _____		\$ _____
<u>OCCUPIED</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>5,100.00</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>5,100.00</u>
Estimated Land Value	\$ <u>250.00</u>
Total, Land and Buildings	\$ <u>5,350.00</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 Three Hundred Fifty - - Dollars  
\$5,350.00

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

- - Five Thousand Three Hundred Fifty - - Dollars  
\$5,350.00

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

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

Tenants Names

Remarks:



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

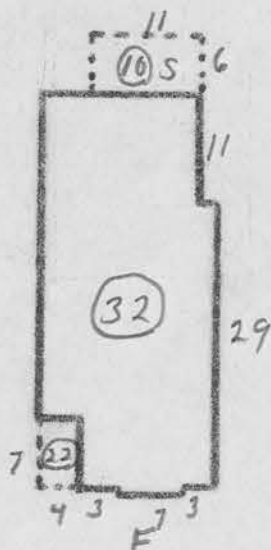
Sketch of Building(s)

Pictures

Parcel # 170

Supplement

to Parcel # \_\_\_\_\_



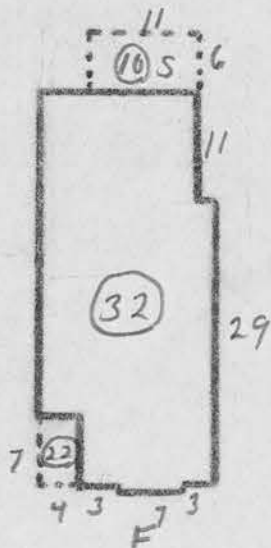


C. C.  
REA

Sketch of Building  
Pictures

A. I. - S. R. A.  
ND  
Building  
Minnesota

Parcel # 170  
Supplement  
to Parcel #



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

Parcel # 171

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 March 11th, 1954Property Address 285 Fourteenth StreetFee Owner Dolores Mildred Farinella and Mike A. Farinella

Contract for Deed Purchaser \_\_\_\_\_

Legal Description Southwesterly 23 feet of Lots 5 and 6, Block 1, Ely's Addition to St. PaulLot Size 23 x 80Square Feet 1,840ASSESSED VALUE F. & T. LAND \$ 350.00 BUILDINGS \$ 850.00 TOTAL \$ 1,200.00When Acquired 1948How Much Paid \$ 2,300.00How Much Spent Since \$ 1,500.00

INCUMBRANCES: Mortgage \$ \_\_\_\_\_

Appr. Bal. Owing \$ \_\_\_\_\_

Holder? \_\_\_\_\_

Contract for Deed \$ \_\_\_\_\_

Appr. Bal. Owing \$ \_\_\_\_\_

To Whom? \_\_\_\_\_

Other \_\_\_\_\_

BEST ECONOMIC USE: Present useANY UNLAWFUL USE NOTED: None

OCCUPANCY: Owner \_\_\_\_\_

Tenants \_\_\_\_\_

(See Names on Reverse)

ZONING: Class A \_\_\_\_\_

B \_\_\_\_\_

C \_\_\_\_\_

Commercial \_\_\_\_\_

Industrial: Light \_\_\_\_\_

X

Heavy \_\_\_\_\_

## DESCRIPTION OF IMPROVEMENTS

Type of Building HouseFunction ResidenceYear Built 1884

Remodeled \_\_\_\_\_

Construction FrameNumber of Stories 2Number of Rooms 6Basement % Excav. 100Foundation StoneHeat H.W.Baths 1General Condition FairCubic Foot Content 21,840Garage NoneOther Bldgs. None

## COMPARABLES

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

No. 23No. 93

## INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	\$ <u>13.00</u> ( <u>This tenant heats the house</u> )						
<u>UPSTAIRS</u>	\$ <u>35.00</u> ( <u>heated</u> )						
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ NONE

Multiplier \_\_\_\_\_

Indicated Value Estimate by Income Approach \$ \_\_\_\_\_

INDICATED VALUE ESTIMATE ~~BY INCOME APPROACH~~

Depreciated Value Estimate Main Building This Sheet	\$ <u>4,250.00</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>4,250.00</u>
Estimated Land Value	\$ <u>250.00</u>
Total, Land and Buildings	\$ <u>4,500.00</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

-- Four Thousand Five Hundred -- Dollars

\$ 4,500.00

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

-- Four Thousand Five Hundred -- Dollars

\$ 4,500.00

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

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

Tenants Names

DOWNSTAIRS: Paul Hebert

UPSTAIRS: Angelo Bozzi

Remarks:



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 # 171  
Supplement  
to Parcel # \_\_\_\_\_





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 # 171

Supplement

to Parcel #



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

Parcel # 172  
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 March 11th. 1954

Property Address 283 Fourteenth Street  
 Fee Owner Max Rotklein and Sarah Rotklein  
 Contract for Deed Purchaser \_\_\_\_\_  
 Legal Description Except the Northwesternly 10 inches and except the Southwesternly 0.5 feet of the Southeasterly 40 feet; Lot 32, Block 1, Ely's Addition to St. Paul  
 Lot Size 38.6 x 120 Square Feet 4,632  
 ASSESSED VALUE F. & T. LAND \$ 825.00 BUILDINGS \$ 3,500.00 TOTAL \$ 4,325.00  
 When Acquired 1946 How Much Paid \$ 3,500.00 How Much Spent Since \$ 800.00  
 INCUMBRANCES: Mortgage \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ Holder? \_\_\_\_\_  
 Contract for Deed \$ \_\_\_\_\_ Appr. Bal. Owing \$ CLEAR To Whom? \_\_\_\_\_  
 Other \_\_\_\_\_  
 BEST ECONOMIC USE: Present use  
 ANY UNLAWFUL USE NOTED: None  
 OCCUPANCY: Owner X Tenants X (See Names on Reverse)  
 ZONING: Class A B C Commercial Industrial: Light X Heavy

## DESCRIPTION OF IMPROVEMENTS

Type of Building Duplex Function Residence Year Built 1913 Remodeled \_\_\_\_\_  
 Construction Frame Number of Stories 2 Number of Rooms 10  
 Basement % Excav. 100 Foundation Concrete Heat 2 H.W. Baths 2 General Condition Fair  
 Cubic Foot Content 36,000 Garage 1-car Other Bldgs. None

## COMPARABLES

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

No. 10

No. 30

## INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	\$ <u>30.75</u>	<u>unheated</u>	\$ _____		\$ _____		\$ _____
<u>UPSTAIRS</u>	\$ <u>OWNER</u>		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ NONE

Multiplier

Indicated Value Estimate by Income Approach \$ \_\_\_\_\_

## INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>7,000.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>75.00</u>
Depreciated Value Estimate Buildings Parcel A	\$ _____
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>7,075.00</u>
Estimated Land Value	\$ <u>475.00</u>
Total, Land and Buildings	\$ <u>7,550.00</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

-- Seven Thousand Five Hundred Fifty -- Dollars  
\$ 7,550.00

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

-- Seven Thousand Five Hundred Fifty -- Dollars  
\$ 7,550.00

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

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

Tenants Names

DOWNSTAIRS:

Sam Honorowff

Remarks:



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

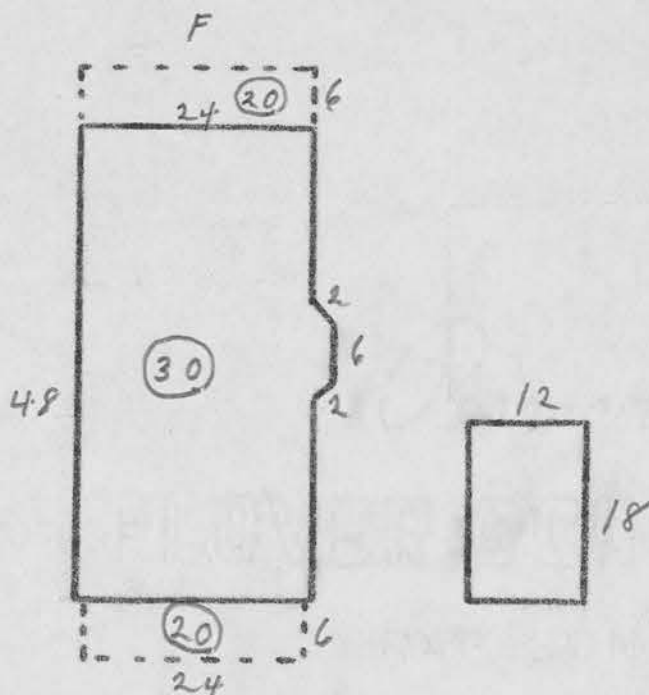
Sketch of Building(s)

Pictures

Parcel # 172

Supplement

to Parcel # \_\_\_\_\_



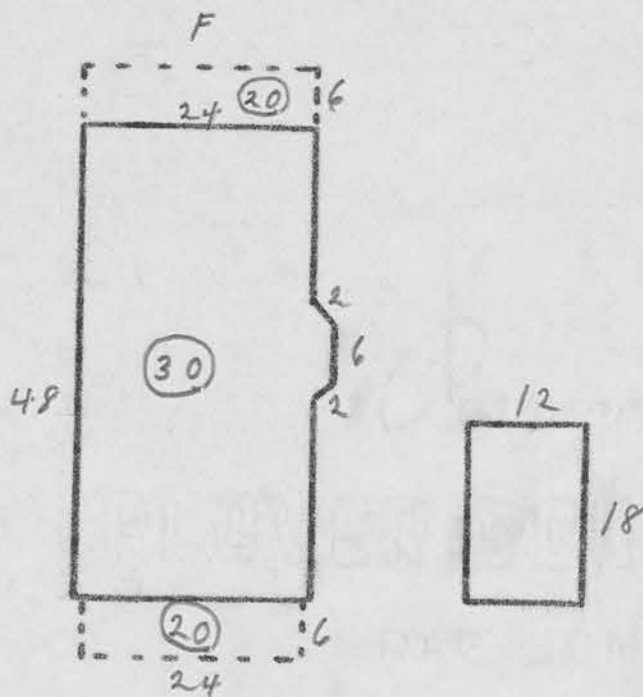


C. C.  
RE

Sketch of Buildi  
Pictures

J. M. A.  
ND APPRAISER  
Building  
Minnesota

Parcel # 172  
Supplement  
to Parcel #

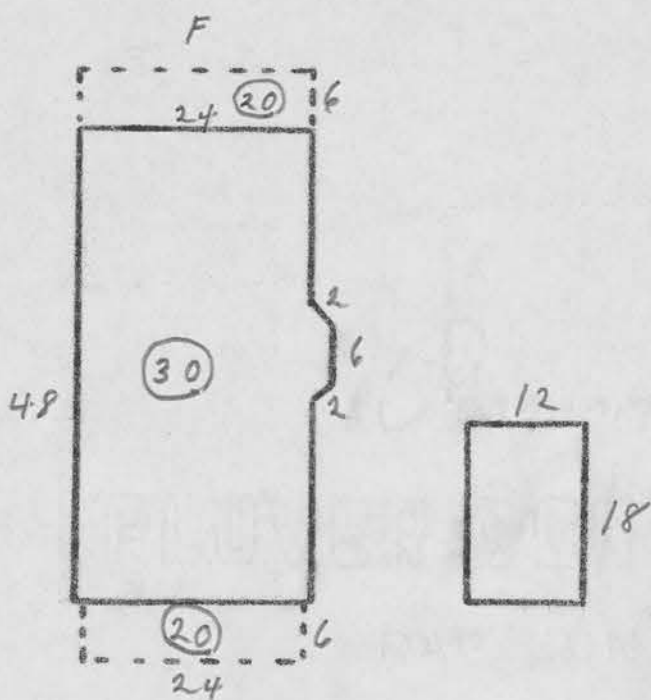


C. C.  
R

Sketch of Building  
Pictures

I, M. A. A.  
AND APPRAISER  
Building  
Minnesota

Parcel # 172  
Supplement  
to Parcel #



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

Parcel # 173  
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 March 15th, 1954

Property Address 650 Canada  
 Fee Owner Adath Yeshuren Congregation  
 Contract for Deed Purchaser \_\_\_\_\_  
 Legal Description Southeasterly one-third of Lots 29 and 30, and Southwesterly 10 feet of  
Southeasterly one-third of Lot 31, Block 1, Ely's Addition to St. Paul  
 Lot Size 40 x 120 Square Feet 4,800  
 ASSESSED VALUE F. & T. LAND \$ 650.00 BUILDINGS \$ 4,900.00 TOTAL \$ 5,550.00  
 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: CHURCH  
 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 Synagogue Function Worship Year Built 1883 Remodeled \_\_\_\_\_  
 Construction Brick Number of Stories 2 Number of Rooms \_\_\_\_\_  
 Basement % Excav. 100 Foundation Stone Heat H.W. Oil Baths 5 toilets General Condition Fair  
 Cubic Foot Content 116,820 Garage None Other Bldgs. None

COMPARABLES

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

NONE

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	\$ <u>16,500.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ _____
Depreciated Value Estimate Buildings Parcel A	\$ <u>1,400.00</u>
Depreciated Value Estimate Buildings Parcel B	\$ <u>800.00</u>
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>18,700.00</u>
Estimated Land Value	\$ <u>850.00</u>
Total, Land and Buildings	\$ <u>19,550.00</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

-- Seventeen Thousand Three Hundred Fifty -- Dollars

\$ 17,350.00

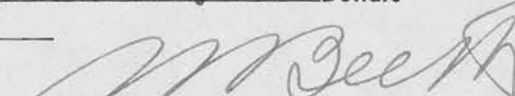
Further, that this total parcel (including supplements if any) has an estimated market value in the amount of

-- Nineteen Thousand Five Hundred Fifty -- Dollars

\$ 19,550.00



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



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



Tenants Names

Remarks:

18,700.00  
500.00  
19,200.00

-- Seventeen Thousand Three Hundred Fifty -- 17,350.00  
-- Nineteen Thousand Five Hundred Fifty -- 19,550.00



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

ADDITIONAL PICTURES  
650 Canada Street

Parcel # 173 and  
Supplement 173 A  
to Parcel # \_\_\_\_\_



Sketch of  
Pictures

LAN, M. A. I. - S. R. A.  
OR AND APPRAISER  
ioneer Building  
Paul I, Minnesota

Parcel # 173 and  
173 A  
to Parcel #



Sketch of  
Pictures

LAN, M. A. I. - S. R. A.  
R AND APPRAISER  
ioneer Building  
aul 1, Minnesota

# 173 and  
Supp 173 A  
to Parcel #



Sketch of  
Pictures

LAN, M. A. I. - S. R. A.  
R AND APPRAISER  
eer Building  
al 1, Minnesota

Parcel # 173 and  
Supplement 173 A  
Parcel #





Sketch of  
Pictures

LAN, M. A. I. - S. R. A.  
R AND APPRAISER  
neer Building  
ul I, Minnesota

Parcel # 173 and  
Supplement 173 A  
to Parcel #



Sketch of  
Pictures

LAN, M. A. I. - S. R. A.  
R AND APPRAISER  
neer Building  
ul 1, Minnesota

Parcel # 173 and  
Supplement 173 A  
to Parcel #



Sketch of  
Pictures

LAN, M. A. I. - S. R. A.  
R AND APPRAISER  
neer Building  
ul 1, Minnesota

Parcel # 173 and  
Supplement 173 A  
to Parcel #



Sketch of  
Pictures

LAN, M. A. I. - S. R. A.  
R AND APPRAISER  
neer Building  
ul 1, Minnesota

Parcel # 173 and  
Supplement 173 A  
to Parcel #





Sketch of  
Pictures

LAN, M. A. I. - S. R. A.  
R AND APPRAISER  
neer Building  
ul 1, Minnesota

Parcel # 173 and  
Supplement 173 A  
to Parcel #



Sketch of  
Pictures

LAN, M. A. I. - S. R. A.  
R AND APPRAISER  
neer Building  
ul 1, Minnesota

Parcel # 173 and  
Supplement 173 A  
to Parcel #



Sketch of  
Pictures

LAN, M. A. I. - S. R. A.  
R AND APPRAISER  
neer Building  
ul 1, Minnesota

Parcel # 173 and  
Supplement 173 A  
to Parcel #



Sketch of  
Pictures

LAN, M. A. I. - S. R. A.  
R AND APPRAISER  
neer Building  
ul 1, Minnesota

Parcel # 173 and  
Supplement 173 A  
to Parcel #





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

Parcel # 173 A  
Supplement  
to Parcel # 173

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 March 15th, 1954

Property Address 269 Fourteenth Street

Fee Owner See No. 173

Contract for Deed Purchaser

Legal Description See No. 173

Lot Size See No. 173

Square Feet

ASSESSED VALUE F. & T. See #173 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 C Commercial Industrial: Light X Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1884 Remodeled  
Construction Brick Number of Stories 2 Number of Rooms 9  
Basement % Excav. 100 Foundation Stone Heat Stove Baths 2 toilets General Condition Poor  
Cubic Foot Content See No. 173 Garage None Other Bldgs. None

COMPARABLES

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

NONE

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	<u>\$ 18.00</u>	<u>(Church Sexton)</u>					
<u>UPSTAIRS</u>	<u>\$ 15.00</u>						

Adjusted Total Annual Rent Estimate \$ NONE

Multiplier

Indicated Value Estimate by Income Approach \$

INDICATED VALUE ESTIMATE ~~BY COST APPROACH~~

Depreciated Value Estimate Main Building This Sheet	<u>\$1,400.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	<u>\$</u>
Depreciated Value Estimate Buildings Parcel A	<u>\$</u>
Depreciated Value Estimate Buildings Parcel B	<u>\$</u>
Depreciated Value Estimate Buildings Parcel C	<u>\$</u>
Total	<u>\$ 1,400.00</u>
Estimated Land Value	<u>Land with No. 173</u>
Total, Land and Buildings	<u>\$ 1,400.00</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 Four Hundred - - Dollars  
\$ 1,400.00

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.

Tenants Names

DOWNSTAIRS: Meyer Epstein

UPSTAIRS: Arthur Barber

Remarks:

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.

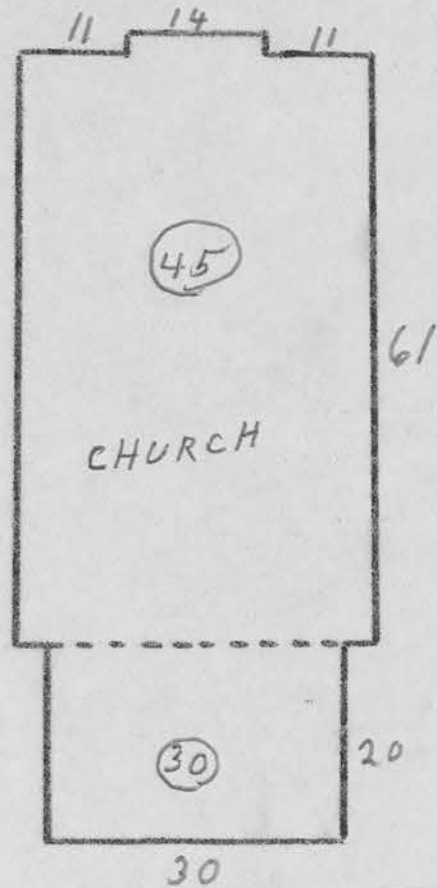
REALTOR AND APPRAISER

Pioneer Building  
St. Paul 1, Minnesota

Sketch of Building(s)

Pictures

Parcel # 173  
Supplement and  
to Parcel # 173a





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

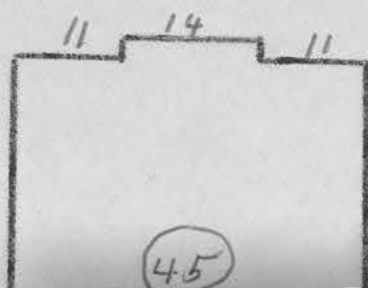
Sketch of Building(s)

Pictures

Parcel # 173

Supplement and

to Parcel # 173a





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

Parcel # 173 B  
Supplement  
to Parcel # 173

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 March 15th, 1954

Property Address 271-277 Fourteenth Street

Fee Owner See No. 173

Contract for Deed Purchaser

Legal Description Except Southwesterly 10 feet; the Southeasterly one-third of Lot 31, Block 1, Ely's Addition to St. Paul

Lot Size See No. 173

Square Feet

ASSESSED VALUE F. & T. LAND \$275.00 BUILDINGS \$550.00 TOTAL \$ 825.00

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: To Wreck

ANY UNLAWFUL USE NOTED: None

OCCUPANCY: Owner Tenants X (See Names on Reverse)

ZONING: Class A B C Commercial Industrial: Light X Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building	<u>House</u>	Function	<u>Residence</u>	Year Built	<u>1884</u>	Remodeled
Construction	<u>Frame</u>			Number of Stories	<u>2</u>	Number of Rooms
Basement % Excav.	<u>20</u>	Foundation	<u>Stone</u>	Heat	<u>Stove</u>	Baths <u>2</u> toilets <u>2</u> General Condition <u>Very poor</u>
Cubic Foot Content	<u>18,715</u>			Garage	<u>None</u>	Other Bldgs. <u>Shed</u>

COMPARABLES

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

NONE

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
UPSTAIRS	\$ <u>18.00</u>		\$		\$		\$
DOWNSTAIRS	\$ <u>VACANT</u>		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ NONE

Multiplier

Indicated Value Estimate by Income Approach \$

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>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>800.00</u>
Estimated Land Value	\$
Total, Land and Buildings	\$ <u>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

- - Eight Hundred - -

Dollars

\$ 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.

Tenants Names

UPSTAIRS: Marion Skrypek

DOWNSTAIRS: Vacant

Remarks:

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

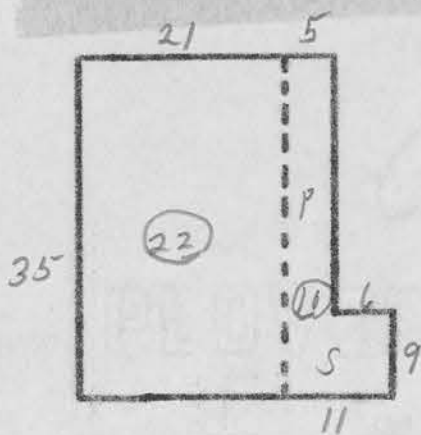
Sketch of Build  
Pictures



Parcel # 173<sup>B</sup>

Supplement

to Parcel # \_\_\_\_\_



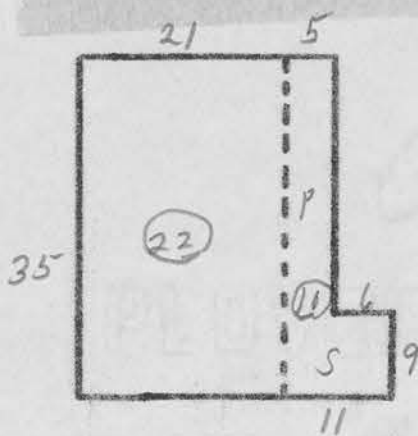


C. C.  
R.

N. M. A. I. - S. R. A.  
AND APPRAISER  
er Building  
I, Minnesota

Sketch of Building(s)  
Pictures

Parcel # 173B  
Supplement  
to Parcel #



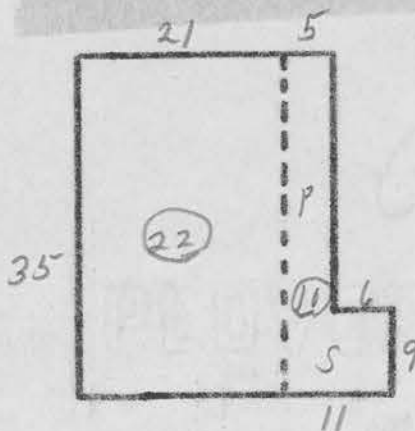


C. C.

Sketch of Building  
Pictures

U. S. R. A.  
AND A  
er Building  
I, Minnesota

Parcel # 17318  
Supplement  
to Parcel #



C. C.

Sketch of Building  
Pictures

N. M. A. I. - S. R. A.

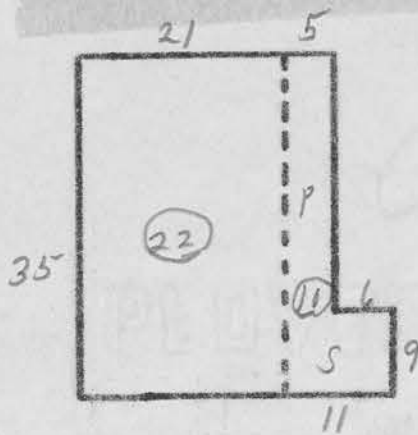
APPRAISER

for Building  
I, Minnesota

Parcel # 173B

Supplement

to Parcel #



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

5 E

Parcel # 174  
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 March 11th, 1954

Property Address 656 Canada Street  
Fee Owner Sam Fudenberg  
Contract for Deed Purchaser  
Legal Description Southeasterly one-half of the Northwesterly two-thirds of Lots 29, 30 and 31, Block 1, Ely's Addition to St. Paul  
Lot Size 40 x 120 Square Feet 4,800  
ASSESSED VALUE F. & T. LAND \$ 750.00 BUILDINGS \$ 2,600.00 TOTAL \$ 3,350.00  
When Acquired 1923 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 C Commercial Industrial: Light ☒ Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building Duplex Function Residence Year Built 1911 Remodeled  
Construction Frame Number of Stories 2 Number of Rooms 10  
Basement % Excav. 100 Foundation Concrete Heat H.W. Baths 2 General Condition Fair  
Cubic Foot Content 27,600 Garage 1-car Other Bldgs. None

COMPARABLES

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

No. 27  
No. 70

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
DOWNSTAIRS	\$ 60.00 heated		\$		\$		\$
UPSTAIRS	\$ OWNER		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ NONE Multiplier  
Indicated Value Estimate by Income Approach \$

INDICATED VALUE ESTIMATE ~~DE COST APPROACH~~

Depreciated Value Estimate Main Building This Sheet	\$ 8,750.00
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ 150.00
Depreciated Value Estimate Buildings Parcel A	\$
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$ 8,900.00
Estimated Land Value	\$ 600.00
Total, Land and Buildings	\$ 9,500.00

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

- - Nine Thousand Five Hundred - - Dollars  
\$9,500.00

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

\$9,500.00

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

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



Tenants Names

DOWNSTAIRS: Visvadis Walters

Remarks:



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

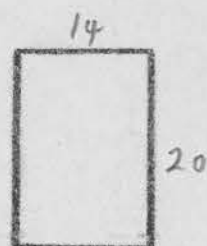
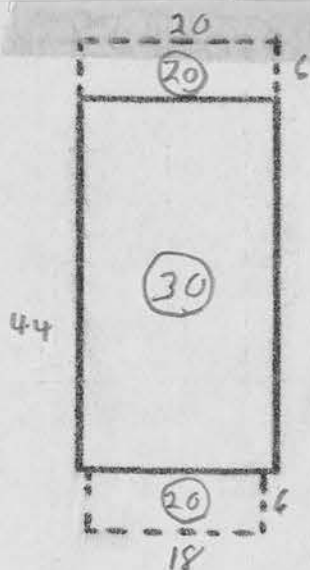
Pioneer Building  
St. Paul 1, Minnesota

Sketch of Building(s)

Pictures

Parcel # 174

Supplement  
to Parcel #

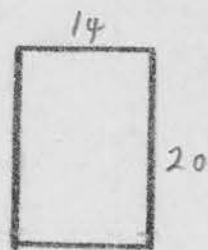
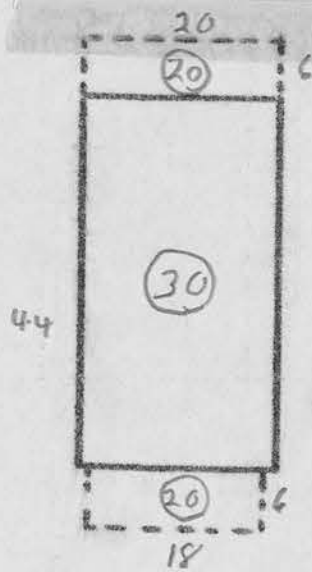


C. C. F  
REA  
10  
S

Sketch of Building  
Pictures

S. R. A.  
ND APPR  
Building  
Minnesota

Parcel # 174  
Supplement  
to Parcel #

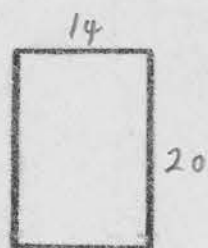
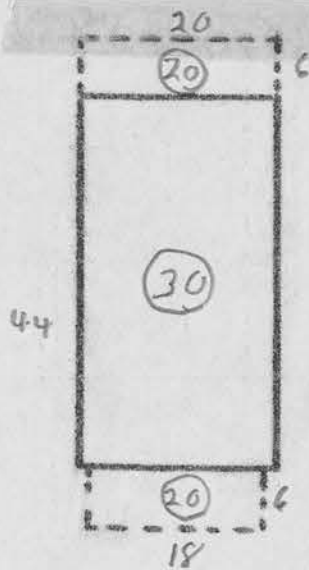


C. C. F.  
REA  
I

Sketch of Buildi  
Pictures

M. J.  
APPRAISER  
Building  
Minnesota

Parcel # 174  
Supplement  
to Parcel #





C. C. P.  
REA  
I

Sketch of Buildi  
Pictures

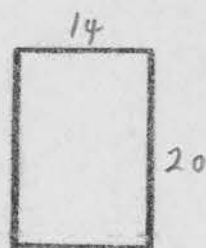
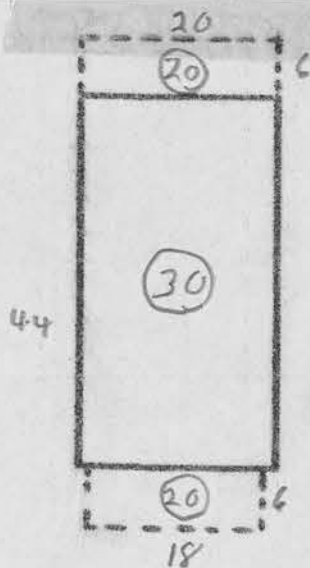
M. A. I. - S. R. A.

uilding  
Minnesota

Parcel # 174

Supplement

to Parcel #





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

Parcel # 175

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 March 11th, 1954Property Address 660 Canada StreetFee Owner Albert Levasseur and Celina Levasseur

Contract for Deed Purchaser \_\_\_\_\_

Legal Description Northwesterly one-third of Lots 29, 30 and 31, Block 1, Ely's Addition to St. PaulLot Size 40 x 120Square Feet 4,800

ASSESSED VALUE F. &amp; T.

LAND \$ 750.00BUILDINGS \$ 650.00TOTAL \$ 1,400.00When Acquired 1927

How Much Paid \$ \_\_\_\_\_

How Much Spent Since \$ \_\_\_\_\_

INCUMBRANCES: Mortgage \$ \_\_\_\_\_

Appr. Bal. Owing \$ 340.00Holder? Central Standard Life

Contract for Deed \$ \_\_\_\_\_

Appr. Bal. Owing \$ \_\_\_\_\_

To Whom? \_\_\_\_\_

Other \_\_\_\_\_

BEST ECONOMIC USE: Present useANY UNLAWFUL USE NOTED: NoneOCCUPANCY: Owner ☒

Tenants \_\_\_\_\_

(See Names on Reverse)

ZONING: Class A

B

C

Commercial

Industrial: Light

☒

Heavy

## DESCRIPTION OF IMPROVEMENTS

Type of Building House

Function

ResidenceYear Built 1880

Remodeled \_\_\_\_\_

Construction FrameNumber of Stories 1½Number of Rooms 6Basement % Excav. 100 40

Foundation

StoneHeat H.W. OilBaths 1General Condition FairCubic Foot Content 12,945Garage 3-carOther Bldgs. None

## COMPARABLES

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

No. 28 minus 15%No. 93 minus 5%

## INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>OWNER</u>	\$ _____		\$ _____		\$ _____		\$ _____
<u>OCCUPIED</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>3,500.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>100.00</u>
Depreciated Value Estimate Buildings Parcel A	\$ _____
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>3,600.00</u>
Estimated Land Value	\$ <u>600.00</u>
Total, Land and Buildings	\$ <u>4,200.00</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

-- Four Thousand Two Hundred --

Dollars

\$ 4,200.00

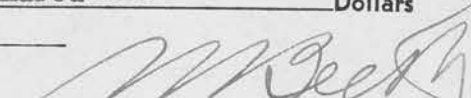
Further, that this total parcel (including supplements if any) has an estimated market value in the amount of

-- Four Thousand Two Hundred --

Dollars

\$ 4,200.00


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



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 # 175 A  
Supplement  
to Parcel # 175

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 660 Canada Date March 11th, 1954  
Fee Owner Max Fried and Elia Redler, 908 Ashland (now Celina Lavasseur)  
Contract for Deed Purchaser \_\_\_\_\_  
Legal Description Northwesterly 10 inches of Ely's Addition to St. Paul, Lot 32, Block 1

Lot Size	Square Feet		
ASSESSED VALUE F. & T.	LAND \$ <u>25.00</u>	BUILDINGS \$ <u>0</u>	TOTAL \$ <u>25.00</u>
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	C	Commercial Industrial: Light <u>X</u> Heavy

### DESCRIPTION OF IMPROVEMENTS

Type of Building <u>VACANT LAND</u>	Function	Year Built	Remodeled
Construction	Number of Stories	Number of Rooms	
Basement % Excav.	Foundation	Heat	Baths
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	Valued with No. 175 \$ _____
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

Dollars

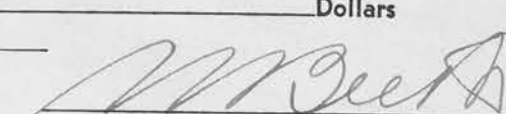
\$ 0

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



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

\$ \_\_\_\_\_



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



Tenants Names

Remarks:



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

Parcel # 175 B  
 Supplement  
 to Parcel # 175

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 March 11th, 195 4

Property Address <u>660 Canada</u>		
Fee Owner <u>Max Fried and Elia Redler, 908 Ashland Ave. (now Celina Lavasseur)</u>		
Contract for Deed Purchaser _____		
Legal Description <u>Southwesterly 0.5 feet of the Southeasterly 40 feet of Lot 32, Block 1, Ely's Addition to St. Paul</u>		
Lot Size _____	Square Feet _____	
ASSESSED VALUE F. & T.	LAND \$ <u>25.00</u>	BUILDINGS \$ <u>- 0 -</u> TOTAL \$ <u>25.00</u>
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 _____ C _____	Commercial _____ Industrial: Light <input checked="" type="checkbox"/> _____	Heavy _____

DESCRIPTION OF IMPROVEMENTS

Type of Building <u>VACANT LAND</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 No. 175</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

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:

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

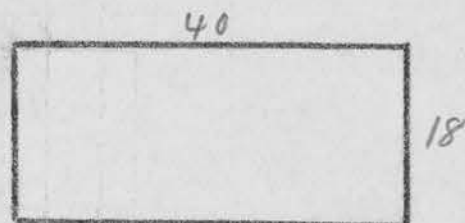
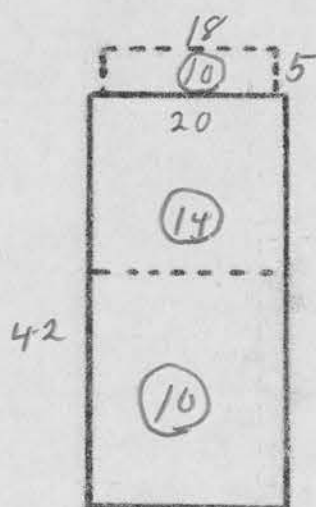
Sketch of Building(s)

Pictures

Parcel # 175

Supplement

to Parcel # \_\_\_\_\_

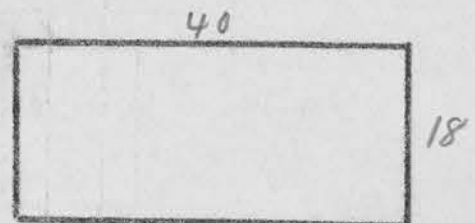
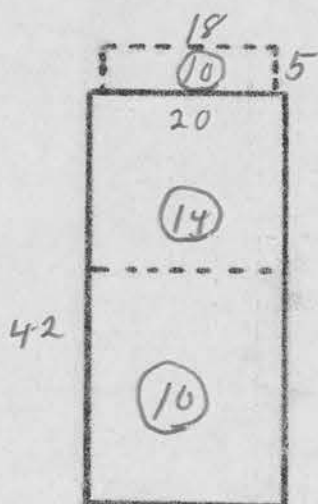


C. C.  
REA

Sketch of Building  
Pictures

N. M. A. I. - S. R. A.  
ND APPRAISER  
Building

Parcel # 175  
Supplement  
to Parcel #





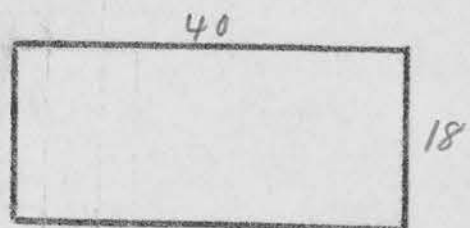
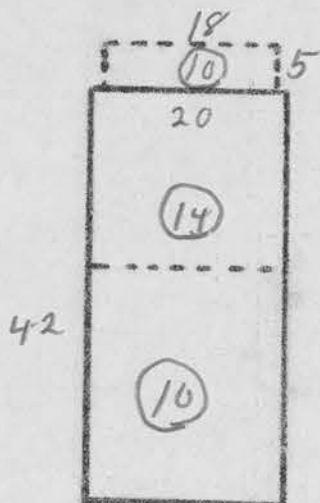
C. C. ...  
REA

Sketch of Building  
Pictures

A. I. - S. R. A.  
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Parcel # 175

Parcel #

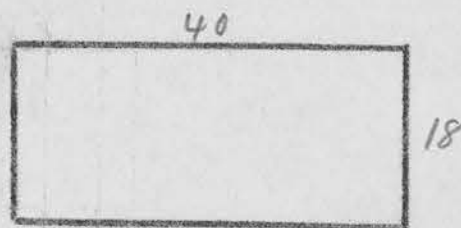
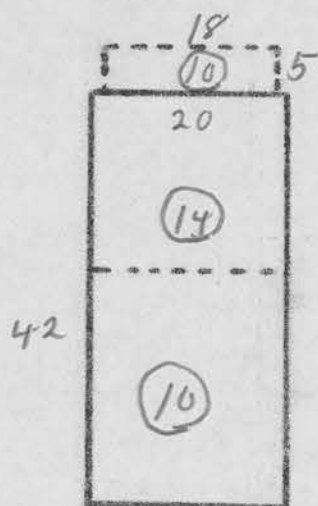


C. C.  
REA

Sketch of Building  
Pictures

A. I. - S. R. A.  
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cel #



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

Parcel # 176

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 662 Canada Street Date March 12th, 1954

Fee Owner John Mercado and Sarah Mercado

Contract for Deed Purchaser \_\_\_\_\_

Legal Description Except the Northwesterly 80 feet; Lots 9 and 10, Block 1, Ely's Addition to St. Paul

Lot Size 40 x 80 Square Feet 3,200

ASSESSED VALUE F. & T. LAND \$ 625.00 BUILDINGS \$ 2,500.00 TOTAL \$ 3,125.00

When Acquired 1948 How Much Paid \$ 6,000.00 How Much Spent Since \$ 2,000 (claimed)

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

Contract for Deed \$ \_\_\_\_\_ Appr. Bal. Owing \$ CLEAR To Whom? \_\_\_\_\_

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 Duplex Function Residence Year Built 1910 Remodeled \_\_\_\_\_

Construction Frame Number of Stories 2 Number of Rooms 10

Basement % Excav. 100 Foundation Concrete Heat 2 H.W. Baths 2 General Condition Fair

Cubic Foot Content 27,500 Garage 1-car Other Bldgs. None

## COMPARABLES

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

No. 70No. 137 plus 10%

## INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
UPSTAIRS	\$ (Son, no rent)		\$		\$		\$
DOWNSTAIRS	\$ OWNER		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

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>9,000.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>100.00</u>
Depreciated Value Estimate Buildings Parcel A	\$ _____
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>9,100.00</u>
Estimated Land Value	\$ <u>500.00</u>
Total, Land and Buildings	\$ <u>9,600.00</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

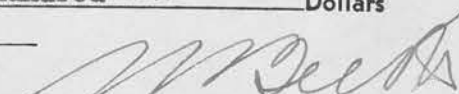
-- Nine Thousand Six Hundred -- Dollars  
\$ 9,600.00

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

-- Nine Thousand Six Hundred -- Dollars  
\$ 9,600.00



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



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

Tenants Names

UPSTAIRS: Bonifacio Mercado

Remarks:



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

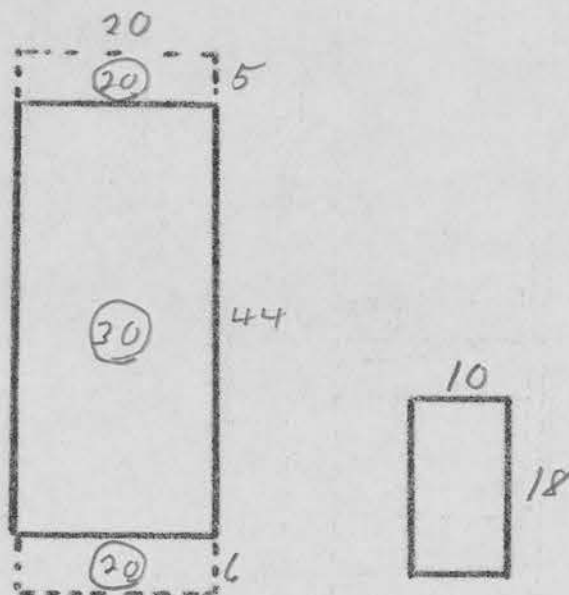
Sketch of Building(s)

Pictures

Parcel # 176

Supplement

to Parcel # \_\_\_\_\_



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

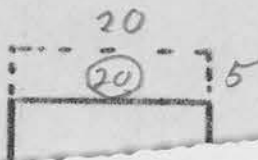
Sketch of Building(s)

Pictures

Parcel # 176

Supplement

to Parcel #



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)

Parcel # 176

Supplement

to Parcel #





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)

Parcel # 176

Supplement

to Parcel # \_\_\_\_\_





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

Parcel # 177

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 March 12th, 1954Property Address 664 Canada StreetFee Owner Norma Mark and Morris Mark

Contract for Deed Purchaser \_\_\_\_\_

Legal Description Southwesterly 60 feet of the Southeasterly 11.5 feet of the Northwesterly 51 feet and the Southeasterly 29 feet of NWly 80 feet of Lots 9 and 10, Block 1, Ely'sLot Size 40 x 80Square Feet 3,200 AdditionASSESSED VALUE F. & T. LAND \$ 600.00 BUILDINGS \$ 1,025.00 TOTAL \$ 1,625.00

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 useANY UNLAWFUL USE NOTED: NoneOCCUPANCY: Owner \_\_\_\_\_ Tenants X (See Names on Reverse)ZONING: Class A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial: Light X Heavy \_\_\_\_\_

## DESCRIPTION OF IMPROVEMENTS

Type of Building Duplex Function Residence Year Built 1890 Remodeled \_\_\_\_\_  
Construction Frame Number of Stories 2 Number of Rooms 10  
Basement % Excav. 90 Foundation Stone Heat 2 H.W. Baths 2 General Condition Fair  
Cubic Foot Content 30,780 Garage None Other Bldgs. None

## COMPARABLES

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

No. 30No. 43 plus 10%

## INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	<u>\$ 43.00</u>		\$		\$		\$
<u>UPSTAIRS</u>	<u>\$ 32.00</u>		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ NONE

Multiplier \_\_\_\_\_

Indicated Value Estimate by Income Approach \$ \_\_\_\_\_

INDICATED VALUE ESTIMATE ~~BY COST APPROACH~~

Depreciated Value Estimate Main Building This Sheet	\$ <u>6,750.00</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>6,750.00</u>
Estimated Land Value	\$ <u>500.00</u>
Total, Land and Buildings	\$ <u>7,250.00</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

-- Seven Thousand Two Hundred Fifty -- Dollars  
\$ 7,250.00

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

-- Seven Thousand Two Hundred Fifty -- Dollars  
\$ 7,250.00

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

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

Tenants Names

DOWNSTAIRS: James Krogstad

UPSTAIRS: Cecelia Feldman

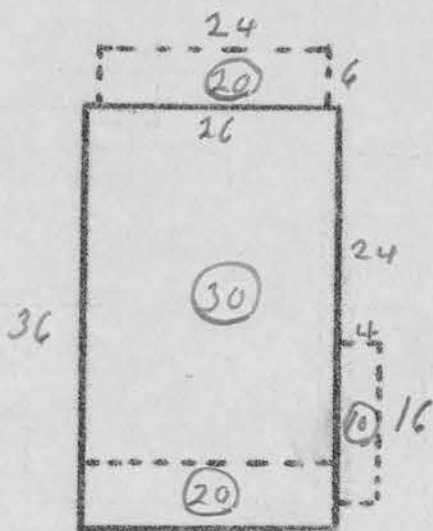
Remarks:

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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 # 177  
Supplement  
to Parcel # \_\_\_\_\_





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