

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

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

Parcel # 161
Supplement
to Parcel #

By

EARL V. DOLAN, M.A.I., S.R.A. 1024 Pioneer Bldg., St. Paul, Minn.

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

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

				Date	March	10th,	195 4
	Fifteenth S			Photograph 2	Amise III	: December	
Fee Owner Daniel Wier	er and Eva	Wiener					
Contract for Deed Purchaser			-				
Legal Description Except S	iouthwester	ly 60 feet	of the	Southeaster	ly 11.5	feet; t	he North-
westerly 51 feet of	Lots 9 an	d 10, Block	1, Ely	s Addition	to St.	Paul	
Lot Size 51 x 80 ASSESSED VALUE F. & T.	LAND	¢ 7 00	DI.		Feet 14,08		AN DECEMBER STREET
When Acquired	LAND	\$ 725.00 How Much Paid		JILDINGS \$2,50		TOTAL \$	3.225.00
INCUMBRANCES: Mortgage \$		Appr. Bal. Owing		100	w Much Spen der?	r Since \$	
Contract for Deed \$		Appr. Bal. Owing			Whom?		
Other		Appr. bai. Owing .	*	10	W HOIL		
BEST ECONOMIC USE:	Present u	ge .					
ANY UNLAWFUL USE NOTED:		-					
OCCUPANCY: Owner			Tenants	x		(See Nam	es on Reverse)
ZONING: Class A B	С	Commercial		Industrial: Light	x	Hea	***************************************
		DECORIDEION	OF 11 (D)	OVEL IELIES			
		DESCRIPTION					
Type of Building House	Function]	Residence		Built 1880		Remodeled	
Construction Frame	F 634		per of Stor	The state of the s		er of Rooms	5
Basement % Excav. 100	Foundation	Stone	The second section is a second second	.Bpeles#aths			tion Very poor
Cubic Foot Content 16	,065	Garage	Non	.8	Other Bldgs.	Non	8
By number as shown in submitte	d list: (Plus or mi		IPARABL adjust)				
No. 12							
No. 96							
							- W.S W W.S W.
		INCO	ME DAT	A			
Apt. # Mo. Rent	Apt. #	Mo. Rent	Apt	. # Mo	. Rent	Apt. #	Mo. Rent
HOUSE \$ 21.00		\$	11	\$	1		\$
\$		\$		\$			\$
\$		\$		\$			\$
\$		\$		\$			\$
Adjusted Total Annual Rent Est	imate \$ NONE		- 4		Multiplier		
Indicated Value Estimate by Inco					wampilei		
	1201102-1201 1222-11112-11	CATED VALUE EST			#		
Depreciated Value Estimate Main		3 2 2 2 2		650.00			
Depreciated Value Estimate Aux		is Sheet	\$	7 000 00			
Depreciated Value Estimate Buil		~	\$	7,000.00			
Depreciated Value Estimate Buil	ALCOHOLD BY MARKET		\$				
Depreciated Value Estimate Buil	dings Parcel C		\$ T-1-1				
Editor IVI			Total			The second secon	50.00
Estimated Land Value		Tatal land and I	Dtl.Jt				00.00
		Total, Land and I	buildings			\$ 9,4	50.00
The within described the American Institute of we are members, and, sub erty hereinabove described	Real Estate Ap ject to the lim I has a market	praisers and of iting conditions value as of the	the Soci as expre date he	ety of Residen ssed, we hereb reof in the am	tial Appra y certify th ount of	isers, of wh	ich organizations
	- → Two	Thousand Fo		dred Fifty	FF 69	_Dollars	
Further, that this total	parcel (includ	\$2,450 ing supplements	if any)	has an estimate	d market	value in the	amount of
_	Nine	Thousand F	our Hu	ndred Fifty		_Dollars	0
Toursalandan		\$ 23.70		-/7	12	9000	Th

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

House: Richard Payne Tenants Names weather it that of lose a man it, stock a, and the fact to the lost it - 1 ************ rated the Charact Services Fifth, a a first Services To Appear to the finite factor better to be a second with the world with the second second with the second second

C. C. BEETH, M. A. I. - S. R. A. REALTOR AND APPRAISER

1603 University Avenue St. Paul 4, Minnesota

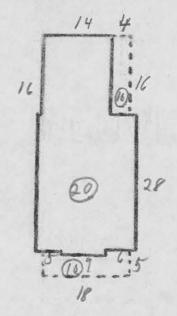
EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul 1, Minnesota

Sketch of Building(s)
Pictures

Parcel # /6/
Supplement
to Parcel #





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

Sketch of Building(s)
Pictures

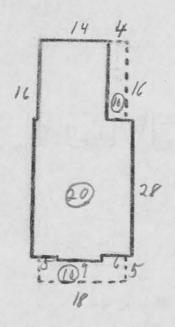
S. R. A.



lement

Parcel #.





C. C. RE

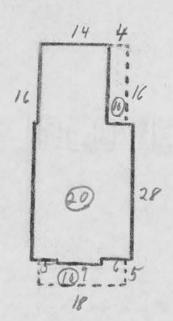
Sketch of Build Pictures

S. R. A. SER

1 # 161

plement Parcel #





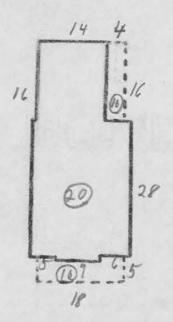
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Sketch of Bu Pictures 5. R. A. SER

1 # 161

lement



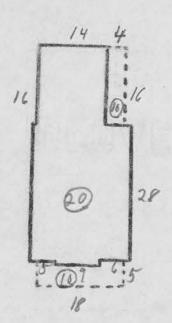


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S. R. A. ER

161

lement



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.

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

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

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

Property Address 670 Canada Street			Date	March	10th,	195_4
Fee Owner Daniel Wiener and Ev			right extension			
Contract for Deed Purchaser	THE CALOE	II O	Lak grant	200	Trade of	
Legal Description See No. 161						
Lot Size See No. 161			Square Fee	o†		
ASSESSED VALUE F. & T. See #161 LAND	\$	BUILDIN	GS \$		TOTAL \$	
When Acquired	How Much Paid \$		How M	uch Spent Sir	ice \$	
INCUMBRANCES: Mortgage \$	Appr. Bal. Owing \$		Holder	?		
Contract for Deed \$	Appr. Bal. Owing \$		To Wh	om?		
Other						
BEST ECONOMIC USE: Present use						
ANY UNLAWFUL USE NOTED:						
OCCUPANCY: Owner			ĸ	-	(See Names	on Reverse)
ZONING: Class A B C	Commercial	Indu	strial: Light	X	Heavy	
	DESCRIPTION C	F IMPROVE	MENTS			
Type of Building Store & apts-enction	Res. & Bus.	Year Built	1885	Rem	odeled	
Construction Frame	Numbe	r of Stories	2	Number o		and store
Basement % Excav. 100 Foundation S	tone	Heat H.W.				on Very poor
Cubic Foot Content 43,156	Garage	None		er Bldgs.	None	
Apt. # Mo. Rent Apt. # Up South \$ 25.00 unheate Up North \$ 12.00 #	Mo. Rent	ME DATA Apt. #	Mo. R	ent A	pt. #	Mo. Rent
\$	5		\$			\$
Adjusted Total Appual Post Estimate \$ MON	773			Jat-It-		
Adjusted Total Annual Rent Estimate \$ NON Indicated Value Estimate by Income Approach \$.15		M	ultiplier	-	
INDIC Depreciated Value Estimate Main Building This Shee Depreciated Value Estimate Auxiliary Buildings Thi Depreciated Value Estimate Buildings Parcel A		ent or	EARROAGEE	1		
Depreciated Value Estimate Buildings Parcel B		\$	-		-	
Depreciated Value Estimate Buildings Parcel C		\$				
The second secon		Total			\$7,000.	00
Estimated Land Value					\$	
	Total, Land and Bu	ildings			\$7,000.	00
The within described real property has the American Institute of Real Estate Apwe are members, and, subject to the limiterty hereinabove described has a market	praisers and of t ting conditions a	he Society of as expressed, date hereof sand ===	of Residential we hereby o	Appraise certify that at of	nd profess	ional ethics o
Further, that this total parcel (includi	ng supplements i	if any) has a	n estimated		ue in the a ollars	mount of
Emportan	\$		1	20	UA	7

Tenants Names UP SOUTH: Cleveland Lowrty Up North: Harry Weldon part of the state Remarks: renonmonante () TELEVISION CONTRACTOR CONTRACT!

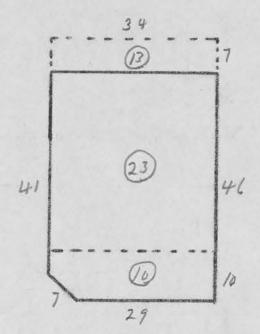
-- Same and Andre --

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

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # /6/A
Supplement
to Parcel #_____



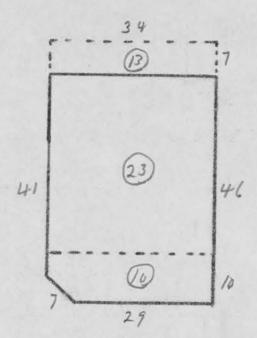


EARL V. DOLAN, M. A. I. - S. R. A.
REALTOR AND APPRAISER
Pioneer Building

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # /6/A
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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 I, Minnesota

Parcel # 161 A

161

Sketch of Building(s)
Pictures

670 Canada Street
Additional
Pictures

Supplement to Parcel #____



Sketch of Pictures

AND A

neer Building ul I, Minnesota

Parcel # 161 A Supplement 161 to Parcel #_



Sketch of Pictures

AND Armeer Building

Parcel # 161 A
Supplement
to Parcel # 161



Sketch of Pictures A 1. - S. R. A.

eer Building II, 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 #-Supplement to Parcel #- 161



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

Parce:

Supplement

to Parcel # 161



Sketch of Pictures

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

ND APPRAISER

r Building I, Minnesota

Parcel # 161 A

to Parcel #



Sketch of Pictures I, M. A. I. - S. R. A. ND APPRAISER

Building Minnesota

Parcel # 161 A

to Parco.



Sketch o

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.
ND APPRAISER
Ruilding

r Building , Minnesota

Parcel # 161 A
Supplement

to Parcel # 161



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

Parcel # 161 A
Supplement

to Parcel #____161





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

r Building I, Minnesota

Parcel # 161 A

Supplement

to Parcel # 161





Sketch o
Pictures

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

Parcel # 161 A
Supplement
to Parcel # 161



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

r Building I, Minnesota

Parcel # 161 A
Supplement
to Parcel # 161





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

r Building I, Minnesota

Parcel # 161 A

Supplement

161 to Parcel #_





Sketch o
Pictures

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

Parcel # 161 A
Supplement
to Parcel # 161



Parcel # 161 A
Supplement
to Parcel # 161



Sketch o

Pictures

M. A. I. - S. R. A. ND APPRAISER Building Minnesota Parcel # 161 A Sketch o Pictures Supplement 161 to Parcel #_

Market Value Appraisal for

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

Parcel # 162
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Ву

EARL V. DOLAN, M.A.I., S.R.A. 1024 Pioneer Bldg., St. Paul, Minn.

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

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

						.,	
D				Date	Marc	h 10th.	1954
	-282 Fifteer			ETP, 100	10	110 1/3	
Contract for Deed Purchaser	E. Friedland	. 499 S. Sn	elling Ave	nue	-	- 550	
	0 D11	7 777-1- 4	22241 4-	or D		a V Miser	
Legal Description Lots 7	and of Prock	1, Ely's A	adition to	St. Pa	ul :		
Lot Size 80 x 120			40	Square	Feet C	.600	
ASSESSED VALUE F. & T.	LAND	\$1,100.00	BUILDIN	GS \$ 1.7			2,850,00
When Acquired		How Much Paid			the account of the common of t	ent Since \$	
INCUMBRANCES: Mortgage \$		Appr. Bal. Owing \$	5	Hol	der?		
Contract for Deed \$		Appr. Bal. Owing \$	\$	To	Whom?		
Other							
BEST ECONOMIC USE:	TO WRECK						
ANY UNLAWFUL USE NOTED	: None						
OCCUPANCY: Owner			Tenants	x		(See Nam	nes on Reverse)
ZONING: Class A B	С	Commercial	Indu	strial: Light	x	Hea	ivy
		DESCRIPTION	OF IMPROVE	MENTS			
Type of Building 4 apt.	Function	Residence	Year Built	18	84	Remodeled	
Construction Frame			per of Stories	2		nber of Rooms	24
Basement % Excav. 100	Foundation	Stone	Heat Stove		14	7-1	ition Very poor
Cubic Foot Content 60	340	Garage	None	1 1000	Other Bld	- 19	
		150.0000	D + D + D! EC			9	
			IPARABLES				
By number as shown in submitte		nus percentage to a	adjust)				
***************************************	NONE						
· · · · · · · · · · · · · · · · · · ·							
							Company Company
							/STAMPSMIT
		INCC	DME DATA				
Apt. # Mo. Ren	t Apt. #	Mo. Rent	Apt. #	Mo	. Rent	Apt. #	Mo. Rent
276 - 15th \$ 23.00		. \$		\$			\$\$
278 = 15th \$ 21.00		<u> </u>		\$			\$
280 = 15th \$ 22.00		_ \$	_	\$			\$
282 - 15th \$ 21.00)	_ \$		_ \$			\$
Adjusted Total Annual Rent Es	timate \$ 1,056.	00			Multiplie	r 3	
Indicated Value Estimate by Inc	ome Approach \$ 3,	168.00					
	INDI	CATED VALUE EST	IMATE PRESENTE	SAN SAN BASE WAS	w.		
Depreciated Value Estimate Ma	or reconstruction was a second		\$ 2,50	Jan Parkus	Marie Company		
Depreciated Value Estimate Au		TI VOES TWO	\$	0,00			
Depreciated Value Estimate Bu			\$				
Depreciated Value Estimate Bu			\$				
Depreciated Value Estimate Bu	THE RESERVE THE PARTY OF THE PA		\$				
			Total			\$ 2,50	00.00
Estimated Land Value						\$ 1.00	
		Total, Land and I	Buildings			\$ 3.50	
The within described the American Institute of we are members, and, su erty hereinabove describe	Real Estate Ap bject to the lim	praisers and of iting conditions	the Society of as expressed,	of Residen we hereb	tial App y certify	les and profe	essional ethics of nich organizations
		hree Thousa	nd Five Hu			Dollars	
		\$ 3,50	There are the same			21 2 13 1911	
Further, that this total		ing supplements hree Thousa				t value in theDollars	amount of
9 IMALE	An .	\$ 3,50			1	Va +	7
10 MM//VTV	///			///	//	1780 /1	1

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

Tenants Names	276 - 15th:	Cora Davis	town the transfer	steries .	
	278 - 15th:	Joe King	ngt .: 100 , bnollate	Y ALL STATE	
	280 - 15th:	Bill Gillen	ta explication and as	June 7 ados	Para Lee
	282 - 15th:				
OD, Loë,	g f lame oc	.05,1	- M. M. L.		MA TANK
			This is	m 700	
			Most Activities		
	ALS:	est in a	60,2012192	wine H -	
Remarks:	and the state of			- mark	
A CONTRACT OF	Fred Co.	and and	2005	041,13	
·					
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	Sales Sa				
		25,00			
1/41 (45)	100	(8)		The Australia	
-					1947 - 375
0				10,10	
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	- S telleli	het ausen ausen ausen			
		BATACHARTERE	01. M11. F		
		SALKEDEN ZEMBER	ALTERNATION OF THE REAL PROPERTY.		77 11 11 11
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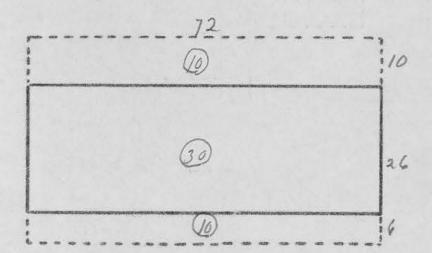
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EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # 162
Supplement
to Parcel #





EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # /62
Supplement to Parcel #



EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # 162
Supplement
to Parcel #



EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # /62
Supplement
to Parcel #



1603 University Avenue St. Paul 4, Minnesota EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

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of The City of St. Paul, Minn.

Parcel # 163
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Ву

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	llth.	195.4
Property Address 669 Bro			235		1111111		
	Troy, 38 N.		. HOUL	a own	1	il Exion	
Contract for Deed Purchaser A					1 11 11 11		
Legal Description Northwe Addition to St. Paul	sterly 5 in	iches of No.	rtheaster	ly 60 fe	et; Lot	2. Bloc	k 1, Ely's
Lot Size 40.5 x 120				Square	Feet 4,8	60	
ASSESSED VALUE F. & T.	LAND \$	625.00	BUILDII	NGS \$1,80			2,425.00
When Acquired		How Much Paid	-50	570	w Much Sper	The second second	
INCUMBRANCES: Mortgage \$	A	ppr. Bal. Owing \$		Но	lder?		
Contract for Deed \$	A	ppr. Bal. Owing \$		To	Whom?		
Other							
BEST ECONOMIC USE: Pr	esent use						
ANY UNLAWFUL USE NOTED:	None						
OCCUPANCY: Owner			Tenants	x		(See Nar	nes on Reverse)
ZONING: Class A B	С	Commercial	Ind	lustrial: Light	x	He	avy
	D	ESCRIPTION (OF IMPROV	EMENTS			
Type of Building 4 apt.		Residence	Year Built			Remodeled	
Construction Frame	renemon E		er of Stories	1885	2000 70	173.177	00
Basement % Excav. 100	Foundation	Stone	Heat Sto	-	2 and 4	Ganaral Cana	22
				ve barns	toilets	Celleral Colle	itionVery poor
Cubic Foot Content 57,228		Garage	3-car		Other Bldg	. None	
		INCO	ME DATA				
Apt. # Mo. Rent	Apt. #	Mo. Rent	Apt. #	Me	o. Rent	Apt. #	Mo. Rent
Up North \$ 35.00	Basement	\$ 12,00	11	\$	1		\$
Lower North\$ 35.00	Descendaro	\$		\$			\$
Up South \$ 35.00		\$		\$			\$
Down South \$ 35.00		\$		\$			\$
Adjusted Total Annual Rent Estin	nate \$1, 700, 0	0			Multiplier),	
Indicated Value Estimate by Incom					mamphet	**	
Depreciated Value Estimate Main	INDIC	ATED VALUE EST	IMATE 5260		H		
Depreciated Value Estimate Auxi		and the same of th		50.00			
Depreciated Value Estimate Build	ings Parcel A	Andrew V Parameter	\$				
Depreciated Value Estimate Build	ings Parcel B		\$				
Depreciated Value Estimate Build	ings Parcel C		\$				
			Total			\$4,6	50.00
Estimated Land Value						\$ 60	00.00
		Total, Land and B	Buildings			\$ 5,25	50.00
The within described rethe American Institute of Five are members, and, subjectly hereinabove described	Real Estate App ect to the limit	oraisers and of ring conditions value as of the ousand Two	the Society as expressed date hereof Hundred	of Resider I, we herek In the am	ntial Appr by certify sount of	aisers, of w	hich organizations
		\$ 5, 250	0.00				

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

— Five Thousand Two Hundred Fifty — Dollars

GMM \$ 5,250.00

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

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

Tenants Names	UPPER N	ORTH:	HAROI	D OAS			own P20	
	LOWER N	ORTH:		DRESON	mod Link J. P.	, ener	al almate	
Tara . r	UPPER S		ROSE	FINNEMAN	The monte of the	of and	waltuck	
	BASEMEN	T:	ENGWA	LD IVERSON			Territoria	0.69 1 506
		in Olivier	New York		00.8541.044			
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Remarks:								
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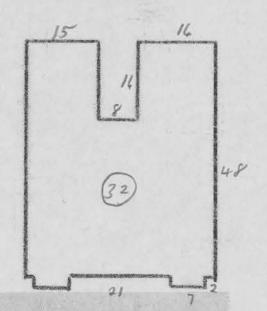
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Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

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1603 University Avenue St. Paul 4, Minnesota

EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

> Pioneer Building St. Paul I, 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 I, Minnesota

Sketch of Building(s)

Pictures

Parcel # //3
Supplement
to Parcel #



1603 University Avenue St. Paul 4, Minnesota EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # 163
Supplement
to Parcel #



1603 University Avenue St. Paul 4, Minnesota EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # /63
Supplement
to Parcel #



1603 University Avenue St. Paul 4, Minnesota EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # /63
Supplement
to Parcel #



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 Bros	an, Goldie	Rothmon	and Ran D	aninhaum	-		
Contract for Deed Purchaser	dorrante	TO GIMINA	ond pan p	arinbaum			
	Northwest	erly 5 inc	hes of th	e Northes	sterly	60 fe	et; Let 2,
Block 1, Ely's Additi	on to St.	Paul	01 01	101 01100	200123	00 16	, DO 1 29
Lot Size 39.5 x 120				Square	Feet 4	740	
ASSESSED VALUE F. & T.	LAND	\$ 550.00	BUIL	DINGS \$ 3.5			TAL \$ 4,050.00
When Acquired		How Much Pa	2027.24	The same of the sa	Much Spe	14 100	
INCUMBRANCES: Mortgage \$		Appr. Bal. Owing	\$	Hol	der?		
Contract for Deed \$		Appr. Bal. Owing	\$	To '	Whom?		
Other							×
BEST ECONOMIC USE: Pre	sent use						
ANY UNLAWFUL USE NOTED:	None						
OCCUPANCY: Owner	C		Tenants	x		(Se	e Names on Reverse)
ZONING: Class A B	С	Commercial		Industrial: Light	x		Heavy
		DESCRIPTION	OF IMPRO	VEMENTS			
Type of Building Duplex	Function	Residence	Year Bu	il+ 1915		Remodel	led
Construction Frame	3		nber of Stories		Num	ber of Ro	ooms 11
Basement % Excav. 100	Foundation (Concrete	Heat(2)H	.A. cilBaths	2	General	Condition Good
pasement /o Excav. TOO							
Sy number as shown in submitted o. 38 minus 5%			MPARABLES		Other Bldg	s. No	ne
By number as shown in submitted To. 38 minus 5%		COI us percentage to	MPARABLES adjust)		Other Bldd	gs. No	ne
Cubic Foot Content 33,4440 By number as shown in submitted No. 38 minus 5% No. 70 minus 10%	list: (Plus or minu	CON us percentage to	MPARABLES adjust) OME DATA				
Cubic Foot Content 33,440 By number as shown in submitted 10, 38 minus 5% 10. 70 minus 10% Apt. # Mo. Rent	list: (Plus or minu	COI us percentage to INC Mo. Rent	MPARABLES adjust) OME DATA		Other Bldc	Apt.	# Mo. Re
By number as shown in submitted No. 38 minus 5% No. 70 minus 10% Apt. # Mo. Rent UPSTAIRS \$ 55.00	list: (Plus or minu	COI us percentage to INC Mo. Rent	MPARABLES adjust) OME DATA	# Mo			
By number as shown in submitted 10. 38 minus 5% 10. 70 minus 10% Apt. # Mo. Rent UPSTAIRS \$ 55.00	list: (Plus or minu	COI us percentage to INC Mo. Rent	MPARABLES adjust) OME DATA	# Mo			# Mo. Re
By number as shown in submitted 10. 38 minus 5% 10. 70 minus 10% Apt. # Mo. Rent UPSTAIRS \$ 55.00	list: (Plus or minu	COI us percentage to INC Mo. Rent	MPARABLES adjust) OME DATA	# Mo			# Mo. Re
By number as shown in submitted 10. 38 minus 5% 10. 70 minus 10% Apt. # Mo. Rent UPSTAIRS \$ 55.00 OWNSTAIRS \$ 0WNER \$	Apt. #	INC Mo. Rent \$ \$ \$ \$ \$ \$	MPARABLES adjust) OME DATA	# Mo	. Rent	Apt.	# Mo. Re
By number as shown in submitted No. 38 minus 5% No. 70 minus 10% Apt. # Mo. Rent UPSTAIRS \$ 55.00 DOWNSTAIRS \$ OWNER \$ Adjusted Total Annual Rent Estim	Apt. # unheated	INC Mo. Rent \$ \$ \$ \$ \$ \$	MPARABLES adjust) OME DATA	# Mo		Apt.	# Mo. Re
Cubic Foot Content 33,440 By number as shown in submitted to 38 minus 5% No. 70 minus 10% Apt. # Mo. Rent UPSTAIRS \$ 55.00	Apt. # unheated ate \$ NON	INC Mo. Rent \$ \$ \$ \$	MPARABLES adjust) OME DATA Apt. ;	# Mo	. Rent	Apt.	# Mo. Re
By number as shown in submitted 10. 38 minus 5% 10. 70 minus 10% Apt. # Mo. Rent UPSTAIRS \$ 55.00 OWNSTAIRS \$ OWNER \$ Adjusted Total Annual Rent Estim Indicated Value Estimate by Income	Apt. # unheated ate \$ NON Approach \$	INC Mo. Rent \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	OME DATA Apt. :	# Mo \$ \$ \$ \$ \$. Rent	Apt.	# Mo. Re
Apt. # Mo. Rent UPSTAIRS \$ 55.00 OWNSTAIRS \$ OWNER \$ Adjusted Total Annual Rent Estimate delicated Value Estimate by Income	Apt. # unheated ate \$ NONe Approach \$	INC Mo. Rent \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	OME DATA Apt. :	# Mo \$ \$ \$ \$ \$. Rent	Apt.	# Mo. Re
By number as shown in submitted 10. 38 minus 5% 10. 70 minus 10% Apt. # Mo. Rent UPSTAIRS \$ 55.00 OWNSTAIRS \$ OWNER \$ Adjusted Total Annual Rent Estim Indicated Value Estimate by Income	Apt. # unheated ate \$ NON Approach \$ INDIC Building This Shee ary Buildings This	INC Mo. Rent \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	OME DATA Apt. ;	# Mo \$ \$ \$ \$ \$. Rent	Apt.	# Mo. Re
By number as shown in submitted 10. 38 minus 5% 10. 70 minus 10% Apt. # Mo. Rent UPSTAIRS \$ 55.00 OWNSTAIRS \$ OWNER \$ Adjusted Total Annual Rent Estim Indicated Value Estimate by Income Depreciated Value Estimate Auxili Depreciated Value Estimate Buildi	Apt. # unheated ate \$ NON Approach \$ INDIC Building This Sheer ary Buildings Things Parcel A	INC Mo. Rent \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	OME DATA Apt. :	# Mo \$ \$ \$ \$ \$. Rent	Apt.	# Mo. Re
By number as shown in submitted 10. 38 minus 5% 10. 70 minus 10% Apt. # Mo. Rent UPSTAIRS \$ 55.00 OWNSTAIRS \$ OWNER \$ Adjusted Total Annual Rent Estim Indicated Value Estimate by Income Depreciated Value Estimate Auxili Depreciated Value Estimate Buildi Depreciated Value Estimate Buildi Depreciated Value Estimate Buildi	Apt. # unheated ate \$ NON Approach \$ INDIC Building This Shee ary Buildings Things Parcel A ngs Parcel B	INC Mo. Rent \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	OME DATA Apt. ; STIMATE ### & \$ 8, \$ \$	# Mo \$ \$ \$ \$ \$. Rent	Apt.	# Mo. Re
By number as shown in submitted 10. 38 minus 5% 10. 70 minus 10% Apt. # Mo. Rent UPSTAIRS \$ 55.00 OWNSTAIRS \$ OWNER \$ Adjusted Total Annual Rent Estim Indicated Value Estimate by Income Depreciated Value Estimate Auxili Depreciated Value Estimate Buildi Depreciated Value Estimate Buildi Depreciated Value Estimate Buildi	Apt. # unheated ate \$ NON Approach \$ INDIC Building This Shee ary Buildings Things Parcel A ngs Parcel B	INC Mo. Rent \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	OME DATA Apt. ; STIMATE MCC \$ 8, \$	# Mo \$ \$ \$ \$ \$. Rent	Apt.	# Mo. Rei
By number as shown in submitted No. 38 minus 5% No. 70 minus 10% Apt. # Mo. Rent UPSTAIRS \$ 55.00 DOWNSTAIRS \$ OWNER \$ Adjusted Total Annual Rent Estim	Apt. # unheated ate \$ NON Approach \$ INDIC Building This Shee ary Buildings Things Parcel A ngs Parcel B	INC Mo. Rent \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	MPARABLES adjust) OME DATA H Apt. ; STIMATE BASE \$ \$ \$ \$	# Mo \$ \$ \$ \$ \$. Rent	Apt.	# Mo. Re

erty 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, M.A.I., S.R.A.

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

e Hit Result Tenants Names UPSTAIRS: Ann Hudacke .S and takes to the total and the transfer of the constant A DATE DULY DO . TO A 90 a cete Remarks: Zunennan innenn TO. m. 00.00 - Harring American Committee -Talente and the chart of the common of the chart of the c

1603 University Avenue St. Paul 4, Minnesota EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

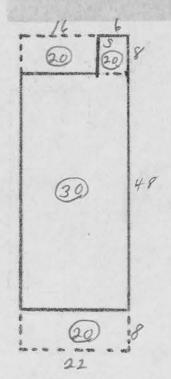
Pioneer Building St. Paul I, Minnesota

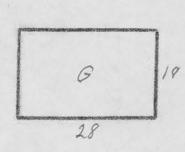
Sketch of Building(s)

Pictures

Parcel # 164
Supplement







C. C

Sketch of Build Pictures

1. - S. R. A.

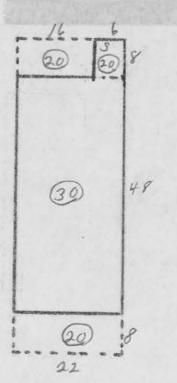
er Building I, Minnesota

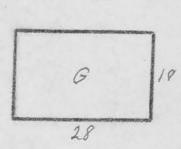
164 Parcel #_

Supplement

to Parcel #_







C. C

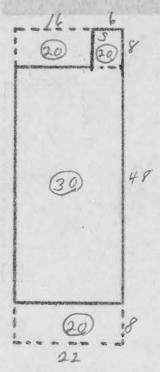
Sketch of Build Pictures 665 Broadway

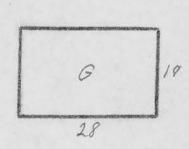
M. A. I. - S. R. A. D APPRAISER Building

Parcel # 764

Supplement to Parcel #







C. C

Sketch of Build Pictures M. A. I. - S. R. A.

APPRAISER

Building

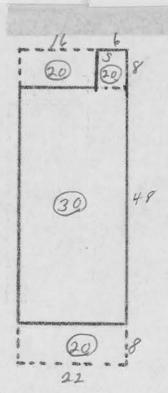
Parcel #_ /64

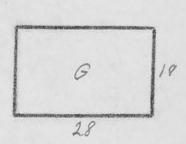
Supplement

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.

Dollars

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

Property Address 663 Broadwa		Date	March 1	Oth, 195 4
- OOJ DE OUGHE	7.	2	1	
Contract for Deed Purchaser	and Rose Rischal	1		
	1, Ely's Addition	m to St Paul		
acqui beachpiles het j. Brock	To ETA S VOULANCE	FIL GO DO. LEGIL		
Lot Size 40 x 120		Square	Feet 4,800	
ASSESSED VALUE F. & T.	LAND \$ 550.00	BUILDINGS \$3.3		TOTAL \$ 3,850.00
When Acquired 1928	How Much Paid		w Much Spent Sir	
INCUMBRANCES: Mortgage \$	Appr. Bal. Owing \$	N AND	older?	
Contract for Deed \$	Appr. Bal. Owing \$	CLEAR To	Whom?	
Other				
BEST ECONOMIC USE: Present	150			
ANY UNLAWFUL USE NOTED: NOT	le :			
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 F	unction Residence	Year Built 1914	Rem	odeled
Construction Frame	Numb	per of Stories 2	Number o	of Rooms 10
Basement % Excav. 100 Fou	ndation Concrete	Heat (2)h.w.oiBath	s 2 Gen	neral Condition Good
Cubic Foot Content 32,120	Garage	2-car	Other Bldgs.	None
	COM	PARABLES		
By number as shown in submitted list: (1	flus or minus percentage to a	idjust)		
No. 70				
No. 135				
	SHADON III			
	INICC	ME DATA		
4-1-# M- P-1				
Apt. # Mo. Rent UPSTAIRS \$ 45.00	Apt. # Mo. Rent	**	o. Rent A	Mo. Rent
* +).00		- \$		\$
	\$			
	- T			
Adjusted Total Annual Rent Estimate \$	NONE		Multiplier	
Indicated Value Estimate by Income Appr	oach \$			
	INDICATED VALUE EST	IMATE SECRES ABBRERS	N-E	
Depreciated Value Estimate Main Building	This Sheet	\$ 9,700.00		
Depreciated Value Estimate Auxiliary Bu	ildings This Sheet	\$ 200.00		
Depreciated Value Estimate Buildings Pa	rcel A	\$		
Depreciated Value Estimate Buildings Pa	rcel B	\$		
Depreciated Value Estimate Buildings Pa	rcel C	\$		
		Total		\$ 9.900.00
Estimated Land Value				\$ 600.00
	Total, Land and I	Buildings		\$10,500,00
The within described real properties the American Institute of Real Estate we are members, and, subject to erty hereinabove described has a	state Appraisers and of the limiting conditions	the Society of Reside as expressed, we herel date hereof in the an	ntial Appraise by certify that nount of	rs, of which organizations t in our opinion the prop
				Pollars
	\$ 10,5	A STATE OF THE STA		
Further, that this total parcel	(including supplements	it any) has an estimat	ed market val	ue in the amount of

- - Ten Thousand Five Hundred - -

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

\$ 10,500.00

Tenants Names UPSTAIRS: Meyer Barembaum inst , the st metalant style , i med , t do Remarks: 1 vermandaminana | M. 100.02 a At all estay I through the north on the local part of the same II and we will be a second of the same II and we will be a second on the same II and we will be a second of the same II and the weather than the weather that the weather the weather than the weather than the weather that the weather th 00.00

1603 University Avenue St. Paul 4, Minnesota

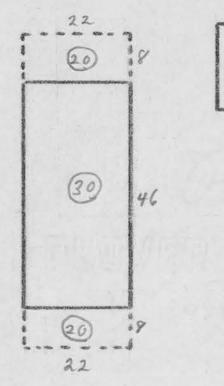
EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # 165
Supplement
to Parcel #





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

Parcel # 165
Supplement

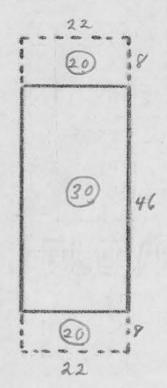
to Parcel #





18

20



Market Value Appraisal for

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

Parcel # 166
Supplement
to Parcel #

Ву

EARL V. DOLAN, M.A.I., S.R.A. 1024 Pioneer Bldg., St. Paul, Minn.

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

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

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

Property Address Com To	Augus		Date	March	11th. 1954
Fee Owner Barril Zuker	dway man and Aldy Zuk	o tem o m			
Contract for Deed Purchaser	BENT SHO MINY OUR	OTHER			The second second second
The state of the s	lock 1. Ely's Ad	dition to 5	t. Paul		
Lot Size 40 x 120			Squar	e Feet 4,80	00
ASSESSED VALUE F. & T.	LAND \$550.0	O B	UILDINGS \$3.5		TOTAL \$ 4.050.00
When Acquired 1939			The same of the sa		ince \$3,000.00
INCUMBRANCES: Mortgage \$	Appr. Bal.	A CONTRACT OF THE PARTY OF THE		older?	
Contract for Deed \$	Appr. Bal.	Owing \$	To	Whom?	
Other					
BEST ECONOMIC USE: Pre	sent use				
ANY UNLAWFUL USE NOTED:	None				
OCCUPANCY: Owner %		Tenants	x		(See Names on Reverse)
ZONING: Class A B	C Comm	ercial	Industrial: Ligh	t X	Heavy
	DESCRIP	TION OF IMP	ROVEMENTS		
Tune of Ruilding			BORTON TOPONOMIA	D	nodeled
Type of Building Duplex Construction	Function Residen	Number of Sto	1717		
£1 store	Foundation Canada		-		neral Condition Good
	Foundation Concret	and the second second second second second			The second secon
Cubic Foot Content 31,900		Garage 2-CAI		Other Bldgs.	None
		INCOME DA	TA		
Apt. # Mo. Rent	Apt. # M			fo. Rent	Apt. # Mo. Rent
UPSTAIRS \$ 45.00	il \$	11	\$	11	\$
DOWNSTAIRS & OWNER	\$		\$		s
\$	\$		\$		\$
\$	\$		\$		\$
Adjusted Total Annual Rent Estin	nate \$ NONE			Multiplier	
Indicated Value Estimate by Incom				Mumpher	
Depreciated Value Estimate Main	INDICATED VA		CECOSE EXPERCIAE	Cit	
Depreciated Value Estimate Auxil		\$	200.00	W 10 12	
Depreciated Value Estimate Build	ings Parcel A	\$			
Depreciated Value Estimate Build	ings Parcel B	\$			
Depreciated Value Estimate Build	ings Parcel C	\$			
		Total			\$ 10,200.00
Estimated Land Value					\$ 600,00
	Total, La	nd and Buildings			\$ 10,800.00
The within described r the American Institute of R we are members, and, subjectly hereinabove described	Real Estate Appraisers ect to the limiting con	and of the Soc ditions as expr	ciety of Reside essed, we here	ential Appraise by certify tha	
	Ten Thous				Dollars
	•	10,800.00			
Further that this total	190 190 01 190	10,800.00	has an estima-	ted market va	lue in the amount of
Further, that this total	190 190 01 190	ements if any)			lue in the amount of Dollars

Tenants Names	UPSTAIRS:	Harry Neimer	merchanic from the service
			term beat of the
		time? see he made to the property	
-			
	•	*	
	The state of the		
The United States			
AND THE RESERVE			
24-2-1		- Andrew State Commission Commiss	
<u> parties</u>			
Remarks:		W .	
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-			
11.20.001	1. S. 146	PER INTERNATIONAL PROPERTY OF THE PROPERTY OF	STREET, STREET
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13 3 3			Shall me of the filter op i
20,00			

1603 University Avenue St. Paul 4, Minnesota

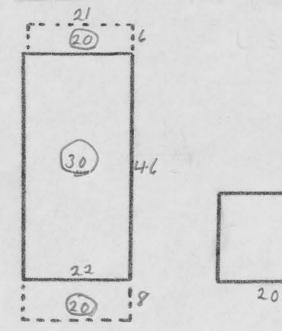
EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # 166
Supplement
to Parcel #





18

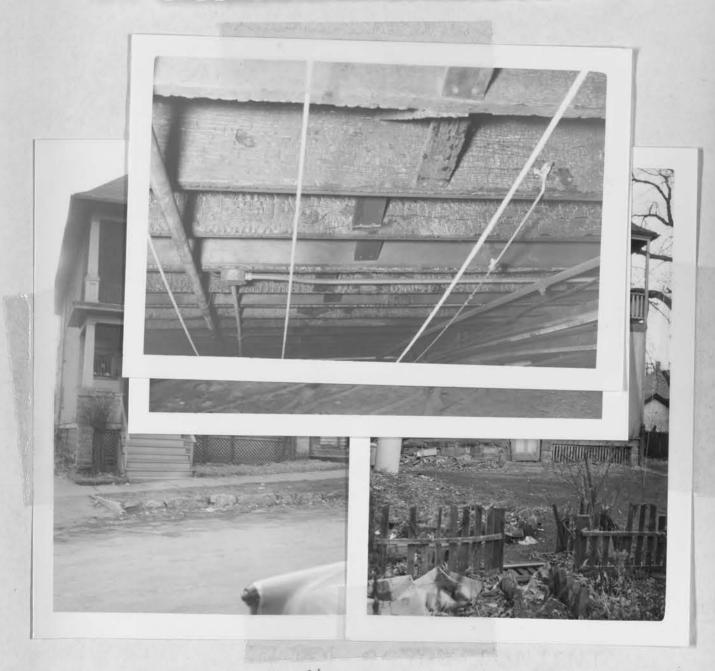
C. C. BE REAL. 160' St.

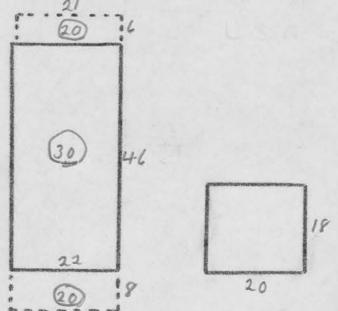
Sketch of Building Pictures M. A. I. - S. R. A.

APPRAISER

Suilding

Parcel # Supplement to Parcel #





C. C. BE REAL. 160 St.

Sketch of Building Pictures 65) Brooseway

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

pplement

Parcel #.



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20

C. C. BE REAL'S 160' St.

Sketch of Building Pictures

A. I. - S. R. A.

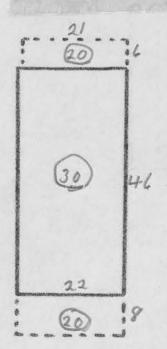
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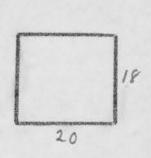
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Parcel #









Market Value Appraisal for

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

Parcel # 167
Supplement
to Parcel #

Ву

EARL V. DOLAN, M.A.I., S.R.A. 1024 Pioneer Bldg., St. Paul, Minn.

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

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

Property Address 200 Farm				Date	March	llth,	1954
Fee Owner Andrew Wenzel	teenth Str	Wennel		- distant	-det-	1	
Contract for Deed Purchaser	ano orsa	Menzer					
Legal Description Northeast	erly 25 fe	et of Lots	5 and 6	Black 1	El-to	Addition	t- C+
Paul Paul		N N N N N N N N N N N N N N N N N N N) = 0	, DIOCK I	* mrh. 2	Addition	LO ST.
Lot Size 25 x 80				Square	Feet 2.0	00	
ASSESSED VALUE F. & T.	LAND \$	450.00	BUILD	INGS \$ 1.3		TOTAL \$1.	800 00
When Acquired		How Much Paid	\$		Much Speni		500.00
INCUMBRANCES: Mortgage \$	A	ppr. Bal. Owing \$			der?	1833983.7	
Contract for Deed \$	A	ppr. Bal. Owing \$		To	Whom?		
Other							
BEST ECONOMIC USE: Presen	use						
·	None						
OCCUPANCY: Owner			Tenants	x		(See Names	on Reverse)
ZONING: Class A B	С	Commercial	In	dustrial: Light	X	Heavy	
	D	ESCRIPTION (OF IMPROV	'EMENTS			
Type of Building House	Function	Residence	Year Built	1884	R	lemodeled	
Construction Frame		4	er of Stories	2		or of Rooms {	3
Basement % Excav. 100	Foundation S	tone	Heat H.W.)il Baths	toilet	Seneral Condition	Fair
Cubic Foot Content 21.740		Garage	1-car		Other Bldgs.	None	4.600.0
		COM	PARABLES				
		INCO	ME DATA		**************************************		
Apt. # Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo.	Rent	Apt. #	Mo. Rent
HOUSE \$ 65.00		\$	11	\$	11	10/1	\$
\$		\$		\$			8
\$\$		\$		\$		100	
\$		\$		\$			
Adjusted Total Annual Rent Estimate	\$ NONE		-11		Multiplier		
Indicated Value Estimate by Income A	The second section is the second seco				wampiter		
	INDICA	TED VALUE ESTI		SE SAPERCIACH	Ľ		
Depreciated Value Estimate Main Buil				50.00			
Depreciated Value Estimate Auxiliary		Sheet		50.00			
Depreciated Value Estimate Buildings			\$				
Depreciated Value Estimate Buildings			\$				
Depreciated Value Estimate Building	Parcel C		\$				
Estimated Land Value			Total	M. AMBAG		\$ 4,500.	
Estimated Land Value	7	fatal land and B.	11.11			\$ 300.	
	1	otal, Land and Bu	uliaings			\$ 4,800.	00
The within described real the American Institute of Real we are members, and, subject erty hereinabove described ha	to the limiting a market va	alsers and of the solutions of the solutions of the research	the Society as expressed date hereof Eight Hu	ot Resident , we hereby in the amo	ial Apprai certify th unt of	sers of which	organizations
		\$ 4,800					
Further, that this total par	cel (including	supplements in Thousand	if any) has a	an estimated	market v	alue in the am Dollars	ount of
G MANO		\$ 4,800			200	Dollars	7

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

edit Liberal VI Tenants Names HOUSE: John Becker . Torthonatering of total a unit of the first a white on to 00.000 somblishE Remarks: PERSONABURANA CONTRACTOR OF THE CONTRACTOR OF TH 00.00 60.00 11 t The - Ben Britis July Po Bose rought more - -To the constant of the best of the constant of

THE HOUSE IS AND RESPONDENCE AND RELIGIOUS.

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

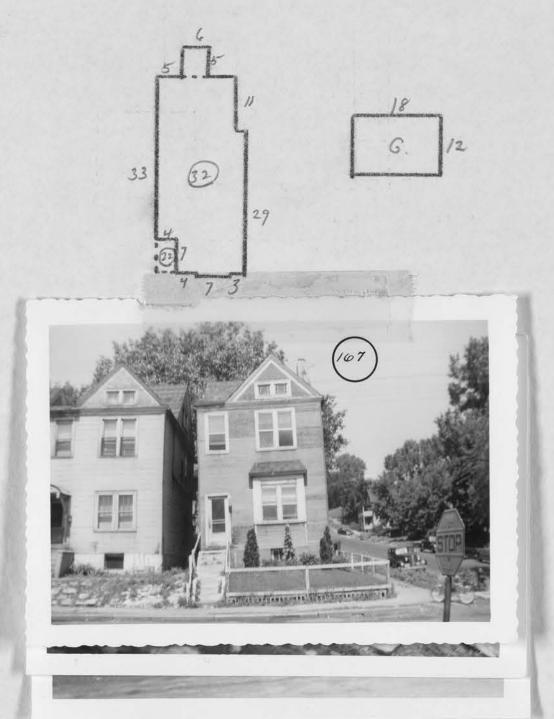
St. Paul 4, Minnesota

EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # /47
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 I, Minnesota

Sketch of Building(s)
Pictures

Parcel # /67
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 I, Minnesota

Sketch of Building(s)
Pictures

Parcel # /67
Supplement
to Parcel #



1603 University Avenue St. Paul 4, Minnesota EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # /67
Supplement
to Parcel #



Market Value Appraisal for

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

Parcel # 168
Supplement
to Parcel #

Ву

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	a llth.	195 4
Property Address	295 Fo	urteenth	Street					
Fee Owner	ssack A.	Ladan, 1	79 Fourteen	th Street				
Contract for Deed P	urchaser F	rank Fast	ner					
Legal Description	Southwes	terly 24	feet of the	Northeaste	rly 49	feet	of Lets 5 a	nd 6.
Block 1, Ely	"s Addit	ion to St	. Paul					
Lot Size 24 x	80				Square	Feet 1	320	
ASSESSED VALUE F	. & T.	LAND	\$ 375.00	BUILDING	SS \$ 1,0	50.00	TOTAL \$1	,425.00
When Acquired	1946		How Much Paid	d\$ 3,000.00	Hov	Much Sp	ent Since \$1,00	00 (claimed)
INCUMBRANCES: N	Mortgage \$		Appr. Bal. Owing	\$	Hol	der?		
Contract for Deed \$			Appr. Bal. Owing	\$ 250.00	To	Whom?	Issaek A. I	adan
Other								
BEST ECONOMIC	JSE: Pres	ent use						
ANY UNLAWFUL U	ISE NOTED:	None						
OCCUPANCY: Own	ner X			Tenants			(See Name	es on Reverse)
ZONING: Class A	В	С	Commercial	Indus	trial: Light	x	Heav	ry
=			DESCRIPTION	OF IMPROVE	/ENTS			
T (D 1) !!		F 11				d.	D	
Type of Building	House	Function	Residenc	1726 524 52	188	70	Remodeled	
	Trane	P 1 11		ber of Stories	2	Nui	mber of Rooms	7.
Basement % Excav.	100	Foundation	Stone	Heat H.W.	Baths	1	General Condit	ion Fair
Cubic Foot Content	22,996		Garage	None		Other Bld	gs. None	
No. 37 minus No. 97 minus	s 5%	11311 (1133 51 11)	mas percentage to	44/44/				
			INC	OME DATA				
Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Мо	. Rent	Apt. #	Mo. Rent
OWNER \$		11	\$		\$	1900 VONDO VIII	1	\$
OCCUPIED \$			\$		\$	-		\$
S			\$		\$	100		\$
5			s		\$			s
	1.5	i A NON	70			NA Dr. It	-11	
Adjusted Total Ann			.Eu		-	Multiplie	Pr.	
Indicated Value Esti	mate by Incom	e Approach >						
		IND	ICATED VALUE ES	TIMATE BE COSE	ABBRIDAD	HE		
Depreciated Value E	stimate Main	Building This Sh	eet	\$ 4,250	.00			
Depreciated Value	Estimate Auxil	iary Buildings T	his Sheet	\$				
Depreciated Value	Estimate Build	ngs Parcel A	Andrew Land	\$				
Depreciated Value	Estimate Build	ngs Parcel B		\$				
Depreciated Value	Estimate Build	ings Parcel C		\$				
				Total			\$ 4,25	50.00
Estimated Land Valu	е						\$ 25	0.00
			Total, Land and	Buildings			\$ 4,50	00.00
The within the American In we are members erty hereinabove	stitute of R	eal Estate A ect to the lir has a marke	ppraisers and of niting conditions t value as of th Four Thous	f the Society o s as expressed, e date hereof i	of Residen we hereb in the am	tial App y certify ount of	praisers, of wh	ssional ethics of ich organizations pinion the prop-
Further, tha	t this total	parcel (inclu	ding supplement		n estimate	ed mark	et value in the	amount of

-- Four Thousand Five Hundred --

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

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

Dollars

s Names Tenants Names and of the to see the the three constraints and 1.05.00 00. 77 4 . mala, A Mahaul to a 02.0 Committee . Remarks: 966,32 STATES EXECUTE SECTION OF THE SECTIO . . . 00,000,4 - - Four Physicand Five Numbers --10.000.0 to trape of the fact of the standard of the fact of the standard of the standa 00.008.4

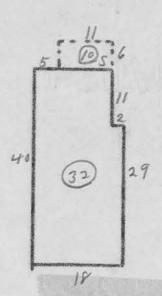
1603 University Avenue St. Paul 4, Minnesota EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)

Pictures

Parcel # 168
Supplement
to Parcel #





1603 University Avenue St. Paul 4, Minnesota EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s) Pictures

Parcel # 168
Supplement
to Parcel #



C. C. BEETH, M. A. I. - S. R. A. REALTOR AND APPRAISER

St. Paul 4, Minnesota

EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # 168
Supplement
to Parcel #





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

Parcel # 169
Supplement
to Parcel #

Ву

EARL V. DOLAN, M.A.I., S.R.A. 1024 Pioneer Bldg., St. Paul, Minn.

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

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

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

Property Address 293 For	arteenth Stre	-4		Datel	March 11t	h. 195	4
	Garrity and			hoo Da	D-17	24	
Contract for Deed Purchaser	Gerald Thurst	ocali Ma Ge	CLT LLY . I	409 F101	eer Bull	aing	-
Legal Description Northeas			thwester	1 v 71 fe	ent of Ta	to E and 6	_
Block 1, Ely's Additi	on to St. Pa	nl	T ATT HOS DOT	+4 1+ +C	Sec of He	ns 2 and 0.	
Lot Size 24 x 80		75.35		Square Fe	et 1,920		
ASSESSED VALUE F. & T.	LAND \$ 3	75.00	BUILDING	s \$ 950 . C	10 9 7000	TOTAL \$ 1,325.00	
When Acquired	249	low Much Paid \$			Much Spent Sinc		-
INCUMBRANCES: Mortgage \$. Bal. Owing \$		Holde			
Contract for Deed \$	21700-0111	. Bal. Owing \$		To W	hom?		
Other							
BEST ECONOMIC USE: Pre	esent use						715
ANY UNLAWFUL USE NOTED:	None						
OCCUPANCY: Owner X		Ten	ants			(See Names on Reverse)	
ZONING: Class A B	С (Commercial	Indust	rial: Light	x	Heavy	
	DES	CRIPTION OF	IL ADDOVEL	/FNITC			
Tune of Building W	427 42			Transfer of			
Type of Building House	Function R		Year Built	1884	Remo		
Basement % Excav. 100	Foundation S	Number o		2	Number of		
	roundation S	PART CARLES	H.W.011	12 12 12 12 12 12 12 12 12 12 12 12 12 1		ral ConditionVery po	or
Cubic Foot Content 22,098		Garage No	ne	Ot	her Bldgs. No	one	
		INCOME	DATA				
Apt. # Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. R	ent Ant	f. # Mo. Rer	
OWNER \$	\$			\$	11	\$	1
OCCUPIED\$	\$			5		\$	
\$	\$			\$		\$	
\$\$	\$			\$		\$	
Adjusted Total Annual Rent Estima	ate \$	"			lultiplier		
Indicated Value Estimate by Income				IVI	unipher		-
							_
		D VALUE ESTIMAT	ENDANGEL	4PPEGACH			
Depreciated Value Estimate Main B			\$ 3,550	.00			
Depreciated Value Estimate Auxilia		et	\$				
Depreciated Value Estimate Buildin	-		\$			-	
Depreciated Value Estimate Buildin			\$				
Depreciated Value Estimate Buildin	igs Parcel C	-	\$			7 550 00	
Estimated Land Value		lo	tal			\$ 3,550.00	
Estimated Land Value	T .1.	1 1 - 1 - 1 p +1/4				\$ 250.00	
	Tota	al, Land and Buildi	ngs			\$ 3,800,00	
The within described re the American Institute of Re we are members, and, subje- erty hereinabove described I	eal Estate Apprais ct to the limiting	ers and of the conditions as e	Society of expressed, w	Residentia ve hereby o	Appraisers, certify that i	. of which organizate	tions
	e e Three	\$ 3,800.0		ndred -	Do	llars	
Further, that this total p	arcel (including so	upplements if a	ny) has an Eight Hu	estimated a	and the second s	in the amount of	
1		7 800 0	0		201	1	

Water than I was Tenants Names . Sam of migol to Josh LT witnessetted out to real of wired-sand-real THE THE DE MOTOR OF THE PERSON 00,000 100 ATE 10 OO TOPE, I Remarks: suell sur to the total total total total REPRESENTATION 00.000.25 00.000.5 00.000.5 10.000.E.s.

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C. C. BEETH, M. A. I. - S. R. A. REALTOR AND APPRAISER

1603 University Avenue St. Paul 4, Minnesota

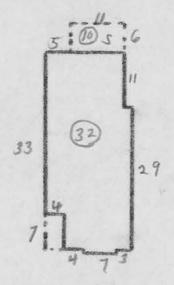
EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

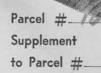
Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # 169
Supplement
to Parcel #

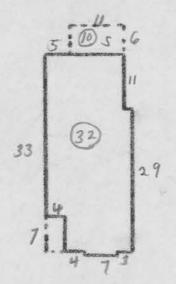












Market Value Appraisal for THE HOUSING AND REDEVELOPMENT AUTHORITY

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.

Dollars

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

		Date_	March 11	th. 1954
	rteenth Street			170
Fee Owner John Leibgot				
Contract for Deed Purchaser				
Legal Description Northeast	erly 24 feet of the	Southwesterly 4	7 feet of L	ots 5 and 6.
Block I, Ely's Additi	on to St. Paul			
Lot Size 24 x 80		Squa	re Feet 1,920	
ASSESSED VALUE F. & T.	LAND \$375.00	BUILDINGS \$ 1,	,150.00	TOTAL \$ 1,525.00
When Acquired 1928	How Much Paid	\$ F	How Much Spent Sir	nce \$
INCUMBRANCES: Mortgage \$	Appr. Bal. Owing \$		Holder?	
Contract for Deed \$	Appr. Bal. Owing \$	CLEAR T	o Whom?	
Other				
THE PROPERTY OF THE PROPERTY O	nt use			
a course to contract of	None			
OCCUPANCY: Owner		Tenants		(See Names on Reverse)
ZONING: Class A B	C Commercial	Industrial: Ligi	ht x	Heavy
	DESCRIPTION (OF IMPROVEMENTS		
Type of Building House	Function Residence	Year Built 1884	Pom	odeled
Construction Frame	THEST TOTAL	er of Stories 2	Number of	-27-10-10-10-10-10-10-10-10-10-10-10-10-10-
Basement % Excav. 100	Foundation Stone	Heat H.W.Oil Bat		eral Condition Good
Cubic Foot Content 22,25		None		None Took
Cubic roof comem EE,E)	Garage	MOME	Other Bldgs.	NORE
	COM	PARABLES		
By number as shown in submitted lis	t: (Plus or minus percentage to ac	djust)		
No. 75 plus 10%				
No. 92				
	INCO	ME DATA		
Apt. # Mo. Rent	Apt. # Mo. Rent	Apt. #	Mo. Rent A	pt. # Mo. Rent
OWNER \$	\$	\$	1	\$
OCCUPIED \$	\$	\$		\$
\$	\$	\$		
\$	\$	\$		\$
Adjusted Total Annual Book Estimat			1.4.10.10	
Adjusted Total Annual Rent Estimat			Multiplier	
Indicated Value Estimate by Income	Approach 4	**************************************		
	INDICATED VALUE ESTI	MATE SE EXISE SAPERICA	CHE	
Depreciated Value Estimate Main Bui	lding This Sheet	\$5,100.00		
Depreciated Value Estimate Auxiliar	y Buildings This Sheet	\$		
Depreciated Value Estimate Building	s Parcel A	\$		
Depreciated Value Estimate Building	s Parcel B	\$		
Depreciated Value Estimate Building	s Parcel C	\$		
		Total		\$ 5,100,00
Estimated Land Value				\$ 250,00
	Total, Land and B	uildings		\$ 5,350.00
The within described rea the American Institute of Rea we are members, and, subject erty hereinabove described ha	to the limiting conditions	the Society of Reside as expressed, we here date hereof in the a hree Hundred Fii	ential Appraiser by certify that mount of	nd professional ethics o
Further, that this total pa	rcel (including supplements		ted market valu	ie in the amount of

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

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

CANCE HE WAS DON'T Tenants Names £ ! 00.0EL.I . Remarks: REFERENCESE 01,000,00 to frameway that sales before a real time and the first terminal transmitted by the first time and the first

C. C. BEETH, M. A. I. - S. R. A. REALTOR AND APPRAISER

1603 University Avenue St. Paul 4, Minnesota

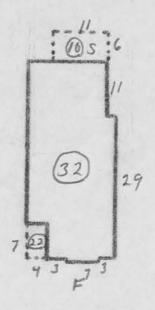
EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # /70
Supplement
to Parcel #





4. I. - S. R. A.

ND ,
- Building
- Minnesota

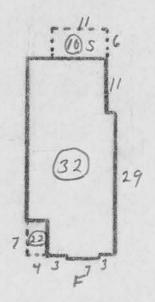
Parcel #_ /70

Supplement

to Parcel #.







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

Parcel #_ 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.

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 ZONING: Class A B C Commercial Industrial: Light X DESCRIPTION OF IMPROVEMENTS Type of Building House Function Residence Year Built 1884 Rem Construction Frame Number of Stories 2 Number of	TOTAL \$ 1,200.00 Since \$ 1,500.00 (See Names on Reverse) Heavy emodeled of Rooms 6 eneral Condition Fair
Contract for Deed Purchaser Legal Description Southwesterly 23 feet of Lets 5 and 6, Block 1, Ely's Ad Paul Lot Size 23 x 80 ASSESSED VALUE F. & T. LAND \$ 350,00 When Acquired 1948 How Much Paid \$ 2,300,00 How Much Spent Si 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 ZONING: Class A B C Commercial DESCRIPTION OF IMPROVEMENTS Type of Building House Function Residence Number of Stories Number of Stories Number of Stories Rem Construction Frame Number of Stories Nu	TOTAL \$ 1,200.00 Since \$ 1,500.00 (See Names on Reverse) Heavy emodeled of Rooms 6 eneral Condition Fair
Legal Description Southwesterly 23 feet of Lets 5 and 6, Block 1, Ely's Ad Paul Lot Size 23 x 80 ASSESSED VALUE F. & T. When Acquired 1948 How Much Paid \$ 2,300,00 How Much Spent Si NCUMBRANCES: Mortgage \$ Appr. Bal. Owing \$ Holder? Contract for Deed \$ Appr. Bal. Owing \$ Appr. Bal. Owing \$ To Whom? Other BEST ECONOMIC USE: Present use ANY UNLAWFUL USE NOTED: OCCUPANCY: Owner ZONING: Class A B C Commercial Industrial: Light DESCRIPTION OF IMPROVEMENTS Type of Building House Function Residence Number of Stories Number of Stories Number of Stories Any Under Heat Basement % Excav. 100 Foundation Stone Cubic Foot Content 21,840 Ocher Bldgs. COMPARABLES By number as shown in submitted list: (Plus or minus percentage to adjust) No. 23	TOTAL \$ 1,200.00 Since \$ 1,500.00 (See Names on Reverse) Heavy emodeled of Rooms 6 eneral Condition Fair
Paul Lot Size 23 x 80 ASSESSED VALUE F. & T. LAND \$ 350.00 When Acquired 1948 How Much Paid \$ 2,300.00 How Much Spent Si INCUMBRANCES: Mortgage \$ Appr. Bal. Owing \$ Holder? Contract for Deed \$ Appr. Bal. Owing \$ To Whom? Other BEST ECONOMIC USE: Present use ANY UNLAWFUL USE NOTED: OCCUPANCY: Owner ZONING: Class A B C Commercial DESCRIPTION OF IMPROVEMENTS Type of Building House Function Frame Number of Stories Number of Stories Number of Stories Octobic Foot Content Passement % Excav. 100 Foundation Foundation Frame Number of Stories Other Bldgs. COMPARABLES By number as shown in submitted list: (Plus or minus percentage to adjust) No. 23	TOTAL \$ 1,200.00 Since \$ 1,500.00 (See Names on Reverse) Heavy emodeled of Rooms 6 eneral Condition Fair
Lot Size 23 x 80 ASSESSED VALUE F. & T. LAND \$ 350.00 When Acquired 1948 How Much Paid \$ 2,300.00 How Much Spent Si 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 ZONING: Class A B C Commercial Industrial: Light X DESCRIPTION OF IMPROVEMENTS Type of Building House Function Residence Year Built 1881 Rem Construction Frame Number of Stories 2 Number of Stories 2 Number of Stories 3 Number of Stories 3 Number of Stories 3 Number of Stories 3 Number of Stories 4 Number of Stories 5 Other Bldgs. COMPARABLES By number as shown in submitted list: (Plus or minus percentage to adjust) No. 23	(See Names on Reverse) Heavy modeled of Rooms 6 eneral Condition Fair
ASSESSED VALUE F. & T. LAND \$ 350.00 When Acquired 1948 How Much Paid \$ 2,300.00 How Much Spent Si INCUMBRANCES: Mortgage \$ Appr. Bal. Owing \$ Holder? Contract for Deed \$ Appr. Bal. Owing \$ To Whom? Other BEST ECONOMIC USE: Present use ANY UNLAWFUL USE NOTED: OCCUPANCY: Owner ZONING: Class A B C Commercial DESCRIPTION OF IMPROVEMENTS Type of Building House Function Residence Year Built Rem Construction Frame Number of Stories Number of Stories Number of Stories Cubic Foot Content 21,840 Garage None Other Bldgs. COMPARABLES By number as shown in submitted list: (Plus or minus percentage to adjust) No. 23	(See Names on Reverse) Heavy modeled of Rooms 6 eneral Condition Fair
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 ZONING: Class A B C Commercial Industrial: Light X DESCRIPTION OF IMPROVEMENTS Type of Building House Function Residence Year Built 1884 Rem Construction Frame Number of Stories 2 Number of Basement % Excav. 100 Foundation Stone Heat H.W. Baths 1 Get Cubic Foot Content 21,840 Garage None Other Bldgs. COMPARABLES By number as shown in submitted list: (Plus or minus percentage to adjust) No. 23	(See Names on Reverse) Heavy modeled of Rooms eneral Condition Fair
Contract for Deed \$ Appr. Bal. Owing \$ To Whom? Other BEST ECONOMIC USE: Present use ANY UNLAWFUL USE NOTED: None OCCUPANCY: Owner Tenants X ZONING: Class A B C Commercial Industrial: Light X DESCRIPTION OF IMPROVEMENTS Type of Building House Function Residence Year Built 1884 Rem Construction Frame Number of Stories 2 Number of Basement % Excav. 100 Foundation Stone Heat H.W. Baths 1 Get Cubic Foot Content 21,840 Garage None Other Bldgs. COMPARABLES By number as shown in submitted list: (Plus or minus percentage to adjust) No. 23	Heavy modeled of Rooms 6 eneral Condition Fair
Other BEST ECONOMIC USE: Present use ANY UNLAWFUL USE NOTED: None OCCUPANCY: Owner Tenants X ZONING: Class A B C Commercial Industrial: Light X DESCRIPTION OF IMPROVEMENTS Type of Building House Function Residence Year Built 1884 Rem Construction Frame Number of Stories 2 Number of Basement % Excav. 100 Foundation Stone Heat H.W. Baths 1 Get Cubic Foot Content 21,840 Garage None Other Bldgs. COMPARABLES By number as shown in submitted list: (Plus or minus percentage to adjust) No. 23	Heavy modeled of Rooms 6 eneral Condition Fair
BEST ECONOMIC USE: Present use ANY UNLAWFUL USE NOTED: OCCUPANCY: Owner Tenants ZONING: Class A B C Commercial DESCRIPTION OF IMPROVEMENTS Type of Building House Function Residence Year Built Rem Construction Frame Number of Stories Number of Stories Number of Stories Number of Stories Other Bldgs. COMPARABLES By number as shown in submitted list: (Plus or minus percentage to adjust) No. 23	Heavy modeled of Rooms 6 eneral Condition Fair
ANY UNLAWFUL USE NOTED: OCCUPANCY: Owner Tenants X ZONING: Class A B C Commercial Industrial: Light DESCRIPTION OF IMPROVEMENTS Type of Building House Function Residence Year Built 1884 Rem Construction Frame Number of Stories Number of Stories Number of Stories Number of Stories Other Bldgs. COMPARABLES By number as shown in submitted list: (Plus or minus percentage to adjust) No. 23	Heavy modeled of Rooms 6 eneral Condition Fair
OCCUPANCY: Owner Tenants X ZONING: Class A B C Commercial DESCRIPTION OF IMPROVEMENTS Type of Building House Function Residence Year Built 1884 Rem Construction Frame Number of Stories N	Heavy modeled of Rooms 6 eneral Condition Fair
ZONING: Class A B C Commercial Industrial: Light X DESCRIPTION OF IMPROVEMENTS Type of Building House Function Residence Year Built 1884 Rem Construction Frame Number of Stories 2 Number of Basement % Excav. 100 Foundation Stone Heat H.W. Baths 1 Gen Cubic Foot Content 21,840 Garage None Other Bldgs. COMPARABLES By number as shown in submitted list: (Plus or minus percentage to adjust) No. 23	Heavy modeled of Rooms 6 eneral Condition Fair
DESCRIPTION OF IMPROVEMENTS Type of Building House Function Residence Year Built 1884 Rem Construction Frame Number of Stories 2 Number of Basement % Excav. 100 Foundation Stone Heat H.W. Baths 1 Get Cubic Foot Content 21,840 Garage None Other Bldgs. COMPARABLES By number as shown in submitted list: (Plus or minus percentage to adjust) No. 23	emodeled of Rooms 6 eneral Condition Fair
Type of Building House Function Residence Year Built 1884 Rem Construction Frame Number of Stories 2 Number of Basement % Excav. 100 Foundation Stone Heat H.W. Baths 1 Get Cubic Foot Content 21,840 Garage None Other Bldgs. COMPARABLES By number as shown in submitted list: (Plus or minus percentage to adjust) No. 23	of Rooms 6 eneral Condition Fair
Type of Building House Function Residence Year Built 1884 Rem Construction Frame Number of Stories 2 Number of Basement % Excav. 100 Foundation Stone Heat H.W. Baths 1 Get Cubic Foot Content 21,840 Garage None Other Bldgs. COMPARABLES By number as shown in submitted list: (Plus or minus percentage to adjust) No. 23	of Rooms 6 eneral Condition Fair
Construction Frame Basement % Excav. 100 Foundation Stone Cubic Foot Content 21,840 Compared None Compared	eneral Condition Fair
Basement % Excav. 100 Foundation Stone Heat H.W. Baths 1 Ger Cubic Foot Content 21,840 Garage None Other Bldgs. COMPARABLES By number as shown in submitted list: (Plus or minus percentage to adjust) No. 23	eneral Condition Fair
Cubic Foot Content 21,840 Garage None Other Bldgs. COMPARABLES By number as shown in submitted list: (Plus or minus percentage to adjust) No. 23	
COMPARABLES By number as shown in submitted list: (Plus or minus percentage to adjust) No. 23	210220
By number as shown in submitted list: (Plus or minus percentage to adjust) No. 23	
INCOME DATA	
	Apt. # Mo. Ren
April # Mot Relia April # Apri	Apt. # Mo. Ren
DOWNSTAIRS \$ 13.00 (this tenant heats the house) \$:
UPSTAIRS \$ 35.00 heated \$	- :
Addition Addition	
Adjusted Total Annual Rent Estimate \$ NONE Multiplier	-
Indicated Value Estimate by Income Approach \$	7
100 1 100 100 100 100 100 100 100 100 1	*
Indicated Value Estimate by Income Approach \$ INDICATED VALUE ESTIMATERN CONTROL OF THE PROPERTY OF THE PROPE	*
Indicated Value Estimate by Income Approach \$ INDICATED VALUE ESTIMATE STATES APPROACH Depreciated Value Estimate Main Building This Sheet \$ 4,250.00	1.
Indicated Value Estimate by Income Approach \$ INDICATED VALUE ESTIMATE BY 2017 APPROACH Depreciated Value Estimate Main Building This Sheet \$ 4,250.00 Depreciated Value Estimate Auxiliary Buildings This Sheet \$	
Indicated Value Estimate by Income Approach \$ INDICATED VALUE ESTIMATE BY 250.00 Depreciated Value Estimate Main Building This Sheet \$ 4.250.00 Depreciated Value Estimate Auxiliary Buildings This Sheet \$ Depreciated Value Estimate Buildings Parcel A \$	
Indicated Value Estimate by Income Approach \$ INDICATED VALUE ESTIMATE STATES APPROACH Depreciated Value Estimate Main Building This Sheet \$ 4,250.00 Depreciated Value Estimate Auxiliary Buildings This Sheet \$ Depreciated Value Estimate Buildings Parcel A \$ Depreciated Value Estimate Buildings Parcel B \$	
Indicated Value Estimate by Income Approach \$ INDICATED VALUE ESTIMATE BY 250.00 Depreciated Value Estimate Main Building This Sheet \$ 4.250.00 Depreciated Value Estimate Auxiliary Buildings This Sheet \$ Depreciated Value Estimate Buildings Parcel A \$ Depreciated Value Estimate Buildings Parcel B \$	\$4,250.00
Indicated Value Estimate by Income Approach \$ INDICATED VALUE ESTIMATE STATEMENT AND APPROACH Depreciated Value Estimate Main Building This Sheet \$ 4,250.00 Depreciated Value Estimate Auxiliary Buildings This Sheet \$ 5 Depreciated Value Estimate Buildings Parcel A \$ 5 Depreciated Value Estimate Buildings Parcel B \$ 5 Depreciated Value Estimate Buildings Parcel C \$ 5	\$ 4,250.00 \$ 250.00 \$ 4,500.00

-- 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.

Will Nous H Tenants Names DOWNSTAIRS: Paul Hebert Angelo Bozzi UPSTAIRS: steply at fret of both a coul , llock I, slyts statelog to Et. 1.408, F FD M 10. 10. 10 Remarks: OUT TS *0 ZETUSTERERZEN 00.00 0 00.000 0 00.000,00 In the day has rate with the section of the case and set of the case the best case and and the case of the best case and the best case of the 00. to mean off at other to two better better and then I become being to the purpose of the second party of the purpose of the second party of the sec

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

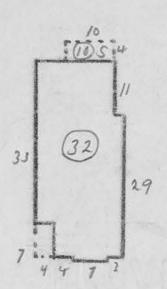
St. Paul 4, Minnesota

EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # /7/
Supplement
to Parcel #





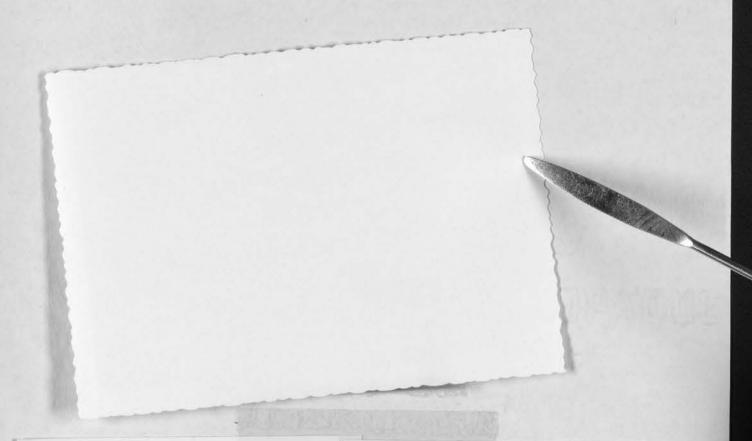
C. C. BEETH, M. A. I. - S. R. A.
REALTOR AND APPRAISER
1603 University Avenue
St. Paul 4, Minnesota

EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # /7/
Supplement
to Parcel #







Market Value Appraisal for

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

Parcel # 172
Supplement
to Parcel #

Ву

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	287 Fare	teenth St	oot.		Date Marc	h 11th.	1954
Fee Owner		klein and		1-7 a 4 m			
Contract for Deed		viern and	Daran Not	KTEIH			
		e Worthwes	sterly 10	inches on	awaant the	Southwest	erly 0.5 feet
of the Sout	heasterly	40 feet . I	at 32 R1	ack 1 El	s Addition	to S+ Dos	orly U.5 leet
Lot Size 38.6	x 120	10 1000, 1	عد وعر تامد	OUR IS MI,	Square Feet		Auto
ASSESSED VALUE		LAND S	825.00	BUILD	INGS \$ 3,500.0		\$ 4.325.00
When Acquired	1946	2.112		id \$ 3,500.0		h Spent Since \$ {	
INCUMBRANCES:			Appr. Bal. Owing		Holder?	openi onice v	500.00
Contract for Deed			Appr. Bal. Owing		To Whom	?	
Other				T Galagaas	10 7711011		
BEST ECONOMIC	USE: Pre	sent use				01 X	
ANY UNLAWFUL		None					
OCCUPANCY: O	wner X			Tenants	x	(See I	Names on Reverse)
ZONING: Class A	В	С	Commercial	Ir	dustrial: Light 2		Heavy
Type of Building Construction Basement % Excav Cubic Foot Conte	9/ 55	Function I	DESCRIPTION Residence Nun Concrete Garage	Year Buil	1913 2 .W. Baths 2	Remodeled Number of Room General Co Bldgs. None	ondition Fair
		A		OME DATA			
Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
DOWNSTAIRS	\$ 30.75	unheated	\$		\$		\$\$
UPSTAIRS	\$ OWNER		. \$		\$		\$\$
	\$. \$		\$		\$
	\$. \$		\$		\$\$
Adjusted Total An	nual Rent Estima	te \$ NONE			Multi	iplier	
Indicated Value Est	fimate by Income	Approach \$					
		INDIC	ATED VALUE ES	TIMATE PARTE	Starbon ton		
Depreciated Value	Estimate Main R				000.00		
Depreciated Value	THE PARTY OF THE P		1000	\$	75.00		
Depreciated Value	El Sa Visi del Vestion	321 221 34	- Cilicot	\$	15.00		
Depreciated Value				\$			
Depreciated Value			THE PARTY	\$			
poprosidion rains	actimate patient	90 101001		Total		\$ 7	075.00
Estimated Land Val	ue					\$	475.00
			Total, Land and	Buildings			550.00
the American I we are member	nstitute of Re rs, and, subjec	al Estate Appoint to the limit las a market	oraisers and o ting condition value as of the n Thousan	f the Society s as expresse e date hered i Five Hur	of Residential	Appraisers, of tify that in ou of	rofessional ethics o which organization or opinion the prop
Further, the	at this total p		ng supplement		- an estimated ma idred Fifty -		the amount of

7,550.00

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

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

Mercal little Sam Honorowff DOWNSTAIRS: Tenants Names test and clauderedanch and twense has seeing! Of afaitheritable and Jaesa. the transfer of the contract o N. TS 1556 F 1250 DO 100 F 1 Remarks: 0006 teac-I ZETECH LAGRES 17,075.00 1 175.00 17,550,00 Internal to the control of the contr on on the first of the contract of the contrac

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

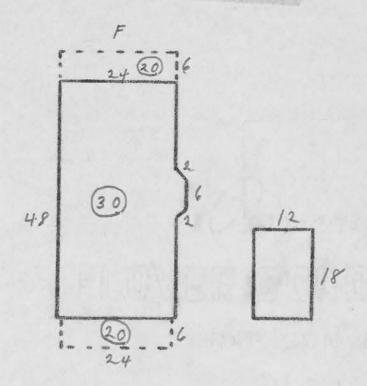
Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel #/72
Supplement
to Parcel #____







C.C.

Sketch of Buildi **Pictures**

N. A. ND APPRAISER Puilding Minnesota

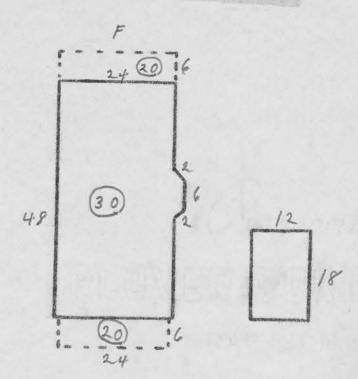
Parcel #/72

Supplement

to Parcel #





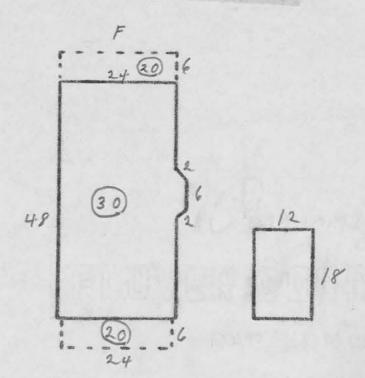


C. C

Sketch of Buil Pictures ND APPRAISER
Building
Minnesota

Parcel #/72
Supplement
to Parcel #





Market Value Appraisal for

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

Parcel #_ Supplement to Parcel #

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 650 Canada Fee Owner Adath Yeshuren Cong Contract for Deed Purchaser Legal Description Southeasterly one- Southeasterly one-third of Le	regation					
Contract for Deed Purchaser .egal Description Southeasterly one-	Tegation					
egal Description Southeasterly one-						
	thind of Late	20 and 70	0.25600	nthweat	aml = 10 fac	+ 05
						0 01
of Size 40 x 120	0)29 22002 2	9 111.7 15 25.	Square Fe		800	
	p \$ 650.00	RUUDING	s \$ 4,900		TOTAL \$ 5.5	50 00
When Acquired	How Much Paid !			Much Spent		20.00
NCUMBRANCES: Mortgage \$	Appr. Bal. Owing \$		Holde	7	J. 100 4	
Contract for Deed \$	Appr. Bal. Owing \$		To W			
Other			H-01 12(0)			
BEST ECONOMIC USE: CHURCH						
ANY UNLAWFUL USE NOTED: None						
OCCUPANCY: Owner X		Tenants			(See Names on	Reverse)
ZONING: Class A B C	Commercial	Indus	trial: Light	x	Heavy	
	DESCRIPTION C	OF IMPROVE	MENTS			
Type of Building Synagogue Function	Workhip	Year Built	1883	Re	emodeled	
Construction Frick		er of Stories	2 _		of Rooms	
Basement % Excav. 100 Foundation	1,150,552	Heat H.W. 01	- 19		eneral Condition	W-4-
Cubic Foot Content 116,820	Garage	None		ther Bldgs.	None	Fair
By number as shown in submitted list: (Plus or n		PARABLES				
NONE	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		74 77	-		
Apt. # Mo. Rent Apt. #	INCOI Mo. Rent	ME DATA	Mo,	Rent	Apt. #	Mo. Rent
Apt. # Mo. Rent Apt. #		ME DATA Apt. #	Mo.	Rent	Apt. #	Mo. Rent
	Mo. Rent		15	Rent		Mo. Rent
	Mo. Rent		15	Rent		Mo. Rent
	Mo. Rent		15	Rent		Mo. Rent
\$ \$ \$ \$	Mo. Rent		\$ \$ \$ \$	Rent Multiplier		Mo. Rent
	Mo. Rent		\$ \$ \$ \$			Mo. Rent
\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Mo. Rent \$ \$ \$ \$ DICATED VALUE ESTI	Apt. #	\$ \$ \$ \$	Multiplier		Mo. Rent
\$ \$ Adjusted Total Annual Rent Estimate \$ Indicated Value Estimate by Income Approach \$ IN Depreciated Value Estimate Main Building This SI Depreciated Value Estimate Auxiliary Buildings	Mo. Rent \$ \$ \$ \$ DICATED VALUE ESTI	Apt. #	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Multiplier		Mo. Rent
\$ \$ Adjusted Total Annual Rent Estimate \$ Indicated Value Estimate by Income Approach \$ INDEPRECIATED Value Estimate Main Building This SI Depreciated Value Estimate Auxiliary Buildings Depreciated Value Estimate Buildings Parcel A	Mo. Rent \$ \$ \$ \$ DICATED VALUE ESTI	MATE #2653 \$ 16,5	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Multiplier		Mo. Rent
\$ \$ Adjusted Total Annual Rent Estimate \$ Indicated Value Estimate by Income Approach \$ IN Depreciated Value Estimate Main Building This SI Depreciated Value Estimate Auxiliary Buildings Depreciated Value Estimate Buildings Parcel A Depreciated Value Estimate Buildings Parcel B	Mo. Rent \$ \$ \$ \$ \$ DICATED VALUE ESTINATION OF THE PROPERTY O	MATE #2659 \$ 16,50 \$ 1,44 \$ 86	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Multiplier		Mo. Rent
\$ \$ Adjusted Total Annual Rent Estimate \$ Indicated Value Estimate by Income Approach \$ INDEPRECIATED Value Estimate Main Building This SI Depreciated Value Estimate Auxiliary Buildings Depreciated Value Estimate Buildings Parcel A	Mo. Rent \$ \$ \$ \$ \$ DICATED VALUE ESTINATION OF THE PROPERTY O	MATE #2659 \$ 16,50 \$ \$ 1,44 \$ 8	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Multiplier	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
\$ \$ Adjusted Total Annual Rent Estimate \$ Indicated Value Estimate by Income Approach \$ INI Depreciated Value Estimate Main Building This SI Depreciated Value Estimate Auxiliary Buildings Depreciated Value Estimate Buildings Parcel A Depreciated Value Estimate Buildings Parcel B Depreciated Value Estimate Buildings Parcel C	Mo. Rent \$ \$ \$ \$ \$ DICATED VALUE ESTINATION OF THE PROPERTY O	MATE #2659 \$ 16,50 \$ 1,44 \$ 86	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Multiplier	\$ 18,700.	00
\$ \$ Adjusted Total Annual Rent Estimate \$ Indicated Value Estimate by Income Approach \$ IN Depreciated Value Estimate Main Building This SI Depreciated Value Estimate Auxiliary Buildings Depreciated Value Estimate Buildings Parcel A Depreciated Value Estimate Buildings Parcel B	Mo. Rent \$ \$ \$ \$ \$ DICATED VALUE ESTINATION OF THE PROPERTY O	MATE #2659 \$ 16,5 \$ \$ 1,4 \$ 8 \$ Total	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Multiplier	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	00

erty 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 - -

\$ 19,550.00

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

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

Tenants Names Southeasterly ope-third of lot 2- and 50, and 50steresterly 10 feet 10,000,00 Remarks: REFERENCESEE 00.000 13,000 CT 16,700,00 00.08 -- - veriff berhand send jakenadi mestacyel --1/1350.00 and the matter territory and improved mendants - -19,550,91

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

REALTOR AND APPRAISER Pioneer Building

St. Paul I, Minnesota

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

Sketch of Building(s) **Pictures**

ADDITIONAL PICTURES 650 Canada Street



LAN, M. A. I. - S. R. A. OR AND APPRAISER oneer Building Yaul I, Minnesota

Sketch of Pictures Percel # 173 and 173 A to Parcel #



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

Sketch of Pictures

Supra 173 And 173 A to Parcel #



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

neer Building al I, Minnesota

Parcel # 173 and Supplement 173 A

Parcel #





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

Sketch of Pictures



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

Sketch of Pictures



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

Sketch of Pictures



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

neer Building ul I, Minnesota

Sketch of Pictures



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

neer Building ul I, Minnesota

Sketch of Pictures



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

Sketch of Pictures



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

Sketch of Pictures



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

Sketch of Pictures



Market Value Appraisal for

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

Parcel # 173 A Supplement to Parcel # 173

Ву

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 Ma	rch le	ith.	1954
	teenth S	treet						
Fee Owner See No. 173								
Contract for Deed Purchaser				-				
Legal Description See No. 1	13		-		-	-	-	
Lot Size See No. 173					Square Fee	ot		
ASSESSED VALUE F. & T. See #	Annual Contract of the Contrac	\$	BU	ILDINGS			TOTAL \$	
When Acquired		How Much Paid	\$		How M	uch Spent	Since \$	
INCUMBRANCES: Mortgage \$		Appr. Bal. Owing			Holder	?		
Contract for Deed \$		Appr. Bal. Owing	\$		To Wh	om?		
Other								
	ent use							of in severe
	None		-				10 11	
OCCUPANCY: Owner ZONING: Class A B	С	Commercial	Tenants	X				nes on Reverse)
ZONING: Class A B		Commercial		Industr	ial: Light	x	He	ivy
		DESCRIPTION	OF IMP	ROVEM	ENTS			
Type of Building House	Function	Residence	Year	Built	1884	R	emodeled	
Construction Brick		Numl	per of Stor	ies ;	2	Numbe	r of Rooms	9
Basement % Excav. 100	Foundation	Stone	Heat S	tove	Baths 2	toiled	eneral Cond	ition Poor
Cubic Foot Content See No	. 173	Garage	Non	8	Oth	er Bldgs.	None	
	THE MALE	COM	PARABL	EC		111		
By number as shown in submitted li		nus percentage to a	ndjust)					
		11100	N/F D/1					
	/2 020 N		DME DAT					
Apt. # Mo. Rent	Apt. #	Mo. Rent	Apt	. #	Mo. R	ent	Apt. #	Mo. Rent
DOWNSTAIRS \$ 18.00	Church	sexton)	_		. \$			- \$
UPSTAIRS \$ 15.00					. \$			- \$
- :								- :
			-11		*			
Adjusted Total Annual Rent Estima		NE			M	ultiplier		
Indicated Value Estimate by Income	Approach \$							
	IND	ICATED VALUE EST						
Depreciated Value Estimate Main Bu	ilding This She	et	\$1	,400.0	00			
Depreciated Value Estimate Auxilia	The same of the sa	his Sheet	\$					
Depreciated Value Estimate Building	PASS 11 TO THE PASS 1		\$		1.0	11		
Depreciated Value Estimate Building			\$	_				
Depreciated Value Estimate Building	gs Parcel C		\$				2 10	00 00
FW CH IVI		Land with	Total	77			\$ 1,4	30.00
Estimated Land Value		Total, Land and	CONTRACTOR OF THE PARTY OF THE	1)			\$ 1.4	00.00
The within described rea the American Institute of Re we are members, and, subjec- erty hereinabove described h	al Estate Ap it to the lin as a market	opraisers and of niting conditions value as of the One Thousa	the Soci as expre date he	ety of ssed, w reof in	Residential e hereby o the amoun	Apprai ertify th	sers, of wh	nich organizations
Further, that this total pa	arcel (includ	Ψ		has an	estimated i	narket v	alue in the Dollars	amount of
Enel Molan		\$		-/	27	1	Tees	The
Earl V. Dolan, M.A.I., S.R.A				C	. C. Beeth,	M.A.I.,	S.R.A.	4

o . data f. drenk Tenants Names DOWNSTAIRS: Meyer Mpstein UPSTAIRS: Arthur Barber inc | 0x 173 SHENES ENGREEN 0.004,130 Evil of Hit to land on wai, r -- ton Contract Tops Standard --1,-00,00

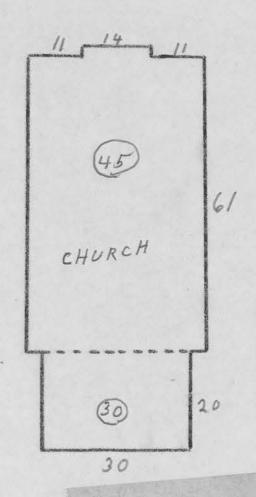
C. C. BEETH, M. A. I. - S. R. A. REALTOR AND APPRAISER

1603 University Avenue St. Paul 4, Minnesota EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # 173
Supplement and to Parcel # 173 a





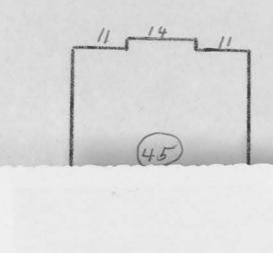
C. C. BEETH, M. A. I. - S. R. A.
REALTOR AND APPRAISER
1603 University Avenue
St. Paul 4, Minnesota

EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # 173
Supplement and to Parcel # 1730







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

Parcel # 173 B
Supplement
to Parcel # 173

Ву

EARL V. DOLAN, M.A.I., S.R.A. 1024 Pioneer Bldg., St. Paul, Minn.

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

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

					Date	Mar	ch 15th.		1954
	77 Fourteen	th Street		time!	- g-lend	*	41.	- 18	
Fee Owner See No.	173				Contract V		Valley by	- 175	-
Contract for Deed Purchaser	Canaliana	h 2 20	4 - 41 -	0		1		- C T - A	77
Legal Description Except		terly 10 fee	et; the	Sou	theaster	ly or	le-third	oi Tor	31,
Block 1, Ely's Add:	tion to St.	. Paul							
Lot Size See No. 173	35 IQAW225	075 00			Square Fe		23.27	dor o	
ASSESSED VALUE F. & T.	LAND	\$275.00	144	JILDING	s \$550.0	NAME OF STREET		\$ 825.0	00
When Acquired		How Much Paid	74131 4 27.			-	ent Since \$		
INCUMBRANCES: Mortgage \$		Appr. Bal. Owing \$	\$		Holde	ANTO.			
Contract for Deed \$		Appr. Bal. Owing S	\$		To W	hom?			
Other	-								
BEST ECONOMIC USE:	o Wreck								
ANY UNLAWFUL USE NOTED	None								
OCCUPANCY: Owner			Tenants		X		(See N	lames on Re	verse)
ZONING: Class A B	С	Commercial		Indus	trial: Light	X	1	Heavy	
Type of Building House Construction Frame Basement % Excav. 20	Function Foundation	DESCRIPTION Residence Numl	Year ber of Stor Heat S	Built ries tove	1884	10.3550	Remodeled nber of Room		y poor
Cubic Foot Content 18,	715	Garage	Non	е	0	ther Bld	gs. Shed		
		001	1PARABL	FC					
		INCO	DME DA	TA					
Apt. # Mo. Ren	t Apt. #	Mo. Rent	Apt	. #	Mo.	Rent	Apt. #	M	lo. Rent
UPSTAIRS \$ 18.00)	\$			\$		11	\$	
DOWNSTAIRS \$ VACAN		\$			\$			\$	
\$		\$			\$			\$	
\$		\$			\$			\$	
						4 110 10	-11-		
Adjusted Total Annual Rent Es				-		Multiplie	or		
Indicated Value Estimate by Inc		ICATED VALUE ES	TIMATE RW	THE REAL PROPERTY.	rade ear earl	17			
Depreciated Value Estimate Ma				800.0					
Depreciated Value Estimate A		COLUMN TO THE REAL PROPERTY OF THE PERSON OF	\$				77.7		
Depreciated Value Estimate Bu		ms oneor	\$						
Depreciated Value Estimate Bu			\$						
The second of the second of			\$				-		
Depreciated Value Estimate Bu	ildings raicer C		Total				e 80	00.00	
			With N	0 1	73	-	\$	70.00	
Estimated Land Value		T 1 1 1 1 1 1 1 1 1	1200 NEW 1	00 1	1)			00.00	
		Total, Land and	Buildings	_			\$ 00	0.00	
The within described the American Institute of we are members, and, su erty hereinabove describe	Real Estate A	ppraisers and of niting conditions t value as of the —— Eight	the Soc as expre date he t Hundr	ciety o essed, ereof i	f Residenti we hereby in the amo	al App	praisers, of	which org ir opinion	ganization
		\$ 000	0.00						
Further, that this total	al parcel (inclu	ding supplement	s if any)	has ar	n estimated	l mark	et value inDollars	the amour	nt of
0 1-01 1		•				-	2	1	

WART TOWN Tenants Names UPSTAIRS: Marion Skrypek DOWNSTAIRS: Vacant beldieren glendenniturt auf ; lant DI genege undtrad diese . It day 10.0FF 00.4 Remarks: Breid. 1-0/12 ********** 10,003 194 . nr 193 10.000 8

-- herical affekt --

1603 University Avenue St. Paul 4, Minnesota

EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

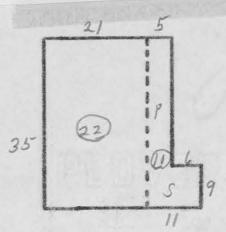
Pioneer Building St. Paul I, Minnesota

Sketch of Build Pictures



Parcel #_/738 Supplement to Parcel #_____





C. C.

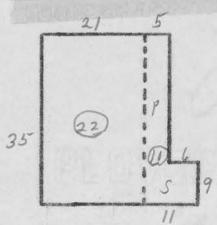
N, M. A. I. - S. R. A. AND APPRAISER or Building 1, Minnesota

Sketch of Building(s)
Pictures



Parcel # 1738 Supplement to Parcel #





C. (

Sketch of Bui Pictures I - S. R. A.

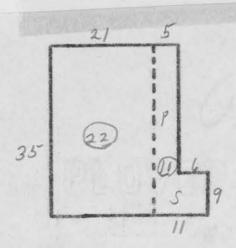
er Building 1, Minnesota

Parcel #_1738

Supplement







C. (

Sketch of Bui Pictures I, M. A. I. - S. R. A.

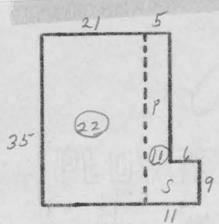
PERPAISER

r Bun. I, Minnesota

Parcel # 1738

Supplement





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

174 Parcel #_ 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	Mar	ch 11th,	195_4
	ada Street	and the state of	Carbinana		To but his I.	
ee Owner Sam Fudenberg	\$					
Contract for Deed Purchaser						
	erly one-half of		vesterly t	wo-thin	rds of Lots	29, 30
and 31, Block 1, Ely's	Addition to St.	Paul				
Lot Size 40 x 120			The same of the sa	Feet 4	Contract of the Contract of th	
ASSESSED VALUE F. & T.	LAND \$ 750.00	BUII	LDINGS \$2,6	00.00	TOTAL \$3	,350.00
When Acquired 1923	How Much	Paid \$	H	ow Much Sp	ent Since \$	
INCUMBRANCES: Mortgage \$	Appr. Bal. Ow	ring \$	H	older?		
Contract for Deed \$	Appr. Bal. Ow	ing \$	То	Whom?		
Other						
BEST ECONOMIC USE: Pre	esent use					
ANY UNLAWFUL USE NOTED:	None					
OCCUPANCY: Owner X		Tenants	x		(See Name	s on Reverse)
ZONING: Class A B	C Commerci	al	Industrial: Ligh	+ X	Heav	у
	DESCRIPTION	ON OF IMPRO	OVEMENTS			
Type of Building Duplex	Function Residence				Remodeled	
Type of Building Duplex Construction Frame		Number of Storie		NI	mber of Rooms	10
	Foundation Concrete		I.W. Bath	-	General Condit	
		-	AS TO DATE			1011
) Gar	age lecar		Other Bld	gs. None	
By number as shown in submitted list	c	OMPARABLE to adjust)	S			
Sy number as shown in submitted list No. 27 No. 70	C: (Plus or minus percentage	to adjust)				
By number as shown in submitted list No. 27 No. 70	C: (Plus or minus percentage	to adjust)	A			
By number as shown in submitted list No. 27 No. 70 Apt. # Mo. Rent	C: (Plus or minus percentage	to adjust)	A # M	fo. Rent	Apt. #	Mo. Rent
By number as shown in submitted list No. 27 No. 70 Apt. # Mo. Rent DOWNSTAIRS \$ 60.00 help	C: (Plus or minus percentage	to adjust)	A	10. Rent	Apt. #	Mo. Rent
By number as shown in submitted list No. 27 No. 70 Apt. # Mo. Rent	C: (Plus or minus percentage	to adjust)	A # M	fo. Rent	Apt. #	
By number as shown in submitted list No. 27 No. 70 Apt. # Mo. Rent DOWNSTAIRS \$ 60.00 help	C: (Plus or minus percentage	to adjust)	A # M	10. Rent	Apt. #	
By number as shown in submitted list No. 27 No. 70 Apt. # Mo. Rent DOWNSTAIRS \$ 60.00 held UPSTAIRS \$ OWNER \$	C: (Plus or minus percentage IN Apt. # Mo. Fated \$ \$ \$ \$ \$ \$ \$ \$ \$	to adjust)	A # M			
By number as shown in submitted list No. 27 No. 70 Apt. # Mo. Rent DOWNSTAIRS \$ 60.00 help	C: (Plus or minus percentage IN Apt. # Mo. Fated \$ \$ \$ \$ \$ \$ \$ \$ \$	to adjust)	A # M	10. Rent Multiplie		
By number as shown in submitted list No. 27 No. 70 Apt. # Mo. Rent DOWNSTAIRS \$ 60.00 held UPSTAIRS \$ OWNER \$	C: (Plus or minus percentage IN Apt. # Mo. F ated \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	to adjust)	A # M			
By number as shown in submitted list No. 27 No. 70 Apt. # Mo. Rent DOWNSTAIRS \$ 60.00 help UPSTAIRS \$ OWNER \$ \$ Adjusted Total Annual Rent Estimate	C: (Plus or minus percentage IN Apt. # Mo. F ated \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	NCOME DATA	# N # \$ \$ \$ \$ \$	Multiplie		
By number as shown in submitted list No. 27 No. 70 Apt. # Mo. Rent DOWNSTAIRS \$ 60.00 held UPSTAIRS \$ OWNER \$ \$ Adjusted Total Annual Rent Estimate Indicated Value Estimate by Income A	INDICATED VALUE	NCOME DATA Rent Apt.	# N	Multiplie		
By number as shown in submitted list No. 27 No. 70 Apt. # Mo. Rent DOWNSTAIRS \$ 60.00 held UPSTAIRS \$ OWNER \$ \$ Adjusted Total Annual Rent Estimate Indicated Value Estimate by Income A	INDICATED VALUE	NCOME DATA Rent Apt.	# M \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ 750.00	Multiplie		100
By number as shown in submitted list No. 27 No. 70 Apt. # Mo. Rent DOWNSTAIRS \$ 60.00 held UPSTAIRS \$ OWNER \$ \$ Adjusted Total Annual Rent Estimate Indicated Value Estimate by Income A Depreciated Value Estimate Main Buil Depreciated Value Estimate Auxiliary	C: (Plus or minus percentage IN Apt. # Mo. F ated \$ \$ \$ \$ \$ \$ INDICATED VALUE ding This Sheet Buildings This Sheet	NCOME DATA Rent Apt. E ESTIMATE SEE \$ 8	# N	Multiplie		100
By number as shown in submitted list No. 27 No. 70 Apt. # Mo. Rent DOWNSTAIRS \$ 60.00 held UPSTAIRS \$ OWNER \$ S Adjusted Total Annual Rent Estimate Indicated Value Estimate by Income A Depreciated Value Estimate Main Buil Depreciated Value Estimate Building	IN Apt. # Mo. Fated \$ \$ \$ \$ \$ NONE \$ \$ INDICATED VALUE ding This Sheet \$ Parcel A	NCOME DATA Rent Apt. E ESTIMATE SEE \$ \$	# M \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ 750.00	Multiplie		100
By number as shown in submitted list No. 27 No. 70 Apt. # Mo. Rent DOWNSTAIRS \$ 60.00 help UPSTAIRS \$ OWNER \$ S Adjusted Total Annual Rent Estimate Indicated Value Estimate by Income A Depreciated Value Estimate Auxiliary Depreciated Value Estimate Building: Depreciated Value Estimate Building:	INDICATED VALUE ding This Sheet Buildings This Sheet Parcel A Parcel B	NCOME DATA Rent Apt. E ESTIMATE SEE \$ \$ \$	# M \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ 750.00	Multiplie		100
By number as shown in submitted list No. 27 No. 70 Apt. # Mo. Rent DOWNSTAIRS \$ 60.00 held UPSTAIRS \$ OWNER \$ S Adjusted Total Annual Rent Estimate Indicated Value Estimate by Income A Depreciated Value Estimate Main Buil Depreciated Value Estimate Building	INDICATED VALUE ding This Sheet Buildings This Sheet Parcel A Parcel B	NCOME DATA Rent Apt. E ESTIMATE SET \$ 8 \$ \$	# M \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ 750.00	Multiplie		\$ \$
Apt. # Mo. Rent DOWNSTAIRS \$ 60.00 help UPSTAIRS \$ OWNER \$ Adjusted Total Annual Rent Estimate Indicated Value Estimate by Income A Depreciated Value Estimate Auxiliary Depreciated Value Estimate Buildings Depreciated Value Estimate Buildings Depreciated Value Estimate Buildings	INDICATED VALUE ding This Sheet Buildings This Sheet Parcel A Parcel B	NCOME DATA Rent Apt. E ESTIMATE SEE \$ \$ \$	# M \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ 750.00	Multiplie	\$8,900	\$
By number as shown in submitted list No. 27 No. 70 Apt. # Mo. Rent DOWNSTAIRS \$ 60.00 help UPSTAIRS \$ OWNER \$ S Adjusted Total Annual Rent Estimate Indicated Value Estimate by Income A Depreciated Value Estimate Auxiliary Depreciated Value Estimate Building: Depreciated Value Estimate Building:	IN Apt. # Mo. Fated \$ S NONE Sproach \$ INDICATED VALUE ding This Sheet SParcel A SParcel B SParcel C	NCOME DATA Rent Apt. E ESTIMATE SET \$ 8 \$ \$	# M \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ 750.00	Multiplie	\$8,900	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$

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 ⇒ ⇒ \$9,500.00 Dollars

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, M.A.I., S.R.A.

Tenants Names DOWNSTAIRS: Visvadis Walters OF the state of the section of the section of the section of the section of THE TOMES . IT THE Remarks: 000,15 19354 14.0 Menassananasa 00.000.8 polici - - harroga evil barroga - -N. D. C.

1603 University Avenue St. Paul 4, Minnesota

EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota



14

20

44

C. C. F

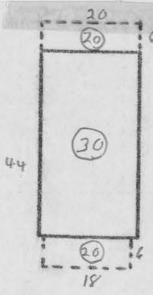
Sketch of Buildin Pictures D APPA

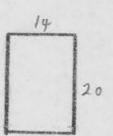
ND APPROBUILDING , Minnesota

Parcel # /74

Supplement







C. C. F REA

Sketch of Buildi **Pictures**

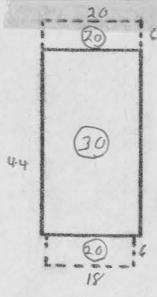
APPRAISER

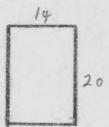
luilding Minnesota

Parcel #_/74

Supplement







C. C. F

Sketch of Buildi Pictures

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

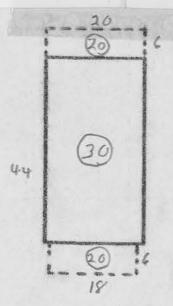
uilding Minnesota

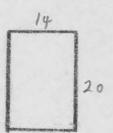
Parcel #_/74

Supplement









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

Parcel # 175
Supplement
to Parcel #

Ву

EARL V. DOLAN, M.A.I., S.R.A. 1024 Pioneer Bldg., St. Paul, Minn.

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

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

			Date Marc	h 11th. 1954
Fee Owner Albert Lavasceur	With the state of			
Fee Owner Albert Levasseur Contract for Deed Purchaser	and Celina Lev	asseur		
Legal Description Northwesterly o	ne-third of Lo	ts 20, 30 at	nd 31 Blook	1 Winte Addition
to St. Paul	- VIIII VI 210	مار ورع ملا	un jis biock	1, MIN'S Addition
Lot Size 40 x 120			Square Feet 4	800
ASSESSED VALUE F. & T.	AND \$ 750.00	BUILDING	es \$ 650.00	TOTAL \$ 1,400,00
When Acquired 1927	How Much Pai		How Much S	
INCUMBRANCES: Mortgage \$	Appr. Bal. Owing	\$ 340.00	Holder? Ce	ntral Standard Life
Contract for Deed \$	Appr. Bal. Owing	\$	To Whom?	
Other				
ANY UNLAWFUL USE NOTED: None	88			
OCCUPANCY: Owner X		T .	-	
ZONING: Class A B C	Commercial	Tenants	atalattala =	(See Names on Reverse)
ZOMINO, Class A B C			trial: Light 🗶	Heavy
	DESCRIPTION	OF IMPROVEN	MENTS	
Type of Building House Functi	on Residence	Year Built	1880	Remodeled
Construction Frame	10000000000	ber of Stories	1 Nu	mber of Rooms 6
Basement % Excav. 100 40 Foundat	ion Stope	Heat H.W. 01	l Baths 1	General Condition Fair
Cubic Foot Content 12,945	Garage	3-car	Other Bld	lgs. None
	INC	OME DATA		
Apt. # Mo. Rent Apt.	127 No. 10 Per 1		Mo. Rent	A-1 # N. D.
OWNER \$	\$		\$	Apt. # Mo. Rent
OCCUPIED \$	\$		\$	Š
\$	\$		\$	\$
\$\$	\$\$		\$	\$
Adjusted Total Annual Rent Estimate \$			Multiplie	r -
Indicated Value Estimate by Income Approach	\$			
	INDICATED VALUE ES	TIL / A TE «Descourse		
Depreciated Value Estimate Main Building Thi	INDICATED VALUE EST	\$ 3,500	PRPEREZACINE	
Depreciated Value Estimate Auxiliary Buildin		\$ 100.		
Depreciated Value Estimate Buildings Parcel	TH	\$,00	
Depreciated Value Estimate Buildings Parcel	В	\$		
Depreciated Value Estimate Buildings Parcel	С	\$		
		Total		\$ 3,600,00
Estimated Land Value				\$ 600,00
	Total, Land and	Buildings		\$ 4,200,00
The within described real prope the American Institute of Real Estate we are members, and, subject to the erty hereinabove described has a ma	 Appraisers and of limiting conditions rket value as of the 	the Society of as expressed, ve date hereof in	Residential App we hereby certify the amount of	raisers, of which organization
I	our Thousand I		H (H)	Dollars
	\$ 4,20	00.00		
Further, that this total parcel (in	cluding supplements	s if any) has an Two Hundred	estimated marke	t value in the amount ofDollars
		00 00		

Tenants Names Remarks: N IV ************* 40.00 - I have a brought that become I that a -. . . To freewards charles below to the first of the second control of t B . C.

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

Parcel # <u>175 ▲</u>
Supplement
to Parcel # <u>175</u>

Ву

EARL V. DOLAN, M.A.I., S.R.A. 1024 Pioneer Bldg., St. Paul, Minn.

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

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

Property Address	660 Car	nada.			Du	te	March	llth,		195_4_
Fee Owner M Contract for Deed	ax Fried		Redler, 9	08 Ashlar	d (now	Celin	a Lava	sseur)		
Legal Description	The contract of the contract o	terly 10	inches of	Ely's Ad	ldition	to St	. Paul	, Lot	32. Bl	ock 1
Lot Size										
ASSESSED VALUE	F. & T.	IANI	\$ 25.00	D	UILDINGS \$	Square Fe		TOTAL		00
When Acquired			How Much	24 2222	OILDINGS \$		Much Spent		\$ 25.	00
INCUMBRANCES:	Mortgage \$		Appr. Bal. Ow			Holde		Since \$		
Contract for Deed			Appr. Bal. Ow			To W				
Other							nom:			
BEST ECONOMIC	USE:									
ANY UNLAWFUL	USE NOTED:									
OCCUPANCY: O	wner			Tenants				(See)	Vames on	Reverse)
ZONING: Class A	В	С	Commerci	al	Industrial:	Light	x		Heavy	
			DESCRIPTIO	ON OF IMP	DOVEMEN	ITC				
Type of Building	TA CANTER TAN	TO Evention	DESCRIPTIO			113	5			
Construction	VACANT LAN	D Function		Number of Sto	Built			emodeled		
Basement % Excav		Foundation		Heat	ries	D II	710000000000000000000000000000000000000	r of Room		
Cubic Foot Conter		Toulidation	-			Baths		Seneral Co	ondition	
Cubic Foor Confer	11		Gara	age		Ot	her Bldgs.			
		0.00								
Apt. #	Mo. Rent	Apt. #	IN Mo. R	ICOME DA		Mo R	2 ent	Ant #		Ma Part
Apt. #		Apt. #			ΓA • #	Mo. R	Rent	Apt. #	\$	Mo. Rent
		Apt. #	Mo. R		. #		Rent	Apt. #	\$\$_ \$	Mo. Rent
		Apt. #	Mo. R		. #		Rent	Apt. #	\$ \$_ \$ \$	Mo. Rent
		Apt. #	Mo. R		. #		Rent	Apt. #	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Mo. Rent
\$			Mo. R		. #			Apt. #	\$\$\$\$\$\$\$\$\$\$_	Mo. Rent
\$ \$ Adjusted Total Ann	s s s sual Rent Estima	te \$	Mo. R		. #		Rent	Apt. #	\$\$\$\$\$\$\$\$\$	Mo. Rent
\$ Adjusted Total Ann	nual Rent Estima imate by Income	te \$ Approach \$ INDI	Mo. R \$ \$ \$ \$ \$ CATED VALUE	ent Apt	* # * * * * * * * * * * * * * * * * * *	,		Apt. #	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Mo. Rent
\$ Adjusted Total Annodicated Value Esti	nual Rent Estima imate by Income	te \$ Approach \$ INDI	Mo. R \$ \$ \$ \$ \$ CATED VALUE	ent Apt	* # * * * * * * * * * * * * * * * * * *	,		Apt. #	\$\$\$\$\$\$\$\$	Mo. Rent
Adjusted Total Ann ndicated Value Esti Depreciated Value I	nual Rent Estima imate by Income Estimate Main Bu Estimate Auxilia	te \$ Approach \$ INDI ilding This She ry Buildings Th	Mo. R \$ \$ \$ \$ \$ CATED VALUE	ent Apt	* # * * * * * * * * * * * * * * * * * *	,		Apt. #	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Mo. Rent
Adjusted Total Annodicated Value Esti	nual Rent Estima imate by Income Estimate Main Bu Estimate Auxilia Estimate Buildin	te \$ Approach \$ INDI iliding This She ry Buildings Th gs Parcel A	Mo. R \$ \$ \$ \$ \$ CATED VALUE	ESTIMATE SE	* # * * * * * * * * * * * * * * * * * *	,		Apt. #	\$ \$ \$ \$ \$ \$ \$	Mo. Rent
Adjusted Total Annodicated Value Esti Depreciated Value Depreciated Value Depreciated Value Depreciated Value	nual Rent Estima imate by Income Estimate Main Bu Estimate Auxilia Estimate Buildin Estimate Buildin	te \$ Approach \$ INDI ilding This She ry Buildings Th gs Parcel A gs Parcel B	Mo. R \$ \$ \$ \$ \$ CATED VALUE	ESTIMATE SX \$ \$ \$	* # * * * * * * * * * * * * * * * * * *	,		Apt. #	\$\$\$\$\$\$\$	Mo. Rent
Adjusted Total Annodicated Value Esti Depreciated Value Depreciated Value Depreciated Value Depreciated Value	nual Rent Estima imate by Income Estimate Main Bu Estimate Auxilia Estimate Buildin Estimate Buildin	te \$ Approach \$ INDI ilding This She ry Buildings Th gs Parcel A gs Parcel B	Mo. R \$ \$ \$ \$ \$ CATED VALUE	ESTIMATE SS	* # * * * * * * * * * * * * * * * * * *	,		Apt. #	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Mo. Rent
Adjusted Total Annundicated Value Esti Depreciated Value In Depreciated Value Depreciated Value Depreciated Value Depreciated Value Depreciated Value	sual Rent Estima imate by Income Estimate Main Bu Estimate Auxilia Estimate Buildin Estimate Buildin Estimate Buildin	te \$ Approach \$ INDI ilding This She ry Buildings Th gs Parcel A gs Parcel B	Mo. R \$ \$ \$ \$ CATED VALUE et nis Sheet	ESTIMATE SX \$ \$ \$ Total	. # \$ \$ \$ \$ \$ \$ \$,		\$	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Mo. Rent
stadjusted Total Annodicated Value Estimated Value International V	sual Rent Estima imate by Income Estimate Main Bu Estimate Auxilia Estimate Buildin Estimate Buildin Estimate Buildin	te \$ Approach \$ INDI ilding This She ry Buildings Th gs Parcel A gs Parcel B	Mo. R \$ \$ \$ \$ \$ CATED VALUE et nis Sheet	ESTIMATE \$\$ \$ \$ \$ \$ Total	. # \$ \$ \$ \$ \$ \$ \$,		Apt. #	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Mo. Rent
Adjusted Total Annundicated Value Esti Depreciated Value Depreciated Value Depreciated Value Depreciated Value Depreciated Value The within he American Inve are members	Estimate Main Bu Estimate Auxilia Estimate Building	Inding This She ry Buildings Th gs Parcel A gs Parcel B gs Parcel C al property al Estate Ap t to the lim	Mo. R \$ \$ \$ \$ \$ CATED VALUE et nis Sheet Value Total, Land a has been appraisers and iting condition	ESTIMATE S \$ \$ Total d with North Mond Buildings praised in a of the Socions as expres	. # \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	with the sidential ereby of	fultiplier the rules I Apprai	\$ \$ and prosers, of	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	al ethics
Adjusted Total Annolicated Value Estimated Value Depreciated Value Depreciated Value Depreciated Value Depreciated Value Depreciated Value Depreciated Value Stimated Land Value The within the American Interest of the Market Care members	Estimate Main Bu Estimate Auxilia Estimate Building	Inding This She ry Buildings Th gs Parcel A gs Parcel B gs Parcel C al property al Estate Ap t to the lim	Mo. R \$ \$ \$ \$ \$ CATED VALUE et nis Sheet Value Total, Land a has been appraisers and iting condition value as of	ESTIMATE \$\$ \$ \$ \$ \$ Total ed with North Mond Buildings praised in a coff the Socions as expressions as expressi	. # \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	with the sidential ereby of	fultiplier the rules I Apprai	\$ \$ and presers of	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	al ethics of
Adjusted Total Annundicated Value Estinated Value Depreciated Valu	Estimate Main Bu Estimate Auxilia Estimate Building Estimate Build	Inding This She ry Buildings Th gs Parcel A gs Parcel B gs Parcel C al property al Estate Ap t to the lim as a market	Mo. R \$ \$ \$ \$ \$ CATED VALUE et nis Sheet Value Total, Land a has been appraisers and iting condition value as of	ESTIMATE S \$ \$ \$ Total ed with Nond Buildings praised in a of the Socions as exprethe date he	. # \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	with the sidential ereby of amount	the rules I Appraisertify that	\$ \$ and properties of at in our	s s s s ofessiona which o	al ethics organization the prop
Adjusted Total Annual Indicated Value Estimated Value Depreciated Value Estimated Land Value The within the American Indicate The Within t	Estimate Main Bu Estimate Auxilia Estimate Building	Inding This She ry Buildings Th gs Parcel A gs Parcel B gs Parcel C al property al Estate Ap t to the lim as a market	Mo. R \$ \$ \$ \$ \$ CATED VALUE et nis Sheet Value Total, Land a has been appraisers and iting condition value as of	ESTIMATE S \$ \$ \$ Total ed with Nond Buildings praised in a of the Socions as exprethe date he	. # \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	with the sidential ereby of amount	the rules I Appraisertify that	\$ \$ and properties of at in our	s s s s ofessiona which o	al ethics organization the prop

entition and a Tenants Names Intersteen of first world and first and the second state of the second second . The soul, Lunt . to or moterials with the southert of Charles and the Remarks: BEDDELLEZERENE -0- 3

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

Parcel # 175 B
Supplement to Parcel # 175

Ву

EARL V. DOLAN, M.A.I., S.R.A. 1024 Pioneer Bldg., St. Paul, Minn.

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

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

				Date	March 11	Lth. 195
	Canada					
Fee Owner Max Frie	d and Elia	Redler, 908	Ashland A	ve. (now Co	elina Lavas	seur)
Contract for Deed Purchaser						
Legal Description Southw		feet of the	e Southeas	terly 40 f	eet of Lot	32. Block 1
Ely's Addition to	St. Paul					
Lot Size				Square Feet	t	
ASSESSED VALUE F. & T.	LAND	\$ 25.00	BUILDIN	1GS \$ - 0 .	TOTA	L \$ 25.00
When Acquired		How Much Paid	4 \$	How Mu	uch Spent Since \$	
INCUMBRANCES: Mortgage		Appr. Bal. Owing !	\$	Holder?	?	
Contract for Deed \$		Appr. Bal. Owing	\$	To Who	om?	
Other						
BEST ECONOMIC USE:						
ANY UNLAWFUL USE NOTE):					
OCCUPANCY: Owner			Tenants		(See	Names on Reverse)
ZONING: Class A	С	Commercial	Indu	ustrial: Light 🗶		Heavy
		DESCRIPTION	OF IMPROVE	EMENTS		
Type of Building VACANT	LAND Function		Year Built		Remodeled	
Construction	Tunction	Mass	ber of Stories		Number of Root	
Basement % Excav.	Foundation	Num	Heat	Baths	General C	
	Toundation		11001			Johannon
Cubic Foot Content		Garage		Othe	er Bldgs.	
Apt. # Mo. Re	nt Apt. #	INCO Mo. Rent	OME DATA	Mo. Re	ent Apt. #	Mo. Ren
\$	1	\$	11	\$		\$
\$		s		\$		\$
S		\$		\$		5
\$		\$		\$		\$
				14	lie le	-
Adjusted Total Annual Rent E				Mu	ultiplier	
Indicated Value Estimate by Indicated Value Estimate Indicated Value I	come Approach \$					
	IND	CATED VALUE EST	TIMATE 電客電流電	*PONTHER *		
Depreciated Value Estimate Ma	in Building This She	et	\$			
Depreciated Value Estimate A	uxiliary Buildings T	his Sheet	\$			
Depreciated Value Estimate B	uildings Parcel A		\$			
Depreciated Value Estimate B	uildings Parcel B		\$			
Depreciated Value Estimate B	uildings Parcel C		\$			
			Total		\$	
Estimated Land Value		Valued wit	th Ne. 175		\$	
		Total, Land and	Buildings		\$	
The within described the American Institute o we are members, and, se erty hereinabove describ	F Real Estate Apublication for the limited in the l	opraisers and of niting conditions	the Society as expressed,	of Residential , we hereby c	Appraisers, or ertify that in of	f which organization opinion the p
N-12 Billion Commence			0		Dollar	S
Further, that this tot	al parcel (includ	Ψ		an estimated n	market value in	the amount of
					Dollar	5
GUN BY	h	\$		1	200	B

and i dove a large Tenants Names (whether I sailed you) were health and or challen also one helps ask and a . I don't we then I to dead on the Southernton De tech of Lot Telegraph of the Is. Remarks: 00000000000000000 Tales of the local state of the land

1603 University Avenue St. Paul 4, Minnesota

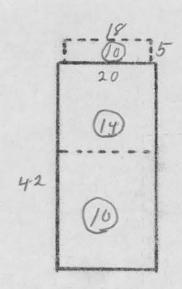
EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

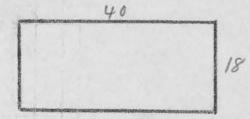
Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # 175
Supplement
to Parcel #







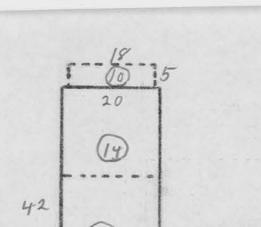
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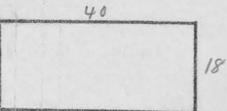
Sketch of Buildir Pictures N. M. A. I. - S. R. A. ND APPRAISER

Parcel #_ 175

Supplement







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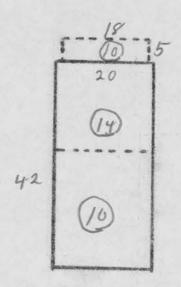
Sketch of Buildin Pictures A. I. - S. R. A. PPRAISER

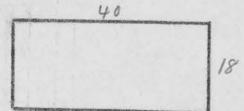
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Parcel #_







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Sketch of Buildin Pictures A. I. - S. R. A. PRAISER

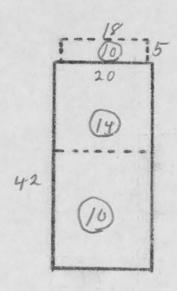
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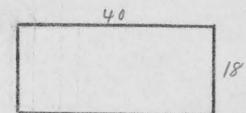
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THE HOUSING AND REDEVELOPMENT AUTHORITY of The City of St. Paul, Minn.

Parcel # 176
Supplement to Parcel #

Ву

EARL V. DOLAN, M.A.I., S.R.A. 1024 Pioneer Bldg., St. Paul, Minn.

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

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

Property Address	660.0	- 2 - 01				ite	Mar	ch 12th	9	195 4
		mada Stre		0.000	201.01.02	2.2.00	4			
Contract for Deed P		ado and S	arah Mercad	0		-	-			
Legal Description		the North	westerly 80	fants	Tota O	and '	10 71	n n l n 2	77.7 2	111111
to St. Paul	az cope	VIIC MOI VII	Mesterry 00	1600;	HOUS 9	and .	TO, DI	OCK Is	ETA.8	Addition
Lot Size 40 x	80					Square	Feet 3, 2	00		-
ASSESSED VALUE F		LAND	\$ 625.00	BI	JILDINGS \$				1 \$3,12	DE 00
When Acquired	1948		How Much Paid	1 \$6-000	.00					claimed)
INCUMBRANCES: N	Nortgage \$		Appr. Bal. Owing		-	Hold		all since \$5	9000 (Crarmed)
Contract for Deed \$			Appr. Bal. Owing		AR		Vhom?			
Other							71101113			
BEST ECONOMIC L	JSE: Pre	sent use								-
ANY UNLAWFUL U	SE NOTED:	None								
OCCUPANCY: Own	er X			Tenants	x			(See N	Vames on	Reversel
ZONING: Class A	В	С	Commercial		Industrial:	Light	X		Heavy	Keyersej
			DECODIBLION	0= 0 (0)						
			DESCRIPTION	OF IMPR	ROVEMEN	ITS				
Type of Building	Duplex	Function	Residence	Year	Built 1	910		Remodeled		
Construction	Frame		1.0	per of Stor	-	*	Num	ber of Room	s	10
Basement % Excav.	100	Foundation	Concrete	Heat	2 H.W.	Baths	2	General Co	ondition	Fair
Cubic Foot Content	27,500		Garage	1-car		0	ther Bldg	s. Non	9	
Apt. #	Mo. Rent	Apt. #	INCC Mo. Rent	ME DAT		Mo.	Rent	Apt. #		Mo. Rent
UPSTAIRS \$	(Son, no	rent)	\$\$		\$	\$			\$_	
DOWNSTAIRS \$	OWNER		_ \$	_	\$				\$_	
			- \$	_	\$				\$_	
		-	- \$		\$				\$_	
Adjusted Total Annu						1	Multiplier			
Indicated Value Estim	ate by Income	Approach \$								
Depreciated Value Es	timate Main E		CATED VALUE EST		00052 342 25					
Depreciated Value E				\$	100.0					
Depreciated Value E	and the second	The same of the sa		\$				-		
Depreciated Value E	stimate Buildi	ngs Parcel B		\$		-1				
Depreciated Value E	stimate Buildi	ngs Parcel C		\$						
		100000000000000000000000000000000000000		Total				\$ 9.	100.0	0
Estimated Land Value								\$	500.0	
			Total, Land and B	Buildings				\$ 9.	600.0	
The within of the American Ins we are members, erty hereinabove	and, subje	eal Estate Ap ct to the lim has a market	has been appra praisers and of iting conditions value as of the	ised in a the Socia as expres date her	ety of Re ssed, we h eof in the	sidenti iereby e amou	al Appr certify	es and pro	ofession	al ethics of
		Ni	ne Thousand \$ 9,60		mdred -	- 500		Dollars		
Further, that	this total p	earcel (includi	ing supplements	d Six E	as an esti lundred	imated ===	market	value in t	he amo	unt of
Earl	Han		\$ 9,60	0.00	-//	21	n	Deer	M	

UPSTAIRS: Boniface Mercado ateil . I Foole . Of fam C stel Steel So wither maintail edition The same Remarks: . 200200000000000 * 6 moreone side 00.004,5 mal's ___ = bishow z2 basesoff wat2 = -As two-cuts of a dissert factor for the record for the control of the control of

1603 University Avenue St. Paul 4, Minnesota

EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer_Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

20 5

Parcel # /76
Supplement
to Parcel #



1603 University Avenue St. Paul 4, Minnesota

20

EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # 176
Supplement
to Parcel #





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





1603 University Avenue St. Paul 4, Minnesota

EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer_Building St. Paul I, Minnesota

Sketch of Building(s)

Parcel # 176
Supplement



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

Parcel # 177
Supplement
to Parcel #

Ву

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

1024 Pioneer Blag	J., St. Paul, Minn.		1603	Univ. Ave	., St. Paul 4, Mir	in.
			Date	March	12th.	195 4
Property Address 664 Cana			AND ST. LONG	al d	BILLEREN	
	and Morris Mark	3	eres etven			
Contract for Deed Purchaser						
	terly 60 feet of					
51 feet and the Sout	heasterly 29 fee	et of NWly 80				
Lot Size 40 x 80			Square	Feet 3.2	200 Ad	ldition
ASSESSED VALUE F. & T.	LAND \$ 600.0	DO BUI	LDINGS \$1,02	5.00	TOTAL \$ 1,	625.00
When Acquired	How M	fuch Paid \$	Hov	Much Sper	nt Since \$	
INCUMBRANCES: Mortgage \$	Appr. Bal.	Owing \$	Hol	der?		
Contract for Deed \$	Appr. Bal.	Owing \$	То	Whom?		
Other						
BEST ECONOMIC USE: P	resent use		WHILE			
ANY UNLAWFUL USE NOTED:	None					
OCCUPANCY: Owner		Tenants	x	A 544 P. P.	(See Names o	n Reverse)
ZONING: Class A B	C Comm	ercial	Industrial: Light	X	Heavy	
	DESCRIP	TION OF IMPR	OVEMENTS			
Type of Building Duplex	Function Residen	ice Year B	uilt 1890		Remodeled	
Construction Frame		Number of Storie	es 2	Numb	per of Rooms 10)
Basement % Excav. 90	Foundation Stone	Heat 2	H.W. Baths	2	General Condition	
Cubic Foot Content 30,780		Garage None		Other Bldgs	47	- Monoral and a
		INCOME DATA	A			
Apt. # Mo. Rent	Apt. # M	o. Rent Apt.	# Mo	. Rent	Apt. #	Mo. Rent
DOWNSTAIRS \$ 43.00	\$		\$	1		\$
UPSTAIRS \$ 32.00	\$		\$			
\$	\$		\$			
\$	\$		\$			
Adjusted Total Annual Rent Estim	I. C WASTE			N. J. 11. 11.		
Indicated Value Estimate by Income	The state of the s			Multiplier		
	INDICATED VA	LUE ESTIMATE ##	CALLE & BEDTONE			
Deposited Value Estimate Main P				T BIS		
Depreciated Value Estimate Main B			750.00			
Depreciated Value Estimate Auxili		\$		-		
Depreciated Value Estimate Building		\$				
Depreciated Value Estimate Building		\$				
Depreciated Value Estimate Buildi	ngs Parcel C	\$				
The state of the s		Total			\$6,750.0	00
Estimated Land Value					\$ 500.0	
	Total, La	and Buildings			\$7,250.0	00
The within described re the American Institute of Ro we are members, and, subje- erty hereinabove described	eal Estate Appraisers ct to the limiting con has a market value as	and of the Socie ditions as expres	ety of Residen sed, we hereb eof in the amo	tial Appropriately of the country of	aisers, of which that in our opin	organizations
	S S	7 000		20,000	Dollars	
Further, that this total p	earcel (including suppl	lements if any) h Phousand Two	as an estimate Hundred Fi	d market	value in the an	nount of
					Dollars	

\$ 7,250.00

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

Tenants Names DOWNSTAIRS: James Krogstad UPSTAIRS: Cecelia Feldman Southwesterly of the Southwesterly 11. Test of the Varior t DD. How Remarks: ONT , SE PRESERVATION -

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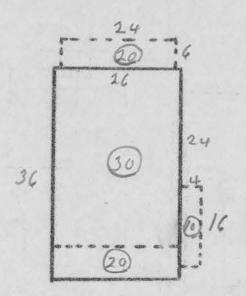
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1603 University Avenue St. Paul 4, Minnesota EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul t-Minnesota

Sketch of Building(s)
Pictures

Parcel #_______ 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 t, Minnesota

Sketch of Building(s)
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Pioneer Building St. Paul t, Minnesota

Sketch of Building(s) Pictures Parcel # /77
Supplement to Parcel #

