



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

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BLOCK     7

EASTERN                      AREA

THE HOUSING AND REDEVELOPMENT AUTHORITY  
for the  
CITY OF ST. PAUL, MINNESOTA

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7

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

Parcel # 225

Supplement

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

By

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

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

Date March 10th, 1954Property Address 270-268 Fourteenth StreetFee Owner John, James L., Benjamin and Harry Gershon, 1020 S. Hayworth Ave. Los Angeles,

Contract for Deed Purchaser

Cal if.

Legal Description Northeasterly one-half of Lot 10 and all of Lot 9, Block 2, Ely's Addition to St. PaulLot Size 60 x 100Square Feet 6,000ASSESSED VALUE F. & T. LAND \$ 1,000.00 BUILDINGS \$ - 0 - TOTAL \$ 1,000.00

When Acquired How Much Paid \$ How Much Spent Since \$

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

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

Other

BEST ECONOMIC USE:

ANY UNLAWFUL USE NOTED:

OCCUPANCY: Owner

Tenants

(See Names on Reverse)

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

## DESCRIPTION OF IMPROVEMENTS

Type of Building	VACANT LOT	Function	Year Built	Remodeled
Construction			Number of Stories	Number of Rooms
Basement % Excav.		Foundation	Heat	Baths
Cubic Foot Content			Garage	Other Bldgs.

## COMPARABLES

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

## INCOME DATA

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

Adjusted Total Annual Rent Estimate \$

Multiplier

Indicated Value Estimate by Income Approach \$

## INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$
Depreciated Value Estimate Buildings Parcel A	\$
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$
Estimated Land Value	at 20 cents per square foot
Total, Land and Buildings	\$ 1,200.00

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

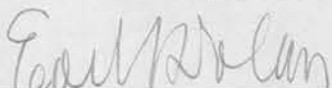
-- One Thousand Two Hundred -- Dollars

\$ 1,200.00

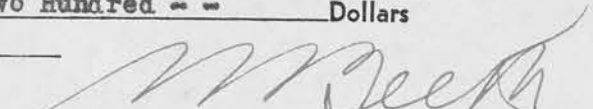
Further, that this total parcel (including supplements if any) has an estimated market value in the amount of

-- One Thousand Two Hundred -- Dollars

\$ 1,200.00



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



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

Tenants Names

Remarks:



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

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

Sketch of Building(s)  
Pictures

Parcel # 225  
Supplement  
to Parcel #

270-268 Fourteenth Street



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

Parcel # 226  
Supplement  
to Parcel # \_\_\_\_\_

By

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

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

Date March 15th, 1954

Property Address 274 Fourteenth Street

Fee Owner Hannah R. Kern

Contract for Deed Purchaser Pete Felipe

Legal Description Lot 8, Block 2, Ely's Addition to St. Paul

Lot Size 40 x 100

Square Feet 4,000

ASSESSED VALUE F. & T.

LAND \$ 750.00

BUILDINGS \$ 1,350.00

TOTAL \$ 2,100.00

When Acquired 1948

How Much Paid \$ 5,000.00

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

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

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

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

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

Appr. Bal. Owing \$ 1,480.00

To Whom? Royal Realty (collection agency)

Other \_\_\_\_\_

BEST ECONOMIC USE: Present use

ANY UNLAWFUL USE NOTED: None

OCCUPANCY: Owner X

Tenants X

(See Names on Reverse)

ZONING: Class A

B

C

Commercial

Industrial: Light

X

Heavy

### DESCRIPTION OF IMPROVEMENTS

Type of Building Duplex

Function Residence

Year Built 1900

Remodeled \_\_\_\_\_

Construction Frame

Number of Stories 2

Number of Rooms 8

Basement % Excav. 100

Foundation Stone

Heat H.W. Oil

Baths 2

General Condition Fair

Cubic Foot Content 17,500

Garage (1) 1-car

Other Bldgs. None

COMPARABLES

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

No. 95 plus 10%

No. 132

### INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
UPSTAIRS	\$ NOT KNOWN		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ \_\_\_\_\_

Multiplier \_\_\_\_\_

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

### INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet

\$ 5,200.00

Depreciated Value Estimate Auxiliary Buildings This Sheet

\$ 225.00

Depreciated Value Estimate Buildings Parcel A

\$

Depreciated Value Estimate Buildings Parcel B

\$

Depreciated Value Estimate Buildings Parcel C

\$

Total

\$ 5,425.00

Estimated Land Value

\$ 600.00

Total, Land and Buildings

\$ 6,025.00

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

-- Six Thousand Twenty-five -- Dollars

\$ 6,025.00

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

-- Six Thousand Twenty-five -- Dollars

\$ 6,025.00

*Earl V. Dolan*

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

*C. C. Beeth*

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

Tenants Names

UPSTAIRS: Lucy Filipe

Remarks:

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

REALTOR AND APPRAISER

1603 University Avenue  
St. Paul 4, Minnesota

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

REALTOR AND APPRAISER

Pioneer Building  
St. Paul 1, Minnesota

Sketch of Building(s)

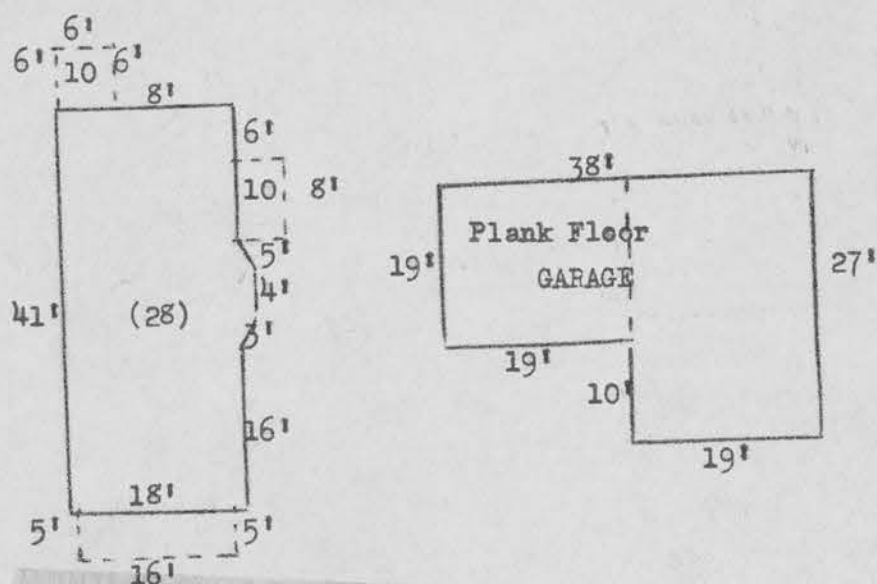
Pictures

Parcel # 226

Supplement

to Parcel #

274 Fourteenth Street





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 # 226

Supplement

to Parcel #

274 Fourteenth Street

27'





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 # 226

Supplement

to Parcel #

274 Fourteenth Street

27<sup>1</sup>



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 # 226

Supplement

to Parcel #

274 Fourteenth Street

27<sup>1</sup>



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

Parcel # 227  
Supplement  
to Parcel # \_\_\_\_\_

By

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

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

Date March 12th, 1954

Property Address 280-282 Fourteenth Street

Fee Owner Sarah, Minnie, Abe, Rebecca, Samuel and Esther Axelrod

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

Legal Description Lot 7, Block 2, Ely's Addition to St. Paul

Lot Size 40 x 100

Square Feet 4,000

ASSESSED VALUE F. & T. LAND \$ 750.00 BUILDINGS \$ 1,900.00 TOTAL \$ 2,650.00

When Acquired \_\_\_\_\_ How Much Paid \$ \_\_\_\_\_ How Much Spent Since \$ \_\_\_\_\_

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

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

Other \_\_\_\_\_

BEST ECONOMIC USE: Present use

ANY UNLAWFUL USE NOTED: None

OCCUPANCY: Owner ☒ Tenants ☒ (See Names on Reverse)

ZONING: Class A ☐ B ☐ C ☐ Commercial ☐ Industrial: Light ☒ Heavy ☐

#### DESCRIPTION OF IMPROVEMENTS

Type of Building <u>House</u>	Function <u>Residence</u>	Year Built <u>1890</u>	Remodeled _____
Construction <u>Frame</u>	Number of Stories <u>2</u>	Number of Rooms <u>12</u>	
Basement % Excav. <u>100</u>	Foundation <u>Concrete</u>	Heat <u>2 H.W.</u>	Baths <u>2</u> General Condition <u>Fair</u>
Cubic Foot Content <u>35,560</u>	Garage <u>None</u>	Other Bldgs. <u>Sheds</u>	

#### COMPARABLES

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

No. 30

No. 39 plus 5%

#### INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	\$ <u>42.50</u>	<u>unheated</u>	\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ \_\_\_\_\_

Multiplier \_\_\_\_\_

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

#### INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>7,000.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>100.00</u>
Depreciated Value Estimate Buildings Parcel A	\$ _____
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>7,100.00</u>
Estimated Land Value	\$ <u>600.00</u>
Total, Land and Buildings	\$ <u>7,700.00</u>

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

-- Seven Thousand Seven Hundred -- Dollars  
\$ 7,700.00

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

-- Seven Thousand Seven Hundred -- Dollars  
\$ 7,700.00

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

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



Tenants Names

DOWNSTAIRS: Henry Herr

Remarks:

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

REALTOR AND APPRAISER

1603 University Avenue  
St. Paul 4, Minnesota

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

REALTOR AND APPRAISER

Pioneer Building  
St. Paul 1, Minnesota

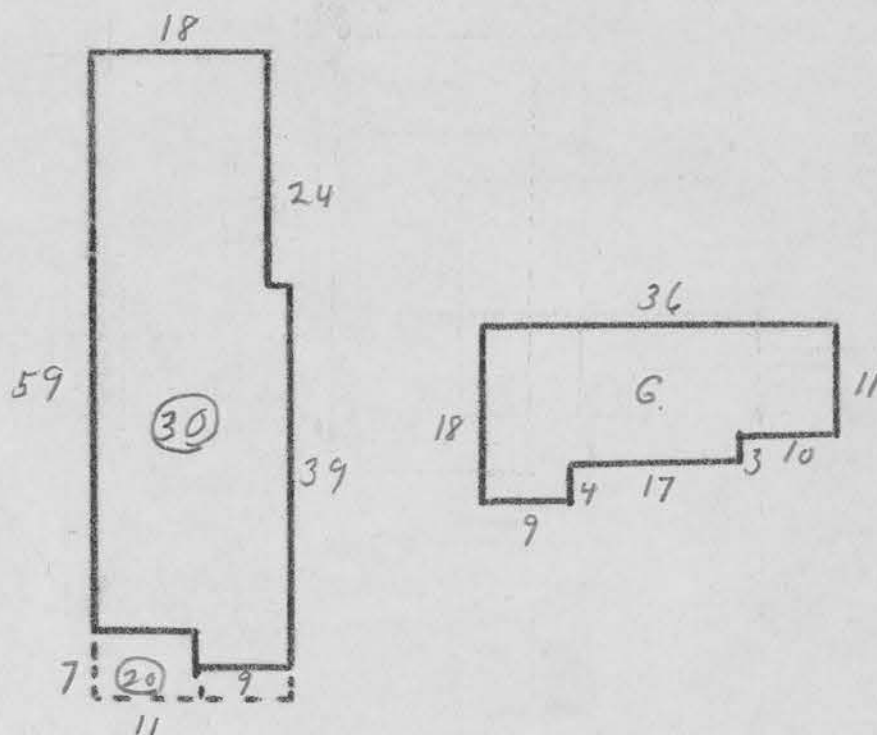
Sketch of Building(s)

Pictures

Parcel # 227

Supplement

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





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

REALTOR AND APPRAISER

1603 University Avenue  
St. Paul 4, Minnesota

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

REALTOR AND APPRAISER

Pioneer Building  
St. Paul 1, Minnesota

Sketch of Building(s)

Pictures

Parcel # 227

Supplement

to Parcel #



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

REALTOR AND APPRAISER

1603 University Avenue  
St. Paul 4, Minnesota

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

REALTOR AND APPRAISER

Pioneer Building  
St. Paul 1, Minnesota

Sketch of Building(s)

Pictures

Parcel # 227

Supplement

to Parcel #

18

11



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

Parcel # 228

Supplement

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

By

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

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

Date March 10th, 1954

Property Address 286 Fourteenth Street  
 Fee Owner Allan T. Miller, 81 E. 5th St.  
 Contract for Deed Purchaser \_\_\_\_\_  
 Legal Description Lot 6, Block 2, Ely's Addition to St. Paul

Lot Size 40 x 100 Square Feet 4,000  
 ASSESSED VALUE F. & T. LAND \$ 750.00 BUILDINGS \$ 0 TOTAL \$ 750.00  
 When Acquired \_\_\_\_\_ How Much Paid \$ \_\_\_\_\_ How Much Spent Since \$ \_\_\_\_\_  
 INCUMBRANCES: Mortgage \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ Holder? \_\_\_\_\_  
 Contract for Deed \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ To Whom? \_\_\_\_\_  
 Other \_\_\_\_\_  
 BEST ECONOMIC USE: \_\_\_\_\_  
 ANY UNLAWFUL USE NOTED: \_\_\_\_\_  
 OCCUPANCY: Owner \_\_\_\_\_ Tenants \_\_\_\_\_ (See Names on Reverse)  
 ZONING: Class A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial: Light ☒ Heavy \_\_\_\_\_

## DESCRIPTION OF IMPROVEMENTS

Type of Building VACANT LOT Function \_\_\_\_\_ Year Built \_\_\_\_\_ Remodeled \_\_\_\_\_  
 Construction \_\_\_\_\_ Number of Stories \_\_\_\_\_ Number of Rooms \_\_\_\_\_  
 Basement % Excav. \_\_\_\_\_ Foundation \_\_\_\_\_ Heat \_\_\_\_\_ Baths \_\_\_\_\_ General Condition \_\_\_\_\_  
 Cubic Foot Content \_\_\_\_\_ Garage \_\_\_\_\_ Other Bldgs. \_\_\_\_\_

## COMPARABLES

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

## INCOME DATA

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

Adjusted Total Annual Rent Estimate \$

Multiplier

Indicated Value Estimate by Income Approach \$

## INDICATED VALUE ESTIMATE BY COST APPROACH

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

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

-- Six Hundred -- Dollars  
 \$ 600.00

Further, that this total parcel (including supplements if any) has an estimated market value in the amount of  
 -- Six Hundred -- Dollars  
 \$ 600.00

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

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

Remarks:



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

REALTOR AND APPRAISER

1603 University Avenue

St. Paul 4, Minnesota

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

REALTOR AND APPRAISER

Pioneer Building

St. Paul 1, Minnesota

Sketch of Building(s)

Pictures

Parcel # 228

Supplement

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

286 Fourteenth Street





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

Parcel # 229

Supplement

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

By

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

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

Date March 10th, 1954Property Address 649 BroadwayFee Owner Borrisford Company, 1024 New York Building, St. Paul 1, Minnesota

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

Legal Description Lot 1, Block 2, Ely's Addition to St. PaulLot Size 40 x 100Square Feet 4,000

ASSESSED VALUE F. &amp; T.

LAND \$ 700.00BUILDINGS \$ 0TOTAL \$ 700.00

When Acquired \_\_\_\_\_

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

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

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

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

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

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

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

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

Other \_\_\_\_\_

BEST ECONOMIC USE: \_\_\_\_\_

ANY UNLAWFUL USE NOTED: \_\_\_\_\_

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

Tenants \_\_\_\_\_

(See Names on Reverse)

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

B \_\_\_\_\_

C \_\_\_\_\_

Commercial \_\_\_\_\_

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

X

Heavy \_\_\_\_\_

## DESCRIPTION OF IMPROVEMENTS

Type of Building VACANT LOT

Function \_\_\_\_\_

Year Built \_\_\_\_\_

Remodeled \_\_\_\_\_

Construction \_\_\_\_\_

Number of Stories \_\_\_\_\_

Number of Rooms \_\_\_\_\_

Basement % Excav. \_\_\_\_\_

Foundation \_\_\_\_\_

Heat \_\_\_\_\_

Baths \_\_\_\_\_

General Condition \_\_\_\_\_

Cubic Foot Content \_\_\_\_\_

Garage \_\_\_\_\_

Other Bldgs. \_\_\_\_\_

## COMPARABLES

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

## INCOME DATA

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

Adjusted Total Annual Rent Estimate \$ \_\_\_\_\_

Multiplier \_\_\_\_\_

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

## INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$
Depreciated Value Estimate Buildings Parcel A	\$
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$

Total \$ \_\_\_\_\_

Estimated Land Value \_\_\_\_\_

Corner at 20 cents per square ft. \$ 800.00Total, Land and Buildings \$ 800.00

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

-- Eight Hundred --

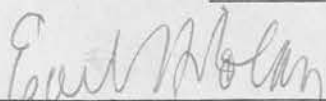
Dollars

\$ 800.00

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

-- Eight Hundred --

Dollars

\$ 800.00


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



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

Blank lined paper with faint horizontal lines.

\*\*\*\*\*

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 # 229

Supplement

to Parcel #

649 Broadway





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

Parcel # 230

Supplement

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

By

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

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

Date March 10th, 1954Property Address 647 BroadwayFee Owner Berrisford Company, 1024 New York Building, St. Paul 1, Minnesota

Contract for Deed Purchaser

Legal Description Lot 2, Block 2, Ely's Addition to St. PaulLot Size 40 x 100Square Feet 4,000

ASSESSED VALUE F. & T. LAND \$ 650.00 BUILDINGS \$ 0 TOTAL \$ 650.00

When Acquired \_\_\_\_\_ How Much Paid \$ \_\_\_\_\_ How Much Spent Since \$ \_\_\_\_\_

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

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

Other \_\_\_\_\_

BEST ECONOMIC USE: \_\_\_\_\_

ANY UNLAWFUL USE NOTED: \_\_\_\_\_

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

Tenants \_\_\_\_\_

(See Names on Reverse)

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

## DESCRIPTION OF IMPROVEMENTS

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

## COMPARABLES

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

## INCOME DATA

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

Adjusted Total Annual Rent Estimate \$ \_\_\_\_\_

Multiplier \_\_\_\_\_

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

## INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$
Depreciated Value Estimate Buildings Parcel A	\$
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$

Estimated Land Value Under same ownership as, and when combined with No. 229 \$ 800.00Total, Land and Buildings \$ 800.00

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

-- Eight Hundred -- Dollars

\$ 800.00

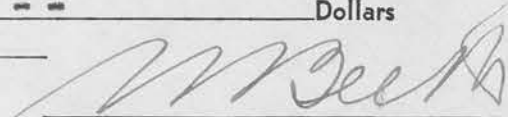
Further, that this total parcel (including supplements if any) has an estimated market value in the amount of

-- Eight Hundred -- Dollars

\$ 800.00



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



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

THE HOUSING AND RENT CONTROL BOARD

OF THE CITY OF NEW YORK

IN THE MATTER OF

THE CITY OF NEW YORK

THE CITY OF NEW YORK

THE CITY OF NEW YORK

THE CITY OF NEW YORK

March 1952

Tenants Names

THE CITY OF NEW YORK

THE CITY OF NEW YORK

THE CITY OF NEW YORK

THE CITY OF NEW YORK

THE CITY OF NEW YORK

THE CITY OF NEW YORK

THE CITY OF NEW YORK

THE CITY OF NEW YORK

Remarks:

THE CITY OF NEW YORK

THE CITY OF NEW YORK

THE CITY OF NEW YORK

THE CITY OF NEW YORK

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THE CITY OF NEW YORK



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 # 230

Supplement

to Parcel #

647 Broadway



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

Parcel # 231  
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 637-639 Broadway Date March 12th, 195 4  
Fee Owner John E. Blomquist, Inc., 712 Empire Bank Bldg., St. Paul 1, Minnesota  
Contract for Deed Purchaser Alfred Raasch  
Legal Description Lot 3, Block 2, Ely's Addition to St. Paul

Lot Size 40 x 100 Square Feet 4,000  
ASSESSED VALUE F. & T. LAND \$ 650.00 BUILDINGS \$ 2,000.00 TOTAL \$ 2,650.00  
When Acquired 1948 How Much Paid \$ 6,000.00 How Much Spent Since \$ 700.00  
INCUMBRANCES: Mortgage \$ Appr. Bal. Owing \$ Holder?  
Contract for Deed \$ Appr. Bal. Owing \$ 2,742.00 To Whom? John Blomquist, Inc.  
Other  
BEST ECONOMIC USE: Present use  
ANY UNLAWFUL USE NOTED: None  
OCCUPANCY: Owner X Tenants X (See Names on Reverse)  
ZONING: Class A B C Commercial Industrial: Light X Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1885 Remodeled  
Construction Frame Number of Stories 2 Number of Rooms 10  
Basement % Excav. 100 Foundation Stone Heat 2 H.W. Baths 2 General Condition Good  
Cubic Foot Content 34,560 Garage None Other Bldgs. None

COMPARABLES

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

No. 24 plus 10%  
No. 26

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
DOWNSTAIRS	\$ <u>40.00 unheated</u>		\$		\$		\$
UPSTAIRS	\$ <u>OWNER</u>		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ NONE

Multiplier

Indicated Value Estimate by Income Approach \$

INDICATED VALUE ESTIMATE ~~BY COST APPROACH~~


Depreciated Value Estimate Main Building This Sheet	\$ <u>7,600.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$
Depreciated Value Estimate Buildings Parcel A	\$
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$ <u>7,600.00</u>
Estimated Land Value	\$ <u>600.00</u>
Total, Land and Buildings	\$ <u>8,200.00</u>

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

-- Eight Thousand Two Hundred -- Dollars  
\$ 8,200.00

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

-- Eight Thousand Two Hundred -- Dollars  
\$ 8,200.00

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

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

Tenants Names

DOWNSTAIRS: Marvin Goulet

Remarks:

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

REALTOR AND APPRAISER

1603 University Avenue  
St. Paul 4, Minnesota

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

REALTOR AND APPRAISER

Pioneer Building  
St. Paul 1, Minnesota

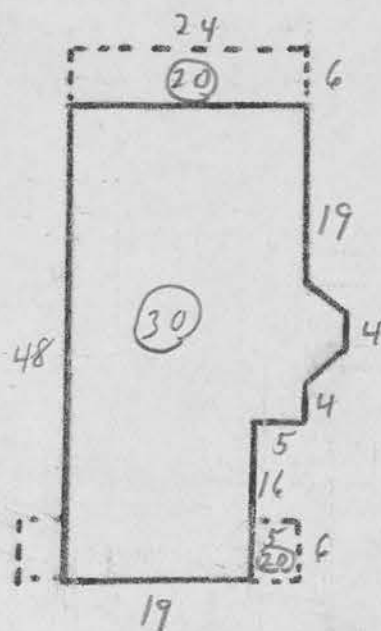
Sketch of Building(s)

Pictures

Parcel # 231

Supplement

to Parcel #



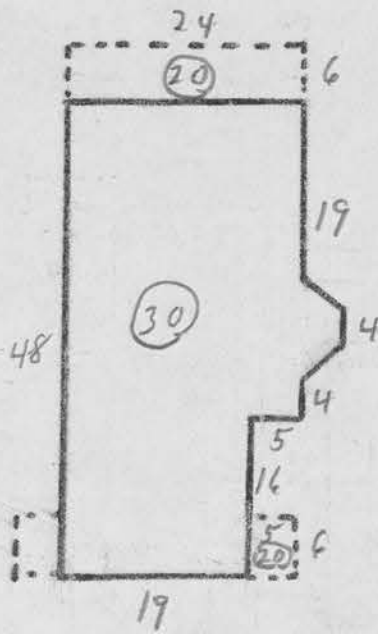


C.

Sketch of Build  
Pictures

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

Parcel # 251  
Supplement  
to Parcel # \_\_\_\_\_



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

Parcel # 232

Supplement

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

By

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

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

Date March 12th, 1954

Property Address 633-635 Broadway  
 Fee Owner Frieda Jenson  
 Contract for Deed Purchaser Mary Sampson  
 Legal Description Northwesterly 25 feet of the Northeasterly 60 feet of Lot 4, Block 2, Ely's Addition to St. Paul  
 Lot Size 25 x 60 Square Feet 1,500  
 ASSESSED VALUE F. & T. LAND \$ 300.00 BUILDINGS \$ 800.00 TOTAL \$ 1,100.00  
 When Acquired 1944 How Much Paid \$ \_\_\_\_\_ How Much Spent Since \$ \_\_\_\_\_  
 INCUMBRANCES: Mortgage \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ Holder? \_\_\_\_\_  
 Contract for Deed \$ \_\_\_\_\_ Appr. Bal. Owing \$ 3,600.00 To Whom? Frieda Jenson  
 Other \_\_\_\_\_  
 BEST ECONOMIC USE: Present use  
 ANY UNLAWFUL USE NOTED: None  
 OCCUPANCY: Owner ☒ Tenants ☒ (See Names on Reverse)  
 ZONING: Class A ☐ B ☐ C ☐ Commercial ☐ Industrial: Light ☒ Heavy ☐

## DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1889 Remodeled \_\_\_\_\_  
 Construction Frame Number of Stories 2 Number of Rooms 10  
 Basement % Excav. 100 Foundation Stone Heat Stove Baths 2 General Condition Poor  
 Cubic Foot Content 26,150 Garage None Other Bldgs. None

## COMPARABLES

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

No. 59No. 128

## INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	\$ <u>35.00</u>		\$ _____		\$ _____		\$ _____
<u>UPSTAIRS</u>	\$ <u>(OWNER)</u>		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ NONE

Multiplier \_\_\_\_\_

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

## INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>4,600.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ _____
Depreciated Value Estimate Buildings Parcel A	\$ _____
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>4,600.00</u>
Estimated Land Value	\$ <u>250.00</u>
Total, Land and Buildings	\$ <u>4,850.00</u>

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

-- Four Thousand Eight Hundred Fifty -- Dollars  
\$ 4,850.00

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

-- Four Thousand Eight Hundred Fifty -- Dollars  
\$ 4,850.00

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

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

Tenants Names      Downstairs:      William Grossklaus

Remarks:

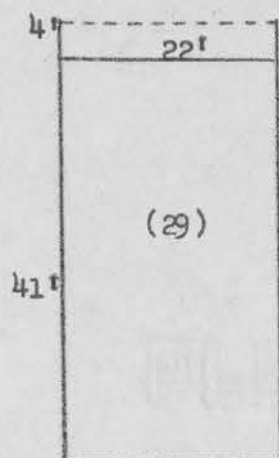
C. C. BEETH, M. A. I. - S. R. A.  
REALTOR AND APPRAISER  
1603 University Avenue  
St. Paul 4, Minnesota

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

Sketch of Building(s) "  
Pictures

Parcel # 232  
Supplement  
to Parcel # \_\_\_\_\_

633-635 Broadway





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 # 232  
Supplement  
to Parcel # \_\_\_\_\_

633-635 Broadway



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 # 232

Supplement

to Parcel #

633-635 Broadway



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 # 232  
Supplement  
to Parcel # \_\_\_\_\_

633-635 Broadway



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 # 232

Supplement

to Parcel #

633-635 Broadway

633-5-  
Broadway





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

Parcel # 234  
Supplement  
to Parcel # \_\_\_\_\_

By

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

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

Date March 12th, 1954

Property Address 283 Thirteenth Street  
 Fee Owner Frieda Rosenblum, 1140 Fairmount Avenue, St. Paul, Minn.  
 Contract for Deed Purchaser \_\_\_\_\_  
 Legal Description With easements; the Northeasterly 35 feet of Lot 31, Block 2, Ely's Addition to St. Paul  
 Lot Size 35 x 100 Square Feet 3,500  
 ASSESSED VALUE F. & T. LAND \$ 625.00 BUILDINGS \$ 1,000.00 TOTAL \$ 1,625.00  
 When Acquired \_\_\_\_\_ How Much Paid \$ \_\_\_\_\_ How Much Spent Since \$ \_\_\_\_\_  
 INCUMBRANCES: Mortgage \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ Holder? \_\_\_\_\_  
 Contract for Deed \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ To Whom? \_\_\_\_\_  
 Other \_\_\_\_\_  
 BEST ECONOMIC USE: Present use  
 ANY UNLAWFUL USE NOTED: None  
 OCCUPANCY: Owner \_\_\_\_\_ Tenants x (See Names on Reverse)  
 ZONING: Class A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial: Light x Heavy \_\_\_\_\_

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1907 Remodeled \_\_\_\_\_  
 Construction Frame Number of Stories 2 Number of Rooms 10  
 Basement % Excav. 15 Foundation Stone Heat Stove Baths 2 General Condition Very poor  
 Cubic Foot Content 29,845 Garage None Other Bldgs. Shed

COMPARABLES

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

NONE

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	\$ <u>27.00</u>		\$		\$		\$
<u>UPSTAIRS</u>	\$ <u>25.00</u>		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ NONE

Multiplier

Indicated Value Estimate by Income Approach \$

INDICATED VALUE ESTIMATE ~~By Income Approach~~

Depreciated Value Estimate Main Building This Sheet	\$ <u>2,000.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$
Depreciated Value Estimate Buildings Parcel A	\$
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$ <u>2,000.00</u>
Estimated Land Value	\$ <u>525.00</u>
Total, Land and Buildings	\$ <u>2,525.00</u>

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

-- Two Thousand Five Hundred Twenty-five -- Dollars

\$ 2,525.00

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

-- Two Thousand Five Hundred Twenty-five -- Dollars

\$ 2,525.00

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

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

Tenants Names

DOWNSTAIRS: Antonio Betancourt

UPSTAIRS: Benita Pena

Remarks:

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

REALTOR AND APPRAISER

1603 University Avenue  
St. Paul 4, Minnesota

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

REALTOR AND APPRAISER

Pioneer Building  
St. Paul 1, Minnesota

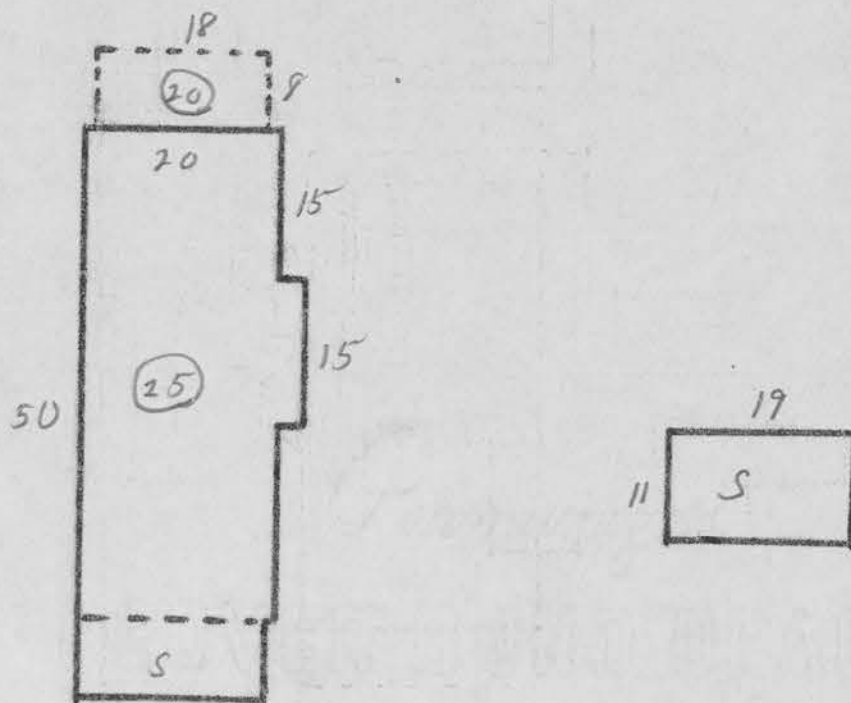
Sketch of Building(s)

Pictures

Parcel # 234

Supplement

to Parcel #

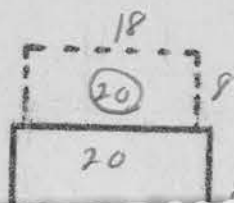


C. C. BEETH, M. A. I. - S. R. A.  
REALTOR AND APPRAISER  
1603 University Avenue  
St. Paul 4, Minnesota

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

Sketch of Building(s)  
Pictures

Parcel # 234  
Supplement  
to Parcel # \_\_\_\_\_



19





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

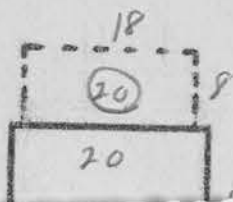
Sketch of Building(s)

Pictures

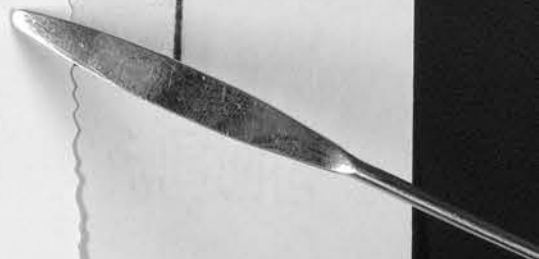
Parcel # 234

Supplement

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



19



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

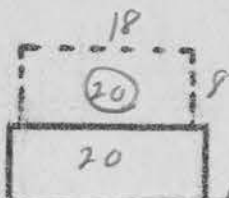
Sketch of Building(s)

Pictures

Parcel # 234

Supplement

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



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

REALTOR AND APPRAISER

1603 University Avenue  
St. Paul 4, Minnesota

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

REALTOR AND APPRAISER

Pioneer Building  
St. Paul 1, Minnesota

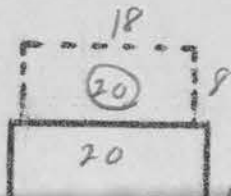
Sketch of Building(s)

Pictures

Parcel # 234

Supplement

to Parcel #



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

Parcel # 235  
Supplement  
to Parcel # \_\_\_\_\_

By

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

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

Date March 12th, 1954

Property Address 279 Thirteenth Street  
 Fee Owner Frieda Rosenblum, 1140 Fairmont Avenue  
 Contract for Deed Purchaser \_\_\_\_\_  
 Legal Description With easements; the Northeasterly 35 feet of Lot 31, Block 2, Ely's Addition to St. Paul  
 Lot Size 33 x 100 Square Feet 3,300  
 ASSESSED VALUE F. & T. LAND \$575.00 BUILDINGS \$ 1,750.00 TOTAL \$ 2,325.00  
 When Acquired \_\_\_\_\_ How Much Paid \$ \_\_\_\_\_ How Much Spent Since \$ \_\_\_\_\_  
 INCUMBRANCES: Mortgage \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ Holder? \_\_\_\_\_  
 Contract for Deed \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ To Whom? \_\_\_\_\_  
 Other \_\_\_\_\_  
 BEST ECONOMIC USE: Present use  
 ANY UNLAWFUL USE NOTED: None  
 OCCUPANCY: Owner \_\_\_\_\_ Tenants X (See Names on Reverse)  
 ZONING: Class A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial: Light X Heavy \_\_\_\_\_

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1907 Remodeled \_\_\_\_\_  
 Construction Frame Number of Stories 2 Number of Rooms 10  
 Basement % Excav. 15 Foundation Stone Heat Stove Baths 2 General Condition Very poor  
 Cubic Foot Content 29,845 Garage None Other Bldgs. Sheds

COMPARABLES

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

NONE

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	\$ <u>30.00</u>		\$ _____		\$ _____		\$ _____
<u>UPSTAIRS</u>	\$ <u>35.00</u>		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ 780.00

Multiplier 3

Indicated Value Estimate by Income Approach \$ 2,340.00

INDICATED VALUE ESTIMATE BY COST APPROACH

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

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

-- Two Thousand Five Hundred -- Dollars  
\$ 2,500.00

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

-- Two Thousand Five Hundred -- Dollars  
\$ 2,500.00

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

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



Tenants Names

DOWNSTAIRS: Heginio Racheco

UPSTAIRS: Fred Kraus

Remarks:

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

REALTOR AND APPRAISER

1603 University Avenue  
St. Paul 4, Minnesota

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

REALTOR AND APPRAISER

Pioneer Building  
St. Paul 1, Minnesota

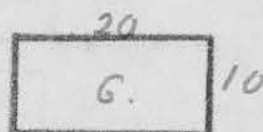
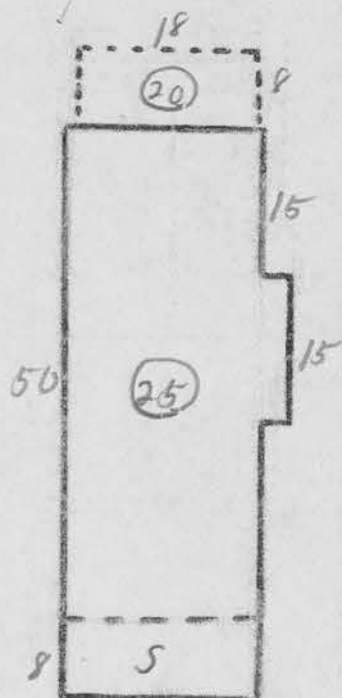
Sketch of Building(s)

Pictures

Parcel # 235

Supplement

to Parcel #

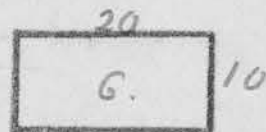
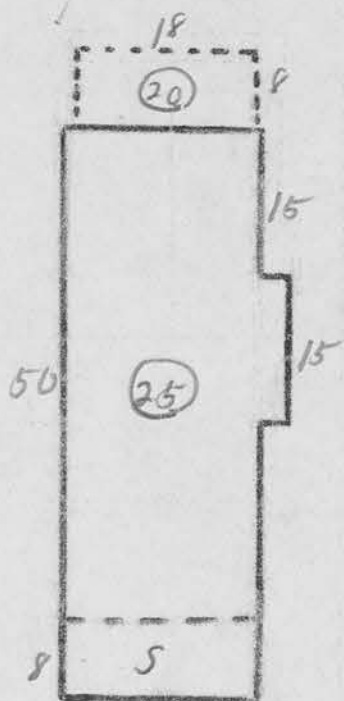


C. C.  
RE

Sketch of Buildi.  
Pictures

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

Parcel #  
Supplement  
to Parcel #



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

Parcel # 236

Supplement

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

By

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

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

Date March 12th, 1954

Property Address 275 Thirteenth Street  
 Fee Owner Jacob Nahinsky, 1140 Fairmount Avenue, St. Paul 5, Minnesota  
 Contract for Deed Purchaser \_\_\_\_\_  
 Legal Description Southwesterly 12 feet of Lot 30 and all of Lot 29, Block 2, Ely's Addition to St. Paul  
 Lot Size 52 x 100 Square Feet 5,200  
 ASSESSED VALUE F. & T. LAND \$ 925.00 BUILDINGS \$ 1,750.00 TOTAL \$ 2,675.00  
 When Acquired \_\_\_\_\_ How Much Paid \$ \_\_\_\_\_ How Much Spent Since \$ \_\_\_\_\_  
 INCUMBRANCES: Mortgage \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ Holder? \_\_\_\_\_  
 Contract for Deed \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ To Whom? \_\_\_\_\_  
 Other \_\_\_\_\_  
 BEST ECONOMIC USE: Present use  
 ANY UNLAWFUL USE NOTED: None  
 OCCUPANCY: Owner \_\_\_\_\_ Tenants x (See Names on Reverse)  
 ZONING: Class A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial: Light x Heavy \_\_\_\_\_

## DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1912 Remodeled \_\_\_\_\_  
 Construction Frame Number of Stories 1 Number of Rooms 8  
 Basement % Excav. 50 Foundation Stone Heat Stove Baths 1 and toilet General Condition Very poor  
 Cubic Foot Content 22,890 Garage None Other Bldgs. None

## COMPARABLES

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

No. 171

## INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
FRONT	\$ <u>18.00</u>		\$ _____		\$ _____		\$ _____
REAR	\$ <u>25.00</u>		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ NONE

Multiplier

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

## INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>1,400.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ _____
Depreciated Value Estimate Buildings Parcel A	\$ <u>2,250.00</u>
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>3,650.00</u>
Estimated Land Value	\$ <u>800.00</u>
Total, Land and Buildings	\$ <u>4,450.00</u>

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

- - Two Thousand Two Hundred - - Dollars

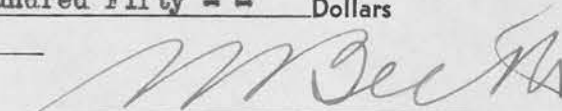
\$ 2,200.00

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

- - Four Thousand Four Hundred Fifty - - Dollars

\$ 4,450.00


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



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



Tenants Names

FRONT: James Elliot

REAR: Charles Mason

Remarks:

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

Parcel # 236 A  
 Supplement  
 to Parcel # 236

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 February 12th, 1954

Property Address 273 Thirteenth Street  
 Fee Owner See No. 236  
 Contract for Deed Purchaser  
 Legal Description See No. 236

Lot Size See No. 236 Square Feet  
 ASSESSED VALUE F. & T. See #236 LAND \$ BUILDINGS \$ TOTAL \$  
 When Acquired How Much Paid \$ How Much Spent Since \$  
 INCUMBRANCES: Mortgage \$ Appr. Bal. Owing \$ Holder?  
 Contract for Deed \$ Appr. Bal. Owing \$ To Whom?  
 Other  
 BEST ECONOMIC USE: Present use  
 ANY UNLAWFUL USE NOTED: None  
 OCCUPANCY: Owner Tenants X (See Names on Reverse)  
 ZONING: Class A B C Commercial Industrial: Light X Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1913 Remodeled  
 Construction Frame Number of Stories 2 Number of Rooms 10  
 Basement % Excav. 10 Foundation Stone Heat Stove Baths 1 and toilet General Condition Very poor  
 Cubic Foot Content 27,665 Garage None Other Bldgs. None

COMPARABLES

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

No. 171 plus 10%

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
DOWNSTAIRS	\$ 30.00		\$		\$		\$
UPSTAIRS	\$ 22.00		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ NONE

Multiplier

Indicated Value Estimate by Income Approach \$

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$2,200.00
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ 50.00
Depreciated Value Estimate Buildings Parcel A	\$
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$ 2,250.00
Estimated Land Value	\$
Total, Land and Buildings	\$ 2,250.00

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

-- Two Thousand Two Hundred Fifty -- Dollars  
 \$ 2,250.00

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

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

\$

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

Tenants Names

DOWNSTAIRS: Wilma Smith  
UPSTAIRS: JOSEPH PODGORSKI

Remarks:





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

REALTOR AND APPRAISER

1603 University Avenue  
St. Paul 4, Minnesota

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

REALTOR AND APPRAISER

Pioneer Building  
St. Paul 1, Minnesota

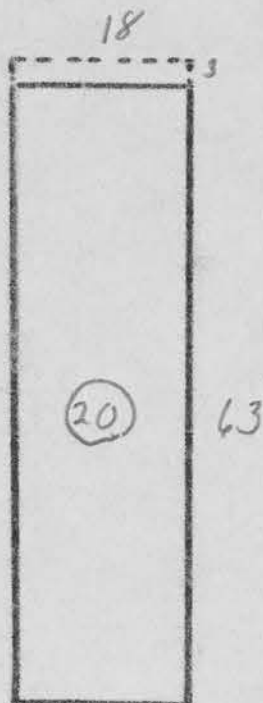
Sketch of Building(s)

Pictures

Parcel # 236

Supplement

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



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

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

Sketch of Building(s)  
Pictures

Parcel # 236  
Supplement  
to Parcel # \_\_\_\_\_



*Now View from the Office  
Looking East of 273-21344*



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

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REALTOR AND APPRAISER  
Pioneer Building  
St. Paul 1, Minnesota

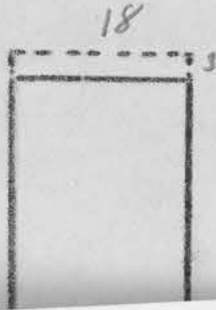
Sketch of Building(s)

Pictures

Parcel # 236

Supplement

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



*Eastern 2nd 2nd*

*275-13*



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

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St. Paul 4, Minnesota

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St. Paul 1, Minnesota

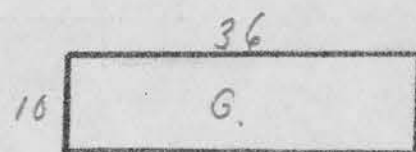
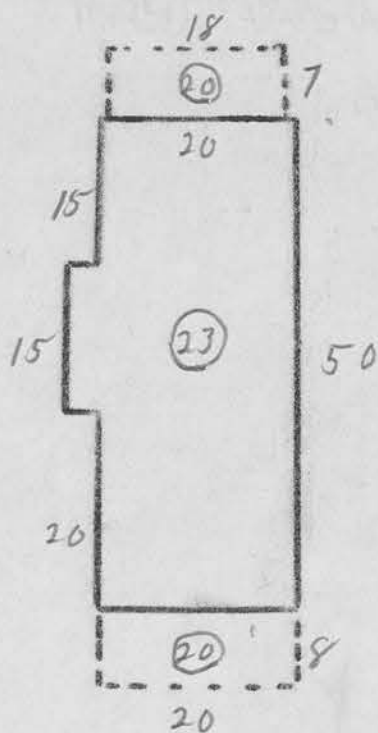
Sketch of Building(s)

Pictures

Parcel # 236A

Supplement

to Parcel #



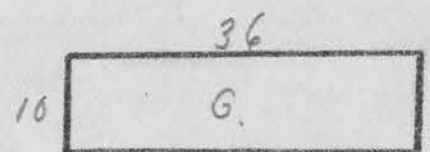
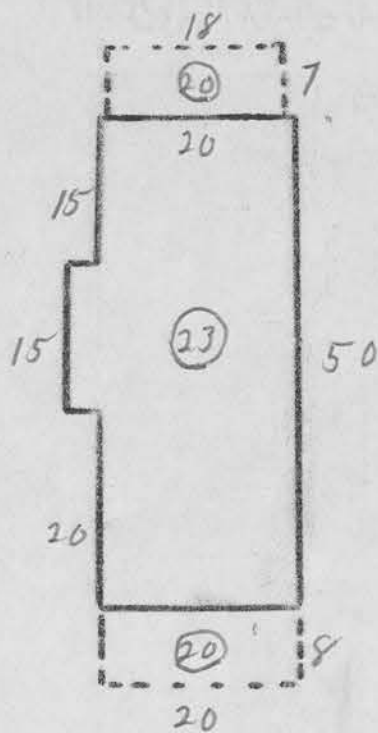


C. C. B.  
REAL  
16  
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Sketch of Building  
Pictures

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

Parcel # 236A  
Supplement  
o Parcel #

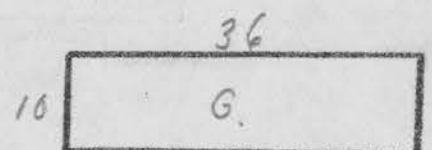
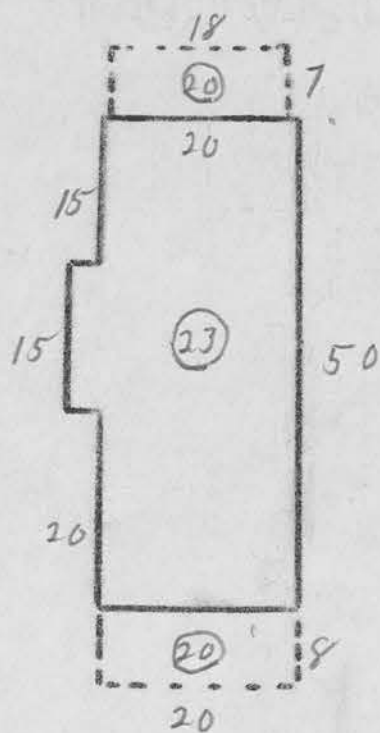


C. C. B  
REAL  
16  
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Sketch of Building  
Pictures

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



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

Parcel # 237

Supplement

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

By

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

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

Date March 15th, 1954

Property Address 636 Canada Street  
 Fee Owner Son of Moses Congregation  
 Contract for Deed Purchaser \_\_\_\_\_  
 Legal Description Except Street; Lot 27 and all of Lot 28, Block 2, Ely's Addition to St. Paul  
 Lot Size 52 x 100 Square Feet 5,200  
 ASSESSED VALUE F. & T. LAND \$ 1,000.00 BUILDINGS \$ 7,850.00 TOTAL \$ 8,850.00  
 When Acquired \_\_\_\_\_ How Much Paid \$ \_\_\_\_\_ How Much Spent Since \$ \_\_\_\_\_  
 INCUMBRANCES: Mortgage \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ Holder? \_\_\_\_\_  
 Contract for Deed \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ To Whom? \_\_\_\_\_  
 Other \_\_\_\_\_  
 BEST ECONOMIC USE: Present use  
 ANY UNLAWFUL USE NOTED: None  
 OCCUPANCY: Owner ☒ Tenants \_\_\_\_\_ (See Names on Reverse)  
 ZONING: Class A ☐ B ☐ C ☐ Commercial ☐ Industrial: Light ☒ Heavy ☐

## DESCRIPTION OF IMPROVEMENTS

Type of Building Church Function Worship Year Built 1931 Remodeled \_\_\_\_\_  
 Construction Brick Veneer Number of Stories 1 Number of Rooms 2  
 Basement % Excav. 10 Foundation Stone Heat Steam oil Baths \_\_\_\_\_ General Condition Good  
 Cubic Foot Content 73,440 Garage None Other Bldgs. Shed

## COMPARABLES

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

NONE

## INCOME DATA

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

Adjusted Total Annual Rent Estimate \$ NONE

Multiplier

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

## INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>33,450.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>50.00</u>
Depreciated Value Estimate Buildings Parcel A	\$ _____
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>33,500.00</u>
Estimated Land Value	\$ <u>1,000.00</u>
Total, Land and Buildings	\$ <u>34,500.00</u>

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

-- Thirty Four Thousand Five Hundred -- Dollars

\$ 34,500.00

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

-- Thirty Four Thousand Five Hundred -- Dollars

\$ 34,500.00

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

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



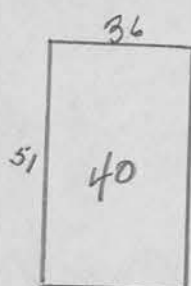


C. C. BEETH, M. A. I. - S. R. A.  
REALTOR AND APPRAISER  
1603 University Avenue  
St. Paul 4, Minnesota

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

Sketch of Building(s)  
Pictures

Parcel # 237  
Supplement  
to Parcel # \_\_\_\_\_



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Sketch of Building(s)

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REALTOR AND APPRAISER  
1603 University Avenue  
St. Paul 4, Minnesota

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Pioneer Building  
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Sketch of Building(s)

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St. Paul 4, Minnesota

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

REALTOR AND APPRAISER

Pioneer Building  
St. Paul 1, Minnesota

Sketch of Building(s)

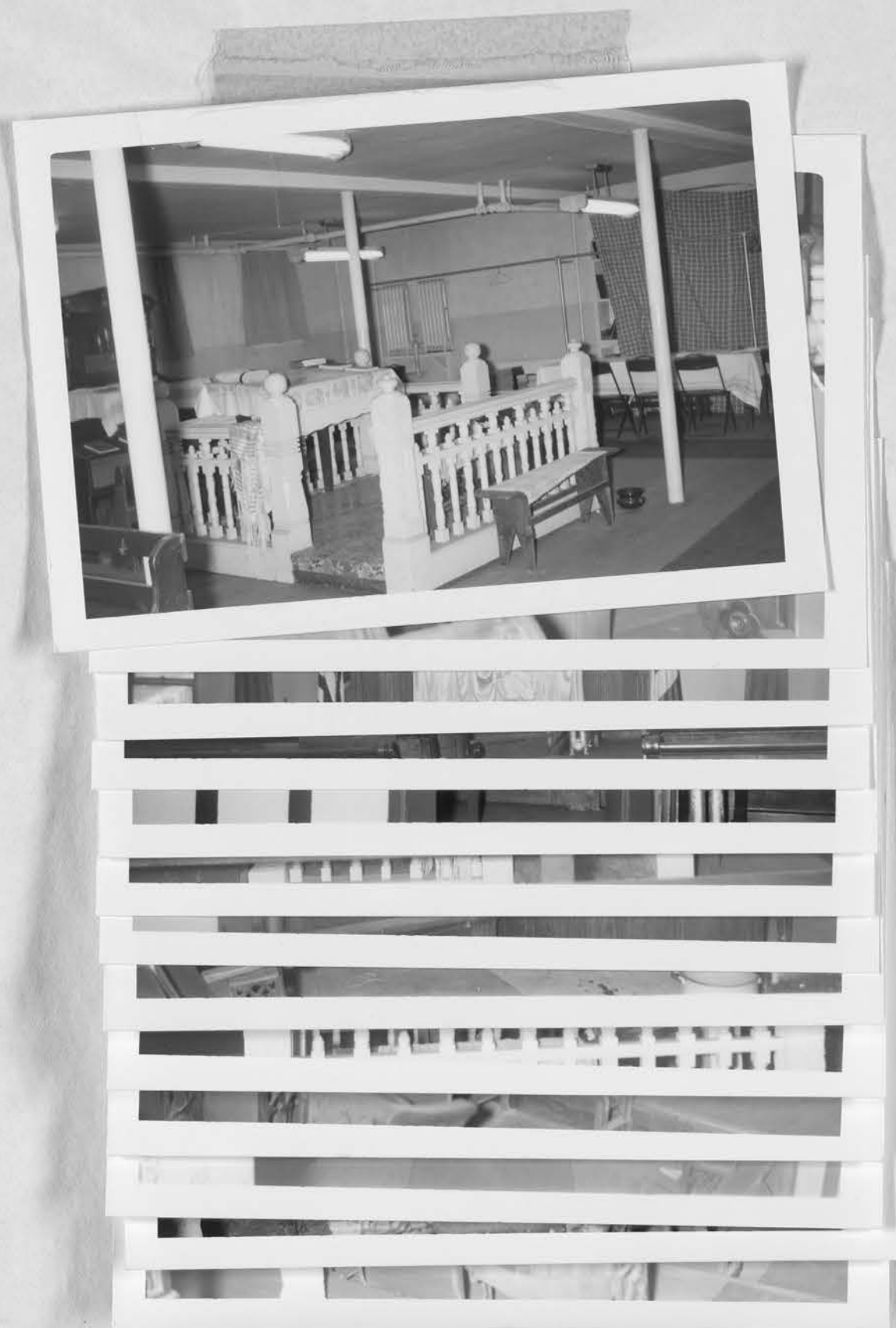
Pictures

Parcel # 237

Supplement

to Parcel #

ADDITIONAL PICTURES  
for  
SYNAGOGUE at 636 CANADA STREET  
SONS OF MOSES





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 # 237

Supplement

to Parcel #

ADDITIONAL PICTURES  
for  
SYNAGOGUE at 636 CANADA STREET  
SONS OF MOSES



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

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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 1, Minnesota

Sketch of Building(s)

Pic

Parcel # 237

Supplement

to Parcel #



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St. Paul 4, Minnesota

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REALTOR AND APPRAISER

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St. Paul 1, Minnesota

Sketch of Building(s)

Pic

Parcel # 237

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St. Paul 4, Minnesota

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Pioneer Building  
St. Paul 1, Minnesota

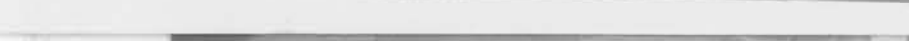
Sketch of Building(s)

Pic

Parcel # 237

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St. Paul 1, Minnesota

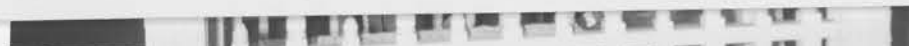
Sketch of Building(s)

Pic

Parcel # 237

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St. Paul 4, Minnesota

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St. Paul 1, Minnesota

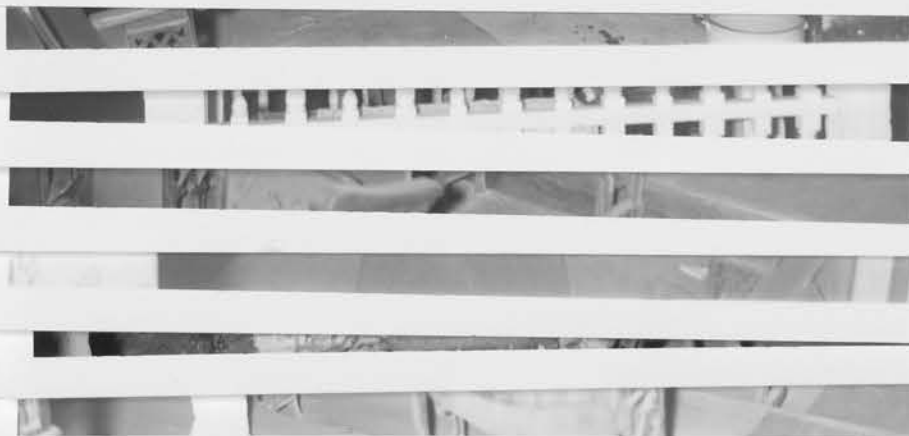
Sketch of Building(s)

Pic

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St. Paul 4, Minnesota

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REALTOR AND APPRAISER

Pioneer Building  
St. Paul 1, Minnesota

Sketch of Building(s)

Pic

Parcel # 237

Supplement

to Parcel #



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St. Paul 4, Minnesota

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Pioneer Building  
St. Paul 1, Minnesota

Sketch of Building(s)

Pic

Parcel # 237

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to Parcel #





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REALTOR AND APPRAISER

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Sketch of Building(s)

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Sketch of Building(s)

Pic

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Supplement

to Parcel #



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St. Paul 4, Minnesota

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

REALTOR AND APPRAISER

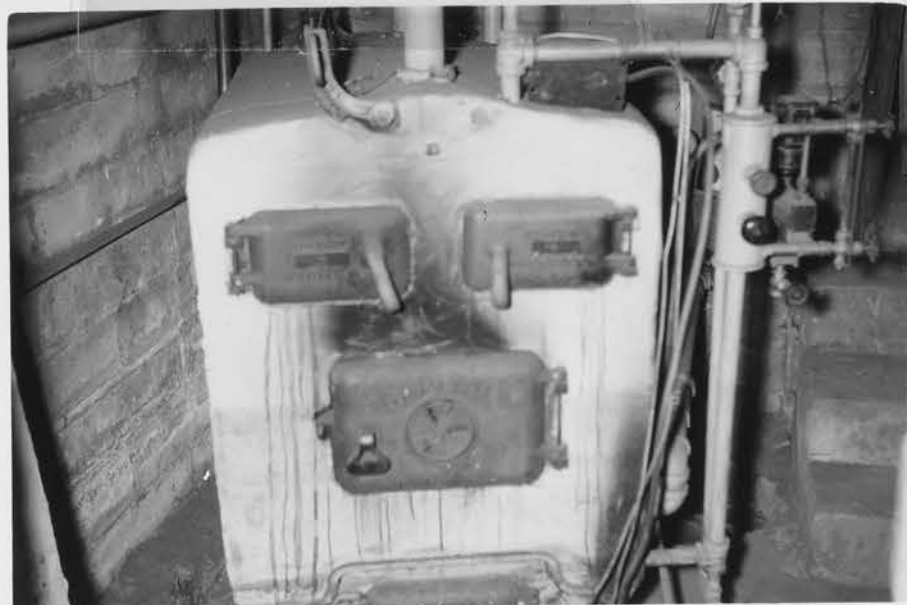
Pioneer Building  
St. Paul 1, Minnesota

Sketch of Building(s)

Pic

Parcel # 237

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.

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Pioneer Building  
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