

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

* * * * * * * * * * * * * * * * * * *

BLOCK

Market Value Appraisal for

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

Parcel # 225
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	h 10th.	1954
Property Address	270-26	8 Fourtee	enth Street					
Fee Owner John	James L.,	Benjamin	and Harry Gers	hon, 102	O S. Ha	ywort]	h Ave. Los	Angeles.
Contract for Deed	Purchaser							Cal 4
Legal Description Addition to	Northeast St. Paul	erly one-	half of Lot 10	and all	of Lot	9, B:	lock 2, El	y's
-	x 100				Square F	and C		
ASSESSED VALUE		LAND	\$ 1,000.00	BUILDING			000	1,000.00
When Acquired		LAND	How Much Paid \$	BOILDING		Other was sures	ent Since \$	1,000,00
INCUMBRANCES:	Mortgage \$		Appr. Bal. Owing \$		Holde		ent Since \$	
Contract for Deed			Appr. Bal. Owing \$		To W			
Other			7.16 8.10 9.10 9.4		,	nomi		
BEST ECONOMIC	USE:							
ANY UNLAWFUL	USE NOTED:							
OCCUPANCY: Ov	vner		Ten	ants			(See Nam	nes on Reverse)
ZONING: Class A	В	С	Commercial	Industr	rial: Light	x	Hea	
			DESCRIPTION OF	IMPROVEM	IENTS			
Type of Building 1	VACANT LOT	Function		Year Built			Remodeled	
Construction			Number o	f Stories		Num	ber of Rooms	
Basement % Excav		Foundation	Hea	at	Baths		General Cond	ition
Cubic Foot Conter	nt		Garage		0	ther Bldg	Js.	
			COMPAR	RABLES				
By number as show	n in submitted li	st: (Plus or mi	nus percentage to adjust					
	-							
						-		
			INCOME	DATA				
Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo.	Rent	Apt. #	Mo. Rent
			- 3		- \$			\$
					. \$			\$
			- :		. \$			- \$
			- '		*			. \$
Adjusted Total Ann	nual Rent Estima	te \$			N	Aultiplier		
Indicated Value Est	imate by Income	Approach \$						
		INDI	CATED VALUE ESTIMAT	TE BYZGOSTZA	HOACH			
Depreciated Value	Estimate Main Bu	ilding This She	et	\$				
Depreciated Value	Estimate Auxilia	ry Buildings Th	nis Sheet	\$				
Depreciated Value	Estimate Buildin	gs Parcel A		\$				
Depreciated Value	Estimate Buildin	gs Parcel B		\$				
Depreciated Value	Estimate Buildin	gs Parcel C		\$				
			To	otal			\$	
Estimated Land Valu	16		at 20 cents pe	er square	foot		\$1,20	0.00
			Total, Land and Buildi				\$1,20	
the American In we are member	nstitute of Re s, and, subjec	al Estate Ap it to the lim as a market	has been appraised opraisers and of the iting conditions as a value as of the data — One Thousand	Society of expressed, w te hereof in	Residentia e hereby the amou	al Appr certify int of	aisers, of wh that in our c	ich organizatio
the American In we are member	nstitute of Re s, and, subjec	al Estate Ap it to the lim as a market	praisers and of the iting conditions as o value as of the date one Thousand	Society of expressed, we hereof in Two Hund	Residentia e hereby the amou	al Appr certify int of	aisers, of wh	ich organizatio
the American In we are member erty hereinabove	nstitute of Re s, and, subject e described h	al Estate Apet to the limas a market	praisers and of the iting conditions as a value as of the date of	Society of expressed, we hereof in Two Hund Don't has an	Residential reside	al Appr certify int of market	raisers, of whethat in our community of the community of	ich organizatio pinion the pro
the American In we are member erty hereinabov	nstitute of Re s, and, subject e described h	al Estate Apet to the limas a market	praisers and of the iting conditions as a value as of the date of	Society of expressed, we hereof in Two Hund Dony) has an Two Hund	Residential reside	al Appr certify int of market	raisers, of wh that in our o Dollars	ich organizatio pinion the pro
the American In we are member erty hereinabove	nstitute of Re s, and, subject e described h	al Estate Apet to the limas a market	praisers and of the iting conditions as a value as of the date of	Society of expressed, we hereof in Two Hund Dony) has an Two Hund	Residential reside	al Appr certify int of market	raisers, of whethat in our community of the community of	ich organizatio pinion the pro

Aland documents strength to the company of the comp Tenants Names . To David to the second of th style . Sept . Soil to lie bow of don to find-sec girefrasorans man *5 og moreinn Remarks: Settingstress will TO FORE IT COME THE PROPERTY OF STATE O male 1 - Any family on Same and our -b refers and should not be the state of the . . .

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

Pioneer Building St. Paul I, 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 #_

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 274 Fourt	eenth S	twaat			Date	Marc	h 15th,	195 <u>1</u> 4
Fee Owner Hannah R. Ke		rieer			100	-	and the same of th	
Contract for Deed Purchaser Pete		· ·		-				
		Ely's Addit	ion to	St. Pa	2017			
				~ 00 = 0	-			
Lot Size 40 x 100					Square F	eet 4	000	
ASSESSED VALUE F. & T.	LANI	\$ 750.00		BUILDINGS			TOTAL \$ 2,	100.00
When Acquired 1948		How Much Pa	A CONTRACTOR OF THE PARTY OF TH		00000	Much Spen		
INCUMBRANCES: Mortgage \$		Appr. Bal. Owing	\$		Hold	er?		
Contract for Deed \$		Appr. Bal. Owing	\$ 1,48	0.00	To W	Vhom? R	oyal Realty	(collec-
Other						t	ion agency)	
	ent use							
	one							
OCCUPANCY: Owner X			Tenants	X			(See Names or	Reverse)
ZONING: Class A B	С	Commercial		Industri	al: Light	X	Heavy	
		DESCRIPTION	OF IM	PROVEME	ENTS			
Type of Building Duplex	Function	Residence		r Built	1900		Remodeled	
Construction Frame		77.00	nber of St				er of Rooms 8	
	Foundation	Stone	Account the party	H.W.011	*		General Condition	Fair
Cubic Foot Content 17,500			s(1) 1			ther Bldgs	W	Tall
1/9500	9	Carage		-car		ther blags		
By number as shown in submitted list No. 95 plus 10% No. 132								lete-
Apt. # Mo. Rent	A 1 #	14472 1287 15	OME DA					
Apt. # Mo. Rent UPSTAIRS \$ NOT KNOWN	Apt. #	Mo. Rent	II A	ot. #		Rent	Apt. #	Mo. Rent
CIDIALIO F NOI ANONI	7				\$		\$	
-		\$						
\$		\$	_	-	\$			
AP 1 T 1 1 1 1 B 1 F 1 1								
Adjusted Total Annual Rent Estimate Indicated Value Estimate by Income A					1	Multiplier		
	IND	ICATED VALUE ES	TIMATE B	E NORONE NAME	PERGAGH			
Depreciated Value Estimate Main Build	ding This Sho	eet	\$ 5	5,200.0	00			
Depreciated Value Estimate Auxiliary	Buildings T	his Sheet	\$	225.0	0			
Depreciated Value Estimate Buildings	Parcel A		\$					
Depreciated Value Estimate Buildings	Parcel B		\$					
Depreciated Value Estimate Buildings	Parcel C		\$					
			Total				\$ 5.425.0	00
Estimated Land Value							\$ 600.0	00
		Total, Land and	Buildings				\$ 6,025.0	00
The within described real the American Institute of Real we are members, and, subject erty hereinabove described has	to the lin	ppraisers and o niting conditions	t the So s as expr	ciety of essed, we	Residenti hereby	al Appra certify t	isers, of which	organizations
		- Six Thou		venty-f	ive -	P4	_Dollars	
		\$ 6,0						
Further, that this total par-	cel (includ	-	s if any)	has an e	stimated	market		ount of
FINAL 1		\$ 6,0			1	20	_Dollars)

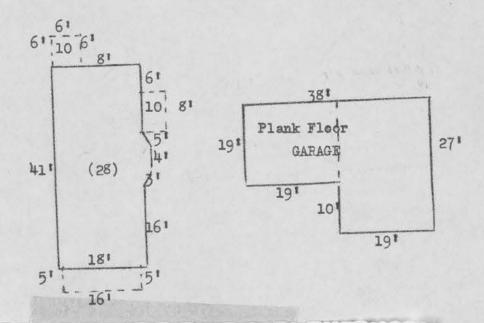
WHAT SHOWN UPSTAIRS: Lucy Filipe Tenants Names ATEA . S NEGOTA in . . ss of motoffth abit, o spoil , s sol CO.CO. Remarks: The state of the state of ZMENERGERERY * • 00.000 00.000 00.000 a a minestance fraction of the analysis Telephotode and telephotographic transfer of the second se 01,000,0

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 # 226
Supplement
to Parcel #





C. C. BEETH, M. A. I. - S. R. A.
REALTOR AND APPRAISER
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27 8



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

1

Parcel # 226
Supplement
to Parcel #

271



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 # 226
Supplement
to Parcel #

278



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

Parcel # 227 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.

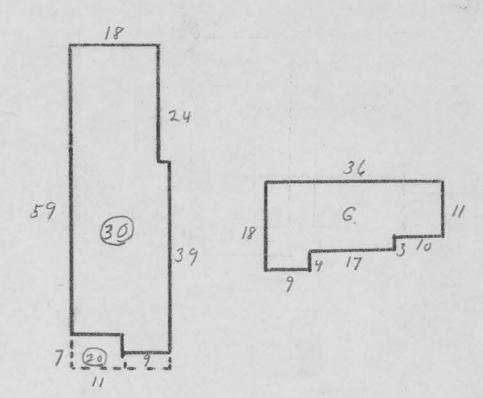
Property Address 280-282	Fourteent	Street		Da	te Mar	ch 12th,	1954
Fee Owner Sarah, Minnie Contract for Deed Purchaser			el and	Esther	Azelrod	TEXAS SERVICE	
	lock 2. E	ly's Additi	on to	St. Pau	1		
Legal Description 100 15	2008 25 45	ay w zacca va	020 00				
Lot Size 40 x 100					Square Feet	4,000	
ASSESSED VALUE F. & T.	LAND	\$ 750.00	BU		1,900.0		2,650.00
When Acquired	1,000,000,000	How Much Paid			The second second second second	Spent Since \$	
NCUMBRANCES: 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 X			Tenants	x		(See Nan	nes on Reverse)
ZONING: Class A B	С	Commercial		Industrial	l: Light X	He	avy
			0= 11/0	01/51/51	ITC		
		DESCRIPTION	OF IMPI	KOVEME	NIS		
Type of Building House	Function	Residence	Year	-	1890	Remodeled	and the second
Construction Frame		* 1,700	per of Stor			Number of Rooms	12
Basement % Excav. 100	Foundation		Heat 2	H.W.	Baths 2	General Cond	
Cubic Foot Content 35,560		Garage	None		Other	Bldgs. Sheds	
		001	IPARABL	rc			
		INCO	OME DA	TA			
Apt. # Mo. Rent	Apt. #	Mo. Rent	Ap	t. #	Mo. Ren	Apt. #	Mo. Rent
DOWNSTAIRS \$ 42.50	unheate	d \$	-		\$		\$
\$	- Castro Cr v O	\$			\$		\$
\$		\$			\$		\$
\$		\$			\$		\$
THE STATE OF THE S	1- 0				Mult	iplier	
Adjusted Total Annual Rent Estim	11				75000000	197797	
Indicated Value Estimate by Income	Approach \$						
	INDI	CATED VALUE ES					
Depreciated Value Estimate Main I				7,000.0			
Depreciated Value Estimate Auxil		is Sheet	\$	100.	00		
Depreciated Value Estimate Buildi			\$				
Depreciated Value Estimate Buildi			\$				
Depreciated Value Estimate Build	ings Parcel C		\$				
			Total				00.00
Estimated Land Value							00.00
		Total, Land and	Buildings			\$ 7 9 7	00.00
The within described r	eal Estate Ar	has been appr	aised in f the So	ciety of	Residential	e rules and pro Appraisers, of v	fessional ethics
we are members, and, subjectly hereinabove described	has a market	value as of the	e date h	ereot in	the amount	ofDollars	opinion me p
The second second		\$ 7.70				Jilais	
Further, that this total			ts if any)			arket value in th	ne amount of
			00.00		00	00	
Goal Wolan		3 1 - 1		_/	111	Deer	M/A
				(C	C. Rooth N	1.A.I., S.R.A.	

. data more a said control dancadruct, 989-089 DOWNSTAIRS: Henry Herr man principle, avenue, ocas, sing 2 , deres Tenants Names Los 7, com a Minte Addition to Tt. I sal 00.027 C. Phys. 00,008,1 acount times. Remarks: ZERRENEFERE 17,200,00 To 1000 to 1 to 1000 t

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # 227
Supplement
to Parcel #





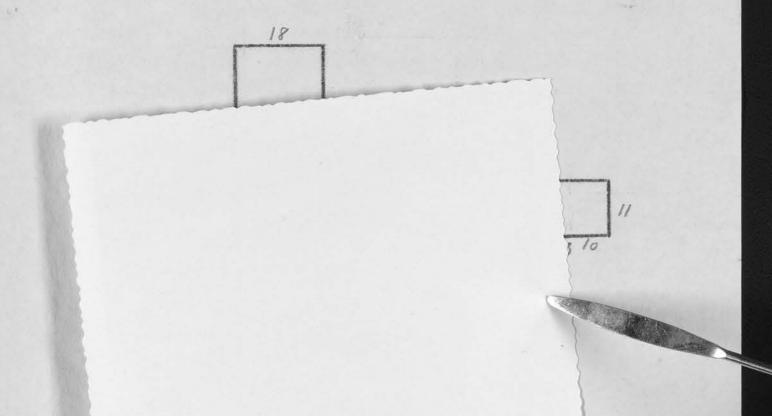
C. C. BEETH, M. A. I. - S. R. A.
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St. Paul 4, Minnesota

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Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # 227
Supplement
to Parcel #





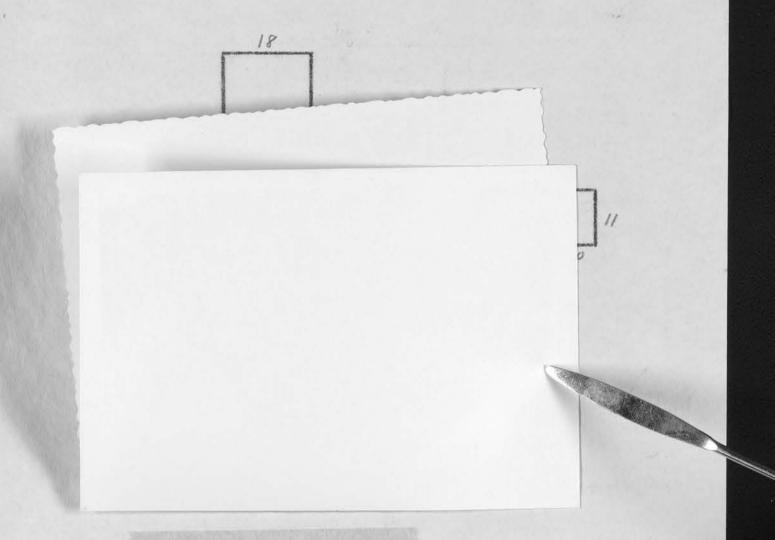
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Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # 227
Supplement
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Market Value Appraisal for THE HOUSING AND REDEVELOPMENT AUTHORITY of The City of St. Paul, Minn.

Parcel # 228
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 286 Form	m 4 a a m 47		Date	March 10th	1954
	rteenth St				- International Control
Contract for Deed Purchaser	WILLSE, OI	E. 5th St.			
	ock 2 Til	s Addition to	St Poul		
201012	DOTE CO MAN	S THAT AT AN	DV. I au		
Lot Size 40 x 100			Square	Feet 4,000	
ASSESSED VALUE F. & T.	LAND 5	750.00	BUILDINGS \$ - 0		OTAL \$ 750.00
When Acquired		How Much Paid \$		w Much Spent Since	
INCUMBRANCES: Mortgage \$	A	ppr. Bal. Owing \$	79/21 0	der?	4
Contract for Deed \$	- 1	ppr. Bal. Owing \$		Whom?	The second second
Other				ACTION AND ADDRESS OF THE PARTY	
BEST ECONOMIC USE:			The state of the s		
ANY UNLAWFUL USE NOTED:					
OCCUPANCY: Owner		Tenants		(See Names on Reverse)
ZONING: Class A B	С	Commercial	Industrial: Light	x	Heavy
	-	FCODIDTION OF IL	DD 61/E1 /E1 IM6		
		ESCRIPTION OF IM			
Type of Building VACANT LOT	Function		r Built	Remod	eled
Construction		Number of S	100000	Number of I	
Basement % Excav.	Foundation	Heat	Baths	Gener	al Condition
Cubic Foot Content		Garage		Other Bldgs.	
		COMPARAE	OI EC		
By pumber as shown to sub-stated the	1. /Dl		DLES		
By number as shown in submitted lis	r: (Plus or minus	s percentage to adjust)			
					
				7.	
		INCOME DA	ATA		
Apt. # Mo. Rent	Apt. #	Mo. Rent A	pt. # Mo.	. Rent Apt.	# Mo. Rent
\$		\$	\$		\$
\$\$		\$	\$		\$
\$\$		\$	\$		\$
\$		\$	\$		\$
Adjusted Total Annual Rent Estimat	e \$	- 4		Multiplier	
Indicated Value Estimate by Income				Multiplier	
Thereared value Estimate by meeting /	Approach #				
	INDICA	ATED VALUE ESTIMATE	TODAY PAPERTACH	¥	
Depreciated Value Estimate Main Bui	lding This Sheet	\$			
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			
Estimated Land Value					722 22
		Total, Land and Buildings			700 00
The within described rea	property ha	s been appraised in	accordance with	the rules and	professional ethics of
the American Institute of Rea	I Estate Appl	aisers and of the So	ciety of Resident	ial Appraisers	of which organizations
we are members, and, subject	to the limiti	ng conditions as expi	ressed, we hereby	certify that in	our opinion the prop-
erty hereinabove described ha					
	\$100 010	Six Hundred -	10	Dol	lars
		\$ 600.00			
Further, that this total par	rcel (includin	g supplements if any)	has an estimated	d market value	in the amount of
	and did	Six Hundred -	-	Doll	
		600.00		220	(1)
7. 1 Mal N Ma		4	- //	1/100	0 1/2/2
6 MM MARONN			///	" CE	
Earl V. Dolan, M.A.I., S.R.A.			C. C. Beet	h, M.A.I., S.R.A	

ersut near Tenants Names Just all of not then sives as sends as deal + - 47 A C - CONTRACTOR OF SCALE SERVICES Remarks: Hermannerena. 20,002 70.00 - - Stranger 223 - -CO. 2010 1 - North County of the county o

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 # 228
Supplement
to Parcel #



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

Parcel # 229 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, Mini

Dollars

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

Town Tonoor Blagn	on roun, min			1003 01114. 7	TVE-, JI. I dui T	iviini.
Cho				Date Marc	h 10th,	195 4
Property Address 649 Broady						
	ompany,	1024 New York	k Building	g, St. Paul	1, Minneso	ta
Contract for Deed Purchaser	1 0 777					
Legal Description Lot 1, Bloc	k 2, Ely	's Addition	to St. Par	ıl		
Lot Size 40 x 100				Square Feet	1,000	
ASSESSED VALUE F. & T.	LAND	\$ 700.00	PUII DING	SS \$ = 0 ==		700.00
When Acquired	LAND.	How Much Paid \$	BOILDING			100.00
INCUMBRANCES: Mortgage \$		Appr. Bal. Owing \$		Holder?	Spent Since \$	
Contract for Deed \$		Appr. Bal. Owing \$		To Whom?		
Other		Appr. bar. Owing \$		10 VYNOM?		
BEST ECONOMIC USE:						
ANY UNLAWFUL USE NOTED:						
OCCUPANCY: Owner	-	*	enants		10 N	0)
ZONING: Class A B	С			trial: Light X	1/201	mes on Reverse)
ZONING: Class A		Commercial	Indust	trial: Light X	He	avy
		DESCRIPTION O	F IMPROVEN	MENTS		
Type of Building VACANT LOT	Function		Year Built		Remodeled	
Construction		Number	of Stories	N	umber of Rooms	
Basement % Excav.	Foundation	· · · · · · · · · · · · · · · · · · ·	leat	Baths	General Cond	dition
Cubic Foot Content		Garage		Other B	ldas.	100 (223)
					- 9	
		COMPA	ARABLES			
By number as shown in submitted list	: (Plus or minu	is percentage to adj	ıst)			
			1 1000			
	and the same of th					
		INCOM	E DATA		V - T	
Apt. # Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
\$ 11	, ip. 11	\$	η π π m	\$	II	
				- :		_ \$
		- *		_ \$		<u> </u>
Adjusted Total Annual Rent Estimate				Multipl	ier	
Indicated Value Estimate by Income A	pproach \$					
	INDIC	ATED VALUE ESTIM	ATE SE COSE	A E BROACHE		
Depreciated Value Estimate Main Buil	ding This Sheet		\$			
Depreciated Value Estimate Auxiliary	Buildings This	Sheet	\$			
Depreciated Value Estimate Buildings			s			
Depreciated Value Estimate Buildings			\$			
Depreciated Value Estimate Buildings			\$			
popreciated value assistance passeng.	7.01.001		Total		•	
Estimated Land Value		Comer		ts per squar	o ft \$ 20	00.00
Estimated Edita Value		Total, Land and Bui		es ber squar		
		Total, Land and but	lulligs		\$ 80	00.00
The within described real	property h	as been appraise	d in accord	ance with the i	rules and prof	essional ethics of
the American Institute of Rea	Estate App	praisers and of th	e Society of	Residential Ap	praisers, of w	hich organizations
we are members, and, subject	to the limit	ing conditions as	expressed,	we hereby certif	y that in our	opinion the prop-
erty hereinabove described ha				n the amount of	Washington and the second	
	66	- Eight Hun			Dollars	
		\$ 800.0	0			
Further, that this total par	cel (includi	ng supplements if	any) has an	estimated mark	et value in th	e amount of
		- Eight Hun			Dollars	/

\$ 800.00

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

, con devale, but the first the first to the Tenants Names Lord , sload a, style a firston to it. I was Remarks: DISTRIBUTED TO THE PROPERTY OF Corner at 20 death or comment ft. 1 27.00 CO. 20%

To the second of the less of the second of the se

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 # 229
Supplement
to Parcel #

649 Bro adway



Market Value Appraisal for THE HOUSING AND REDEVELOPMENT AUTHORITY

of The City of St. Paul, Minn.

Parcel # 230
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.

	7 D 3-			Date	Marc	h 10th,	1954
	7 Broadw		1024 New York	Duilding C	. Pm·1	1 Winner	no to
		mbarry 3 1	LOZT NEW TOLK	parraing, 5	f. raur	T, MIHHe:	30 Ca.
Contract for Deed Purcha Legal Description Lot		le o Fla	-1- Add++an +	o C+ Den 1	/		
Legal Description	Z, DIOC	E Co may	S AGGITTON (O DE TAUL			
Lot Size 40 3	100			· ·	E. I	4,000	
	-	LAND	650.00	BUILDINGS \$	uare Feet		\$ 650.00
ASSESSED VALUE F. & T		LAND \$		BUILDINGS \$			\$ 050.00
When Acquired		72	How Much Paid \$		CONTRACTOR OF STREET	Spent Since \$	
INCUMBRANCES: Morte	age \$		Appr. Bal. Owing \$		Holder?		
Contract for Deed \$		A	Appr. Bal. Owing \$		To Whom?		
Other	100	100000000000000000000000000000000000000					
BEST ECONOMIC USE:		1-0-10-1					
ANY UNLAWFUL USE N	OTED:					10 1	
OCCUPANCY: Owner	720			ants			Names on Reverse)
ZONING: Class A	В	С	Commercial	Industrial: L	ight X		Heavy
		D	ESCRIPTION OF	IMPROVEMENT	S		
Type of Building VAC	MOT MIKA	Function		Year Built		Remodeled	
Construction	ANT LOT	Tunction	Number o			Number of Room	
Basement % Excav.	-	oundation	Hei		Baths	General Co	
		oundation		81 6	100000	22/12/19/20	andition
Cubic Foot Content			Garage		Other	Bldgs.	
			COMPAR	RABLES			
D	destroy line.	/ Dl					
By number as shown in s	Jomitted list:	(rius or minu	s percentage to adjust				
	The second						an grand the same
		HELEN VENNE					
			INCOME	DATA			
Apt. # M	o. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Ren
\$	- 11	7.17. 11	s 11	\$	mor nom	11	\$
					-		- :
			- :	:			- :
			· *				
Adjusted Total Annual F	ent Estimate	\$			Multi	plier	
Indicated Value Estimate	by Income Ap	proach \$					
		INDIC	ATER VALUE ECTIVA	TT ME SOUTH CARREST	-	Water land	
			ATED VALUE ESTIMA		2/4/2/16		
Depreciated Value Estima			200	\$			
Depreciated Value Estim	ate Auxiliary	Buildings This	Sheet	\$			
Depreciated Value Estim	ate Buildings	Parcel A		\$			
Depreciated Value Estim				\$			
Depreciated Value Estim	ate Buildings	Parcel C		\$			
			T	otal		\$	
Estimated Land Value U	ider same	ownersh	nip as, and wh	nen combined	with N	0. 229\$	800.00
			Total, Land and Build	ings		\$ 8	800.00
	6 6 8			37		7.60	
the American Institu	te of Real	Estate App		Society of Res	idential A	oppraisers, of	which organizat
we are members, ar	d, subject	to the limit	ring conditions as	expressed, we he	ereby cer	fity that in ou	ir opinion the p
erty hereinabove de	scriped has				amount (
			Eight Hund	ITEC		Dollars	
			\$ 800.00				
Further, that thi	s total parc		ng supplements if a		mated ma	174401 4401	
		-	- = Eight Hund	TT. G.C. we we		Dollars	10
C , 109	1.		\$ 800.00	/	20	20	1/2
101011/1/A/A	11/1/2			//	///	Ill	11
E IV DI	I CD A				Decil 14	ALCDA	
Earl V. Dolan, M.A	, S.K.A.			U. C.	peeth, M.	.A.I., S.R.A.	

Con Murch 1003, Tenants Names Lot 2, Block 9, High addition to at. Feel - 0 -ZNINNARZUYZZ or, Total same commercial and when combined with No. 200 1 300, 00 No face - 10 let of a fine (ukey) between an parties of the contract Fellon = = = Environ ddstE = =

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 # 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 #

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 12th	h. 195 4
Property Address 6	37-639	Broadway			a listed	: Tallana	all A
Fee Owner John	E. Blo	mquist, I	nc 712 En	pire Bank B	ldø. S	t. Paul 1	Minnesota
Contract for Deed Purchas	er Alf	red Raasc	h				* W T IN IN O STO 10 ST
Legal Description Lot	3. Bl	ock 2, El	y's Addition	n to St. Pa	ul		
Lot Size 40 x 100	-				S	11 000	
ASSESSED VALUE F. & T.		LAND	\$ 650.00	PULLDING	Square F	13000	OTAL & - C
When Acquired 1948		LAND			\$ \$ 2,00		OTAL \$ 2.650.00
INCUMBRANCES: Mortga	as ¢			d \$ 6,000,00	BUS AUG	Much Spent Sinc	:0 \$ 700.00
Contract for Deed \$	ige #		Appr. Bal. Owing Appr. Bal. Owing		Hold	St. St. St. St. St. St.	772 1 1 7
Other			Appr. bai. Owing	7 69 14600	10 4	rnomr John	Blemquist, Inc.
BEST ECONOMIC USE:	Pres	ent use					
ANY UNLAWFUL USE NO		None					
OCCUPANCY: Owner	x			Tenants X			See Names on Reverse)
ZONING: Class A	В	С	Commercial	7.10	rial: Light	x	Heavy
			DESCRIPTION	OF IMPROVEM	IENTS		
Type of Building House			sidence		1885	Remod	deled
Construction Frame			COLUMN TO THE REAL PROPERTY.	ber of Stories	2	Number of	
Basement % Excav. 100		Foundation	Stone	Heat 2 H.W.	-	T 100	ral Condition Good
Cubic Foot Content	34,5		Garage	None		ther Bldgs. No	good
*			CON	1PARABLES			
By number as shown in su	omitted li	et. (Plus on min					
	omirred II	si: (rius or min	us percentage to	adjustj			
No. 24 plus 10%	_						
No. 26							
			INCO	OME DATA			
	Rent	Apt. #	Mo. Rent	Apt. #	Mo.	Rent Ap	t. # Mo. Rent
	.00 ur	heated	\$		\$\$		<u> </u>
UPSTAIRS \$ OW	NER		\$		\$		\$\$
\$			_ \$		\$		\$\$
\$			\$\$		\$		\$\$
Adjusted Total Annual Re	nt Estima	te \$ NONE			1	Multiplier	
Indicated Value Estimate b	y Income	Approach \$					
		INDIC	NATED VALUE ES	FILANTE MANAGE	E SHINGHOUSE		
Depreciated Value Estimate	Main Ru	CONTRACT CONTRACT OF		* 7,600			
Depreciated Value Estimate	70 724				,00		
Depreciated Value Estimate			s Sneet	\$			
Depreciated Value Estimate	Common district			\$			
Depreciated Value Estima	in the same of the	The state of the s		\$			
popreciated value Estitua	e banani	gs raicer C		Total			\$ 7,600.00
Estimated Land Value				Total			\$ 600.00
Estimated Land Yalde	-		Total, Land and	Ruildings	-		\$ 8,200.00
2 20 1000000		GD 2 224			-1700		
the American Institutive are members, and	e of Re , subjec	al Estate Appoint to the limit	oraisers and of ting conditions	the Society of as expressed, v	Residenti ve hereby	al Appraisers certify that i	d professional ethics , of which organization in our opinion the pro
erty hereinabove desc	ribed h						
-	_	m m Elg		1 Two Hundre	1 m m	Do	llars
			\$ 8,20	The second secon			
Further, that this	total pa						in the amount of
_		Elg		1 Two Hundre	(C) es es	Do	llars
Earl Du	m		\$ 0,20	00.00	11	130	ell
	., S.R.A			1-0	C Posth	, M.A.I., S.R.	A

DOWNSTAIRS: Marvin Goulet Tenants Names for 3, slock :, Ele's terision to 5., seel . . John Homestate. Inc. 7.12.00 piro! AND ROUGH SUPERSE - milid. ___ - her kind out fuse soul skell --00,165,20 to be smalled that the demonstration and the form to represent the property of the results of the second section of the se

00.005

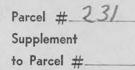
1603 University Avenue St. Paul 4, Minnesota

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

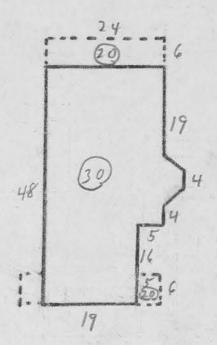
Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)

Pictures







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

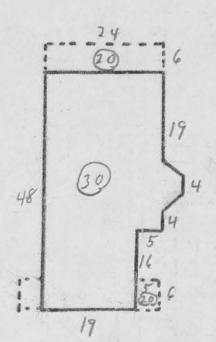
Parcel # 237

Supplement

to Parcel #_







Market Value Appraisal for

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

Parcel # 232 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 633-6	35 Broadway			Date Mar	ch 12th,	195 <u>4</u>
	Jenson		NA LAMBERTO	The same of the sa	A Levi a material	
Contract for Deed Purchaser						
Legal Description North			e Northeast	erly 60 feet	of Tot II	Block 2
Ely's Addition to	St. Paul	2000 02 011	o nor onean	erra 00 1660	01 100 49	DIOCK 29
Lot Size 25 x 60				Square Feet	1,500	
ASSESSED VALUE F. & T.	LAND	\$300.00	BUILDING	s \$ 800.00		1,100.00
When Acquired 19		How Much Pai	39 33	How Much S		2920000
INCUMBRANCES: Mortgage \$		Appr. Bal. Owing	\$	Holder?		
Contract for Deed \$		Appr. Bal. Owing		To Whom?	Frieda Jen	son
Other						
BEST ECONOMIC USE:	resent use					
ANY UNLAWFUL USE NOTED	: None					-
OCCUPANCY: Owner X			Tenants X		(See Nan	nes on Reverse)
ZONING: Class A B	С	Commercial	Indus	trial: Light 🕱	He	avy
Type of Building House Construction Frame		esidence	OF IMPROVED Year Built ber of Stories	1889	Remodeled umber of Rooms	10
Basement % Excav. 100	Foundation	Stone	Heat Stove	Baths 2	General Cond	ition Poor
Cubic Foot Content 26,1	50	Garage	None	Other Bl	dgs. None	
			OME DATA			
Apt. # Mo. Ren		Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
DOWNSTAIRS \$ 35.0	0.	\$		- \$		\$
UPSTAIRS \$ (OWNE	R	- \$		\$		\$
		- \$		- \$. \$
•		•		. \$	_ -	_ \$
Adjusted Total Annual Rent Es		NE		Multipli	er	
Indicated Value Estimate by Inc	ome Approach \$					
Depreciated Value Estimate Ma Depreciated Value Estimate Au Depreciated Value Estimate Bu Depreciated Value Estimate Bu Depreciated Value Estimate Bu	in Building This Shee exiliary Buildings Thi ildings Parcel A ildings Parcel B	t	\$ 4,600 \$ \$ \$			
Estimated Land Value			Total			00.00
Latimated Land Yarde		Total, Land and	Ruildings			50.00
The within described the American Institute of we are members, and, su erty hereinabove describe	Real Estate App bject to the limit d has a market	as been appra praisers and of ting conditions value as of the	the Society of as expressed, and date hereof in Eight Hund	Residential Ap we hereby certif	ules and profe praisers, of wh y that in our o	ich organizations

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

- - Four ThousandEight Hundred Fifty ---\$ 4,850.00

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

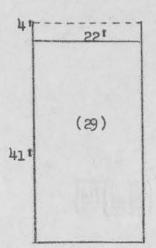
- Jack Person Downstairs: William Grossklaus . And the lot to that the green sentral and to dant a green made at List. 12 of goldfill 00.00E, 1 10 Kg.008 (5.008 a) 00.005 T. CO.CO Same Trieds Jeleson Remarks: wight 4,600,00 or.or2.# r would be utility bethank that come and hand be 10,36,4 - Fran Trongent Etalient Etale - Dillin DO KET , J

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 #_232
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 # 232
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 # 232
Supplement
to Parcel #



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

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 #



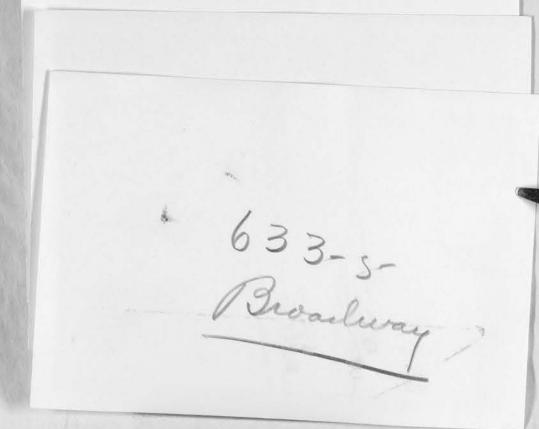
C. C. BEETH, M. A. I. - S. R. A.
REALTOR AND APPRAISER
1603 University Avenue

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 # 232
Supplement
to Parcel #





Market Value Appraisal for

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

Parcel # 234
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.

				1	Date	Mar	ch 12th,		195 <u>\</u>
Property Address 283 Thirt	eenth Stre	et	Jane	neter.	olasza	1 × 5	ALIDETEN.Y		die Laire
Fee Owner Frieda Rosen	blum, 1140	Fairmoun	t Aven	ue, St.	Paul	. Min	n.		
Contract for Deed Purchaser				37'4"			1		
Legal Description With easem	ents: the	Northeaste	erly 3	5 feet	of Lo	t 31,	Block 2,	Ely	I _S
Addition to St. Paul									
Lot Size 35 x 100	200000000000000000000000000000000000000	-			Square		3.500		
ASSESSED VALUE F. & T.	LAND \$	625.00		BUILDINGS				\$ 1,	625.00
When Acquired		How Much Pai	25/19/5/27		How	Much S	pent Since \$		
INCUMBRANCES: Mortgage \$		ppr. Bal. Owing			Hole	der?		-	
Contract for Deed \$	A	ppr. Bal. Owing	\$		To '	Whom?			
Other									
BEST ECONOMIC USE: Prese	nt use								
ANY UNLAWFUL USE NOTED:	None								
OCCUPANCY: Owner			Tenants	x	X		(See N	ames o	n Reverse)
ZONING: Class A B	С	Commercial		Industri	ial: Light	x	H	deavy	
Type of Building House	D	ESCRIPTION Residence		200	ENTS		Remodeled	4	
Construction Frame	20013081030007		ber of St	-	901	Ni	umber of Rooms	10	-
Basement % Excav. 15	Foundation	Stone	Heat		Baths		The state of the s		**
	Toundarion			Stove		-			Very poor
Cubic Foot Content 29,845		Garage	None			Other Bl	dgs. She	a	
By number as shown in submitted li	ist: (Plus or minus	percentage to	adjust)						
		INCO	OME DA	ATA					
Apt. # Mo. Rent	Apt. #	Mo. Rent	A	ot. #	Mo.	Rent	Apt. #		Mo. Rent
DOWNSTAIRS \$ 27.00	1	\$	- 11	,,	\$		11	\$	
UPSTAIRS \$ 25.00		S			\$			- 5	
\$		\$			\$			- 5	
\$		s			\$			— ·	
							-11	*	
Adjusted Total Annual Rent Estima	- N. J. M. J. M.					Multipli	er		
Indicated Value Estimate by Income	Approach \$								
	INDICA	ATED VALUE EST	TIMATE B	YZ COSTEA	APR O & C I	der.		7	
Depreciated Value Estimate Main Bu				2,000.					
Depreciated Value Estimate Auxilia	The state of the s	Sheet	\$	290008					
Depreciated Value Estimate Buildin	2 2 2	0.1001	\$						
Depreciated Value Estimate Buildin			\$						
			\$	-					
Depreciated Value Estimate Buildin	gs rarcel C					_			
F 1. 1921			Total					000.0	
Estimated Land Value						-		525.0	
And the second second		Total, Land and	Buildings				\$ 2,5	525.0	00
The within described rethe American Institute of Rewe are members, and, subjectly hereinabove described h	al Estate Appoint to the limiti	raisers and of ing conditions alue as of the	the So as exp e date h Hundr e	ciety of ressed, w nereof in	Resident e hereby the amo	tial Ap certifount of	praisers, of y that in our	which	organizations
Forder Hotel His Late				L		1	1 1		
Further, that this total p								he am	ount of
0 1 - 11 1	- Two Thou			d Twen	Ty-I'IV	re = =	Dollars		
C 10/1 1/2		\$ 2,57	200		1	1	7/1	1/	7

23:23

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

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

_ March 12th. DOWNSTAIRS: Antonio Betancourt desert de la Call , sur la caco de la Call , sur la caco de la Call , sur la caco de la Call ; sur la caco de l Tenants Names UPSTAIRS: Benita Pena all dealers to good to dealth and the transmission of the language of the a turist Ine to be noted by 00.0 0.L ALL STATE Remarks: 222222222222 12,000,00 1 898,00 17,475,00

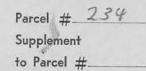
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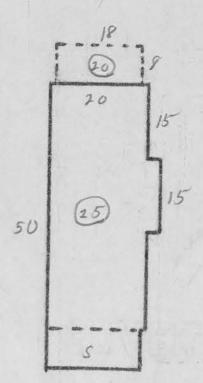
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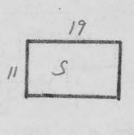
1603 University Avenue St. Paul 4, Minnesota EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures









C. C. BEETH, M. A. I. - S. R. A. EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER REALTOR AND APPRAISER 1603 University Avenue St. Paul 4, Minnesota Pioneer Building St. Paul I, Minnesota Parcel # 234 Sketch of Building(s) Pictures Supplement to Parcel #_ 20 20

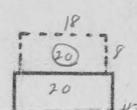
C. C. BEETH, M. A. I. - S. R. A. EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER REALTOR AND APPRAISER 1603 University Avenue St. Paul 4, Minnesota Pioneer Building St. Paul 1, Minnesota Sketch of Building(s) Parcel # 234 Pictures Supplement to Parcel #_ 20 20

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

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # 234
Supplement
to Parcel #



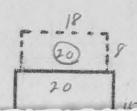


EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # 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 #

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	270 Mh	irteenth	Street		D	ate	March	12th,		1954
			1140 Fairmon	at Among	100	466	-		-	
Contract for Deed Pure		O an D an Outling	AATO POLITICA	Te WACH	2 1 1 1 1	0.03	- 1	TOLEU	I Will	
		ements:	the Northeas	sterly 7	5 feet	of L	ot 31.	Black	2. E	7718
Addition to S							/	- ALABAM WAN		
Lot Size 33 x 10						Square	Feet 3	300		
ASSESSED VALUE F. 8		LAI	ND \$575.00	В	UILDINGS				AL\$ 2	.325.00
When Acquired	- 1.5		How Much Pa				Much Spe			*/-/
INCUMBRANCES: Mo	rtgage \$		Appr. Bal. Owing			Hole				
Contract for Deed \$			Appr. Bal. Owing	11000		To 1	Whom?			
Other					111111			NEV		
BEST ECONOMIC US	E:	Present	use							
ANY UNLAWFUL USE		None								
OCCUPANCY: Owner				Tenants	x		-	(See	Names	on Reverse)
ZONING: Class A	В	С	Commercial	Tollallia	Industria		x	100.	Heavy	
ECITITO: Class A							- Au		rioury	
			DESCRIPTION	OF IMP	ROVEME	NTS				
Type of Building H	ouse	Function	Residence	Year	Built 1	907		Remodele	d	
Construction Fr	ame			mber of Sto	ries 🤈	,-,	Num	ber of Ro	oms '	10
Basement % Excav.	15	Foundation	Stone	Heat S	tove	Baths	2	General	Conditio	n Very pom
Cubic Foot Content	29,845		Garag			-	Other Bldg			1013 DOW
			10.10	OLIF B.						
Apt. #	Mo. Rent	Apt. #		OME DA	TA +. #	Мо	. Rent	Apt.	#	Mo. Rent
DOWNSTAIRS \$_	30.00		\$			\$				\$
UPSTAIRS \$	35.00		\$\$			\$				\$
\$\$			\$\$			\$				\$-
\$			\$\$			\$				\$
Adjusted Total Annua	I Rent Estim	ate \$ 780.	00				Multiplier	7		
Indicated Value Estima					A STATE					
marcared various commo	ito by mooni			-					-	
		11	NDICATED VALUE E				Н			
Depreciated Value Esti	imate Main	Building This	Sheet	\$	2,000.	00				
Depreciated Value Est	imate Auxil	iary Buildings	This Sheet	\$						
Depreciated Value Est	timate Build	ings Parcel	Α	\$						
Depreciated Value Est	timate Build	ings Parcel	В	\$						
Depreciated Value Est	timate Build	ings Parcel	C	\$						
				Total				\$	2,000	0.00
Estimated Land Value								\$	500	0.00
			Total, Land an	d Buildings				\$	2,500	0.00
The within do the American Inst we are members, erty hereinabove	itute of R and, subje	leal Estate ect to the has a mar	limiting condition ket value as of t	of the Soo ns as expr he date h	ciety of l essed, we ereof in	Residen hereb the am	tial App y certify ount of	raisers, o	of whic	h organization
		84	Two Thous	and Fiv	e Hundi	red -	600	Dolla	ars	
Further, that	this total		luding supplement - Two Thous	and Fiv				value i Dolla		mount of
F. 1112K	elan		\$ 2,5	00.00		1	27	30	1 TH	2

Manch Lette, DOWNSTAIRS: Heginio Racheco

UPSTAIRS: Fred Kraus Tenants Names of the section to the institution of the of I. alore R. Mig. 00.007.10 spiret trad Remarks: near co.oco.

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1603 University Avenue St. Paul 4, Minnesota

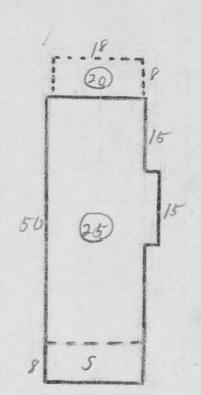
EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

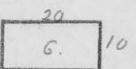
Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures



Parcel # 235
Supplement
to Parcel #





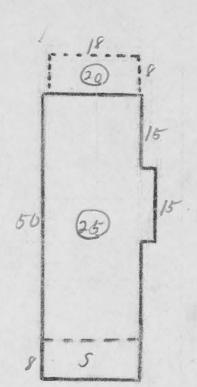
C. C.

Sketch of Buildi. Pictures .N. M. A. I. - S. R. A.

1. Mil

Parcel #_____ Supplement to Parcel #___





6. 10

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.

									.,	
	075 #				Da	atel	Warch :	l2th,		195_4
Property Address		irteenth St			9.0	7	ando L			
Fee Owner		eninsky, 1	140 Fairmou	nt Aven	ue, St	. Pau.	1 9 M	innesota	В.	
Contract for Deed Legal Description		terly 19 fe	et of Tat	70 and	11 of	Tea	00 DI		77 - 9 -	A 7 7 8 4 8
to St. Paul	·	1017) TC 16	SECOT TOC	Jo and	a11 01	TOT	C) b DI	ock 5° 1	ciy.s	Addition
Lot Size 52 x							eet 5			
ASSESSED VALUE	F. & T.	LAND	\$ 925.00	BU	ILDINGS :	\$1,750	0.00	TOTAL	\$ 2,	675.00
When Acquired	114 / Dr. 114		How Much Pai				Much Spe	nt Since \$		
INCUMBRANCES:			Appr. Bal. Owing	100		Hold	Co. 100			
Contract for Deed	\$		Appr. Bal. Owing	\$		lo V	Vhom?			
Other BEST ECONOMIC	HCE.	Present us								
ANY UNLAWFUL		None				100			-	
OCCUPANCY: O		210220		Tenants		x		ISee N	lames or	Reverse)
ZONING: Class A	В	С	Commercial	, ondino	Industrial	A superinter	x	-	leavy	, noverse j
							- 4			
			DESCRIPTION	OF IMPR	OVEME	NTS				
Type of Building	House	Function	Residence	Year I		1912		Remodeled		
Construction	Frame		Num	ber of Stori				per of Rooms		
Basement % Excav	. 50	Foundation	Stone	Heat	Stove	Baths	tlet	General Co	ndition	Very poor
Cubic Foot Conte	nt 22,890)	Garage	Non	16	C	Other Bldg	s. N	lone	
By number as show	n in submitted	list: (Plus or mir		APARABLI adjust)	:S					
No. 171				STATE OF THE STATE		7 - 72				
						A				
								110-20-		
			INC	OME DAT	A					
Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt.	#	Mo.	Rent	Apt. #		Mo. Rent
FRONT	18,00		\$]		\$			\$	
REAR	25.00		\$			\$			\$	
	\$		\$			\$			\$	
	\$		\$			\$			\$	
Adjusted Total An	nual Rent Estin	mate \$ NONE					Multiplier			
Indicated Value Est										
		INDI	CATED VALUE EC	TIL AATE DOOR		NA SAU				
D	Faller de Mala		CATED VALUE ES		400.00					
Depreciated Value			S 28	\$ 1	400.00	,	-			
Depreciated Value			is Sheet		250.00	1				
Depreciated Value				\$	270000					
Depreciated Value	and the same of the same			\$						
Depreciated value	Estimate Built	ingo raroo.		Total				\$ 3.	650.0	00
Estimated Land Val	ue								800.0	
			Total, Land and	Buildings					450.0	
The within the American I we are member erty hereinabov	nstitute of l rs, and, sub	Real Estate Ap ect to the lim has a market	iting conditions	f the Soci s as expre e date he	ety of R ssed, we reof in t	lesident hereby he amo	ial Appr certify	es and pr	ofessio which	nal ethics of organizations
			\$ 2,20	00.00						
Further, the	at this total		ing supplement	s if any)				value in i	the am	ount of
						- 0		Dollars		/

\$ 4,450.00

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

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

e I I devel James Elliot Tenants Names FRONT: Charles Mason REAR: ne History and the I of lot For Ble 750,00 S. Tes Remarks: . 00 RNTERFERENCE 0.000,1 00.08 : 00.008 : pulled with the markets only familiate out the 00,000,00 months -- with bertain mist binared to att --

00.034, d

Market Value Appraisal for THE HOUSING AND REDEVELOPMENT AUTHORITY

of The City of St. Paul, Minn.

Parcel # 236 A
Supplement
to Parcel # 236

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.

077	Mh d m h = = m h1	Charach		Date	Februa	ary 12th,	1954
	Phirteentl	1 Street		-		Cu terran en	
Fee Owner See No.	, 230		TOWN INCOME.	110	-		
Contract for Deed Purchaser Legal Description See No.	276		4000000000	-63	10 \$1	E LAUGHU	-
Legal Description See No.	230						
Lot Size See No. 236				C	new Foot		
			PLUI DI		are Feet	TOTAL	
ASSESSED VALUE F. & T. See #2	236 LAND			NGS \$	11 14 1 5	TOTAL \$	
When Acquired		How Much Paid	W/ ***		How Much Spe	nt Since \$	
INCUMBRANCES: Mortgage \$		Appr. Bal. Owing			Holder?		
Contract for Deed \$		Appr. Bal. Owing	\$		To Whom?		
Other							
Control Control of the control of th	resent use						
ANY UNLAWFUL USE NOTED:	None		2 2			10 11	
OCCUPANCY: Owner			Tenants	X		7.00	nes on Reverse)
ZONING: Class A B	С	Commercial	Inc	dustrial: Li	ight x	Hea	avy
		DESCRIPTION	OF IMPROV	EMENT	S		
Type of Building House	Function		Year Built			Remodeled	
	Function	Residence	ber of Stories		1913	ber of Rooms	
FISHE	r In			-			10
Basement % Excav. 10	Foundation	Stone	Heat Sto	ve b			itionVery poor
Cubic Foot Content 27,665		Garage	None		Other Bldg	s. No	ne
		CON	/PARABLES				
	· · · (n)						
By number as shown in submitted I	ist: (Plus or mi	nus percentage to	adjust			*	
No. 171 plus 10%							- Italiac
				H.V. Miles			
		INCO	OME DATA				
Apt. # Mo. Rent	A _ 1 _ 2L		The state of the s		Mo. Rent	A	W B .
	Apt. #	Mo. Rent	Apt. #		Mo. Kent	Apt. #	Mo. Rent
		- \$		\$_			- \$
UPSTAIRS \$ 22.00	1	_ •					- 3
<u> </u>		_ \$		\$_			- \$
\$	-	\$		\$_			\$
Adjusted Total Annual Rent Estim	ate \$ NON	IE .			Multiplier		
Indicated Value Estimate by Income	2 2 2						
		NOVO CONTROL CONTROL CONTROL CONTROL					
	IND	ICATED VALUE ES			14名詞		
Depreciated Value Estimate Main B	uilding This She	et	\$2,20				
Depreciated Value Estimate Auxili	ary Buildings T	his Sheet	\$ 5	0.00			
Depreciated Value Estimate Buildi	ngs Parcel A		\$				
Depreciated Value Estimate Buildi	ngs Parcel B		\$				
Depreciated Value Estimate Buildi			\$				
			Total			\$ 2,2	50-00
Estimated Land Value		Land	with No.	236	A. I. T. S. S.	\$,0800
Estimated Edita Faras		Total, Land and		2,0		\$ 2,2	0.00
		rorari cana ana	Dananiga			* 696	00,00
The within described re the American Institute of Rowe are members, and, subjective	eal Estate Ap	opraisers and of niting conditions	f the Society s as expressed	of Resi d, we he	idential Applereby certify	raisers, of w	hich organizatio
erty hereinabove described	nas a market	value as of the	e date hereo	t in the	amount of		1771
	· · Two T	nousand Two	Hundred F	ifty -		Dollars	
		\$ 2,25					
Further, that this total p	arcel linely		100	an octio	nated market	value in 4L.	amount of
rurmer, that this total p	varcer (includ	and andbiement	any nas	an estin	nared market		amount of
2						Dollars	
0 11111		\$			700	10	0
Court Market				/		100	1/1
- CAUCY / VI Out				_/	/ /	su.	
Earl V. Dolan, M.A.I., S.R.	٨.			C. C.	Beeth, M.A.I	., S.R.A.	

Rain Formand Jan Tenants Names DOWNSTAIRS: Wilma Smith JOSEPH PODGORSKI UPSTAIRS: Remarks: 22525525555

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19,070,54

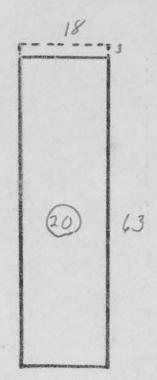


EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

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. EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER REALTOR AND APPRAISER 1603 University Avenue Pioneer Building St. Paul 4, Minnesota St. Paul I, Minnesota Sketch of Building(s) Parcel #_ 236 **Pictures** Supplement to Parcel #_ 18 ANE 13-ELE & Long much all

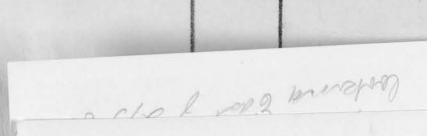
1603 University Avenue St. Paul 4, Minnesota EARL V. DOLAN, M. A. I. - S. R. A.

REALTOR AND APPRAISER

Pioneer Building St. Paul 1, Minnesota

Sketch of Building(s)
Pictures

Parcel # 236
Supplement
to Parcel #



18

E1--566



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

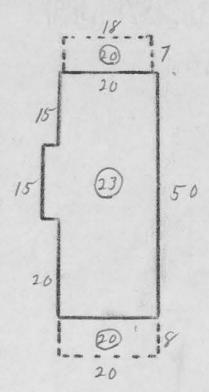
Sketch of Building(s)

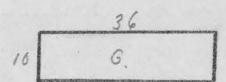
Pictures

Parcel # 236 A

Supplement to Parcel #___







C. C. B. REAL 16 S

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

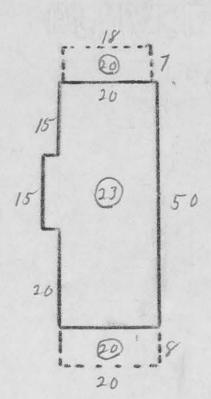
Building Minnesota

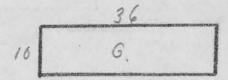
Parcel # 236 A

Supplement

o Parcel #







C. C. B REAL 16

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

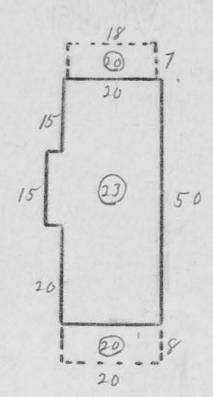
(PPRAISER

ding

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rcel # oplement Parcel #





36 16 G.

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.

Property Address 6 Fee Owner Son of 1 Contract for Deed Purchaser Legal Description Except	36 Cana Moses C										-1013 04-
Contract for Deed Purchaser	Moses C	ongres	ent ton								
			Carron		V.					-	
egal Description Except				77 /		~ ~~					~ .
Paul	Street	; Lot	2/ and	all of	Lot 2	g, BIG	ock a	Ely's	Additio	n to	o St.
of Size 52 x 100						Sq	uare F	eet 5.2	00		
ASSESSED VALUE F. & T.		LAND	\$ 1,000	0.00	BUILD	INGS \$7	,850	0.00	TOTAL \$	8,8	50.00
When Acquired			How Mu	ch Paid \$			How	Much Spent	Since \$		
NCUMBRANCES: Mortgage	\$		Appr. Bal. (Owing \$			Hold	er?			
Contract for Deed \$			Appr. Bal.	Owing \$			To V	Vhom?			
Other											
BEST ECONOMIC USE:	Presen	t use) I				
ANY UNLAWFUL USE NOTE	11	one									
OCCUPANCY: Owner X				Te	enants				(See Name	es on F	Reverse)
ZONING: Class A	В	С	Comme	rcial	In	dustrial:	Light	x	Hea	νу	
			DESCRIPT	TION OF	IL ADDON	/EL /ENI	TC				
				HON OF							
Type of Building Churc		unction V	Vorship		Year Buil	1931			modeled	-	
Construction Brick					of Stories	1			of Rooms	2	1 9 5
Basement % Excav. 10		ndation	Stone	Н	leat Steam	m oil	Baths	G	eneral Condi	tion	Good
"7 "7	*##0			Sarage	None		C	Other Bldgs.	Shed		
	tted list: (P	Plus or min	MAN A	СОМРА	RABLES						
By number as shown in submi	tted list: (P	Plus or min	MAN A	COMPA	RABLES					11	
By number as shown in submi	tted list: (P	Plus or min	nus percenta	COMPA	ARABLES		1.	Rent	Apt. #		Mo. Re
By number as shown in submi	tted list: (P		nus percenta	COMPA	ARABLES (st)	£ \$	1.		Apt. #	\$_	Mo. Ret
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Apt. # Mo. R \$ \$ Adjusted Total Annual Rent Indicated Value Estimate by I	ent A Estimate \$ ncome Appr	Apt. # Noroach \$ IND g This She	Mo \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	INCOMPA	ARABLES (st) (E DATA Apt. #	\$ \$ \$ \$ \$	S S S S S S S S S S S S S S S S S S S	Rent	Apt. #	\$_ \$_ \$_ \$_ \$_ \$_	Mo. Re
Apt. # Mo. R \$ \$ \$ Adjusted Total Annual Rent Indicated Value Estimate by I Depreciated Value Estimate b	ent / Estimate \$ ncome Appr	Notes and the second se	Mo \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	INCOMPA	ARABLES (IE DATA Apt. #	\$ \$ \$ \$ \$	S S S S S S S S S S S S S S S S S S S	Rent	Apt. #	\$_ \$_ \$_ \$_ \$_	Mo. Re
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Apt. # Mo. R Apt. # Mo. R \$ \$ \$ Adjusted Total Annual Rent Indicated Value Estimate by I Depreciated Value Estimate Depreciated Value Estimate Depreciated Value Estimate Depreciated Value Estimate	ent A Estimate \$ ncome Appr Main Building Pa Buildings Pa	NO roach \$ IND g This She uildings The control A arcel B	Mo \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	INCOMPA	ARABLES IE DATA Apt. # MATE BY 200 \$ 33 \$ \$	\$ \$ \$ \$ \$	S S S S S S S S S S S S S S S S S S S	Rent	Apt. #	\$_ \$_ \$_ \$_ \$_	Mo. Rei
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Further, that this total parcel (including supplements if any) has an estimated market value in the amount of - Thirty Four Thousand Five Hundred - Dollars

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

\$ 34,500.00

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

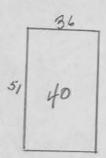
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EARL V. DOLAN, M. A. I. - S. R. A.
REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

Parcel # 237
Supplement to Parcel #





C. C. BEETH, M. A. I. - S. R. A. EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER REALTOR AND APPRAISER 1603 University Avenue St. Paul 4, Minnesota Pioneer Building St. Paul I, Minnesota Sketch of Building(s) Parcel # 237 Pictures Supplement to Parcel #_

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Pictures



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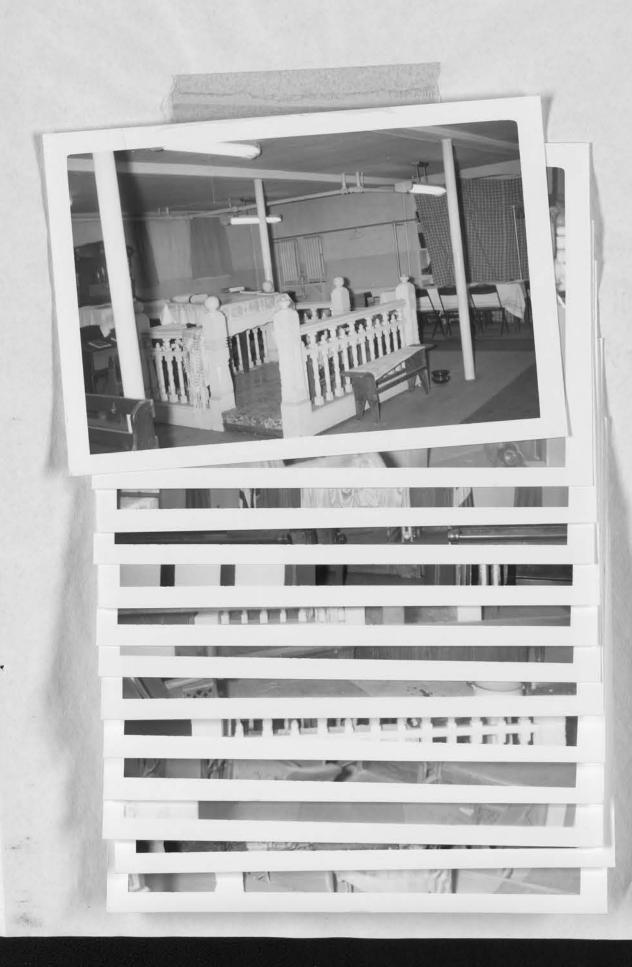
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Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures

ADDITIONAL PICTURES
for
SYNAGOGUE at 636 CANADA STREET
SONS OF MOSES

Parcel # 237
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SYNAGOGUE at 636 CANADA STREET
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Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)

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Supplement

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Sketch of Building(s)

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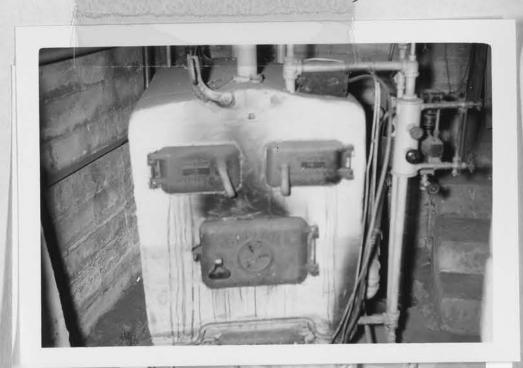
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