



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

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

Parcel # 163
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 August 26th, 195 3

Property Address 250 Fuller Avenue
Fee Owner Mary D. Whalen
Contract for Deed Purchaser _____
Legal Description Vacated 5 feet of alley adjacent and East 20 feet of Lots 9 and 10, Block 3, Dewey Drake and Pence's Addition to St. Paul
Lot Size 20 x 71 Square Feet 1,420
ASSESSED VALUE F. & T. LAND \$ 300.00 BUILDINGS \$ 2,400.00 TOTAL \$ 2,700.00
When Acquired _____ How Much Paid \$ _____ How Much Spent Since \$ _____
INCUMBRANCES: Mortgage \$ _____ Appr. Bal. Owing \$ _____ Holder? _____
Contract for Deed \$ _____ Appr. Bal. Owing \$ CLEAR To Whom? _____
Other _____
BEST ECONOMIC USE: Present Use
ANY UNLAWFUL USE NOTED: None
OCCUPANCY: Owner X Tenants _____ (See Names on Reverse)
ZONING: Class A B X C _____ Commercial _____ Industrial: Light _____ Heavy _____

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1904 Remodeled _____
Construction Frame Number of Stories 2 Number of Rooms 6
Basement % Excav. 100 Foundation Stone Heat H.A. Baths 1 General Condition Good
Cubic Foot Content 27,015 Garage None Other Bldgs. None

COMPARABLES

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

No. 1 (about the same)
No. 32 (about the same)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>OWNER</u>	<u>\$ OCCUPIED</u>		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$

Multiplier

Indicated Value Estimate by Income Approach \$

INDICATED VALUE ESTIMATE

Depreciated Value Estimate Main Building This Sheet	\$ <u>6,650.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$
Depreciated Value Estimate Buildings Parcel A	\$
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$ <u>6,650.00</u>
Estimated Land Value	\$ <u>350.00</u>
Total, Land and Buildings	\$ <u>7,000.00</u>

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

- - Seven Thousand - -

Dollars

\$ 7,000.00

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

- - Seven Thousand - -

Dollars

\$ 7,000.00

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

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

Tenants Names

Remarks:

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

REALTOR AND APPRAISER

1603 University Avenue
St. Paul 4, Minnesota

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

REALTOR AND APPRAISER

Pioneer Building
St. Paul 1, Minnesota

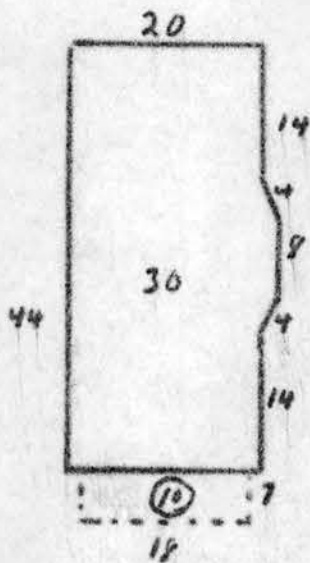
Sketch of Building(s)

Pictures

Parcel # 163

Supplement

to Parcel #



FLORIAN GENDREY

REALTOR

U.S.A.