



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.

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.

Parcel # 162
Supplement
to Parcel # _____

Date August 26th, 1953

Property Address 254 Fuller Avenue
Fee Owner Edward Beck and Violet Beck
Contract for Deed Purchaser _____
Legal Description Except East 20 feet; the East 1/2 of Lots 9 and 10, Block 3, Dewey Drake & Pence's Addition to St. Paul
Lot Size 34.7 x 71 Square Feet 2,464
ASSESSED VALUE F. & T. LAND \$ 425.00 BUILDINGS \$ 1,800.00 TOTAL \$ 2,225.00
When Acquired 1925 How Much Paid \$ _____ How Much Spent Since \$ _____
INCUMBRANCES: Mortgage \$ _____ Appr. Bal. Owing \$ 3,500.00 Holder Empire National Bank
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 Names on Reverse)
ZONING: Class A B X C _____ Commercial _____ Industrial: Light _____ Heavy _____

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1888 Remodeled _____
Construction Frame Number of Stories 2 Number of Rooms 9
Basement % Excav. 100 Foundation Stone Heat H.A.Oil Baths 2 General Condition Good
Cubic Foot Content 31,566 Garage None Other Bldgs. None

COMPARABLES

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

No. 45 (about the same)
No. 47 (about the same)

INCOME DATA

| Apt. # | Mo. Rent | Apt. # | Mo. Rent | Apt. # | Mo. Rent | Apt. # | Mo. Rent |
|-------------------|-----------------|--------|----------|--------|----------|--------|----------|
| <u>UPSTAIRS</u> | <u>\$ OWNER</u> | | \$ _____ | | \$ _____ | | \$ _____ |
| <u>DOWNSTAIRS</u> | <u>\$ 30.00</u> | | \$ _____ | | \$ _____ | | \$ _____ |
| | \$ _____ | | \$ _____ | | \$ _____ | | \$ _____ |
| | \$ _____ | | \$ _____ | | \$ _____ | | \$ _____ |

Adjusted Total Annual Rent Estimate \$ 960.00

Multiplier 6

Indicated Value Estimate by Income Approach \$ 5,760.00

INDICATED VALUE ESTIMATE

| | |
|---|--------------------|
| Depreciated Value Estimate Main Building This Sheet | \$ <u>8,000.00</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>8,000.00</u> |
| Estimated Land Value | \$ <u>475.00</u> |
| Total, Land and Buildings | \$ <u>8,475.00</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 Four Hundred Seventy Five -Dollars

\$ 8,475.00

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

- - Eight Thousand Four Hundred Seventy Five -Dollars

\$ 8,475.00

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: John Schwarting

Remarks:

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

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

Sketch of Building(s)

Pictures

Parcel # 162

Supplement

to Parcel #

