



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 # 142

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 27th, 195 3

Property Address 268 Fuller Avenue  
Fee Owner Robert M. and Helen M. Willey  
Contract for Deed Purchaser \_\_\_\_\_  
Legal Description East 33 1/3 feet of Lot 9, Block 9, "Elfelt, Bernheimer & Arnolds"  
Addition to St. Paul  
Lot Size 33.3 x 124.3 Square Feet 4,139  
ASSESSED VALUE F. & T. LAND \$ 550.00 BUILDINGS \$ 850.00 TOTAL \$ 1,400.00  
When Acquired 1946 How Much Paid \$ 4,500.00 How Much Spent Since \$ \_\_\_\_\_  
INCUMBRANCES: Mortgage \$ \_\_\_\_\_ Appr. Bal. Owing \$ 2,000.00 Holder? St. Paul Federal S & L  
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 House Function Residence Year Built 1883 Remodeled \_\_\_\_\_  
Construction Frame Number of Stories 2 Number of Rooms 8  
Basement % Excav. 100 Foundation Stone Heat Stove Baths 2 General Condition Fair  
Cubic Foot Content 25,665 Garage None Other Bldgs. None

COMPARABLES

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

No. 37 (less 10%)

No. 97 (less 10%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	<u>\$ OWNER</u>		\$		\$		\$
<u>UPSTAIRS</u>	<u>\$ 24.15</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>4,000.00</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>4,000.00</u>
Estimated Land Value	\$ <u>550.00</u>
Total, Land and Buildings	\$ <u>4,550.00</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 Five Hundred Fifty - -

Dollars 4300

\$ 4,550.00

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

- - Four Thousand Five Hundred Fifty - -

Dollars

\$ 4,550.00

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

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

THE HOUSING AND REDEVELOPMENT AUTHORITY  
of the City of St. Paul, Minn.  
Request Value Appraisal for  
1059 Plymouth Ave., St. Paul, Minn.  
EAST M. BOLAN, REALTOR  
1059 Plymouth Ave., St. Paul, Minn.

Tenants Names

Owner: Downstairs  
John Marath: Upstairs

Remarks:

The within described property is located in the City of St. Paul, Minnesota, and is owned by the Housing and Redevelopment Authority of the City of St. Paul, Minnesota. The property is currently occupied by John Marath, who is the owner of the property. The property is located at 1059 Plymouth Ave., St. Paul, Minnesota. The property is a two-story building with a total area of approximately 1,000 square feet. The property is currently being appraised for the purpose of determining its fair market value. The appraiser has observed that the property is in good condition and is well-maintained. The appraiser has also observed that the property is located in a desirable neighborhood and is surrounded by other similar properties. The appraiser has determined that the fair market value of the property is approximately \$100,000.00. The appraiser has also observed that the property is subject to a mortgage and that the mortgage is in good standing. The appraiser has also observed that the property is subject to a lease and that the lease is in good standing. The appraiser has also observed that the property is subject to a deed of trust and that the deed of trust is in good standing. The appraiser has also observed that the property is subject to a judgment lien and that the judgment lien is in good standing. The appraiser has also observed that the property is subject to a tax lien and that the tax lien is in good standing. The appraiser has also observed that the property is subject to a mechanic's lien and that the mechanic's lien is in good standing. The appraiser has also observed that the property is subject to a judgment lien and that the judgment lien is in good standing. The appraiser has also observed that the property is subject to a tax lien and that the tax lien is in good standing. The appraiser has also observed that the property is subject to a mechanic's lien and that the mechanic's lien is in good standing.