



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 # 140
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 276 Fuller Avenue Date August 27th, 1953
Fee Owner Bernard and Bernice Knauer
Contract for Deed Purchaser Marie Linbell (now Gustafson)
Legal Description West 33 feet of Lot 8, Block 9, "Elfelt, Bernheimer & Arnolds" Addition to St. Paul
Lot Size 33 x 124.3 Square Feet 4,102
ASSESSED VALUE F. & T. LAND \$ 550.00 BUILDINGS \$ 1,350.00 TOTAL \$ 1,900.00
When Acquired 1952 How Much Paid \$ 5,500.00 How Much Spent Since \$ _____
INCUMBRANCES: Mortgage \$ _____ Appr. Bal. Owing \$ _____ Holder? _____
Contract for Deed \$ _____ Appr. Bal. Owing \$ 3,956.00 To Whom? O.J. Ryan
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 1888 Remodeled _____
Construction Frame Number of Stories 2 Number of Rooms 9
Basement % Excav. 100 Foundation Stone Heat Gas-down Baths 2 General Condition Very Poor
Cubic Foot Content 22,146 Garage 2 car Other Bldgs. None

COMPARABLES

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

No. 6 (about the same)
No. 84 (plus 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>\$ 35.00</u>	<u>unheated</u>	\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ 600.00 Multiplier 4
Indicated Value Estimate by Income Approach \$ 2,400.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>4,150.00</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>4,250.00</u>
Estimated Land Value	\$ <u>550.00</u>
Total, Land and Buildings	\$ <u>4,800.00</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 - - Dollars
\$ 4,800.00

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

- - Four Thousand Eight Hundred - - Dollars
\$ 4,800.00

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, Minnesota

Property Address

1

EARL V. DOLAN, JR.

1900 - 1910

1910 - 1920

1920 - 1930

Date of Survey

Tenants Names

Fred Clifford - Upstairs

Owner - Downstairs

Remarks:

RECEIVED