


288 Avon St N, Saint Paul, MN 55104-5501, Ramsey County

	MLS Beds	MLS Baths	MLS Sale Price	MLS Sale Date
	2	1	\$55,000	07/25/1995
	MLS Sq Ft	Lot Sq Ft	Yr Built	Type
	1,040	6,159	1910	SFR

OWNER INFORMATION			
Owner Name	Schoneck Steven R	Taxpayer Zip	55055
Owner Name 2	Schoneck Richard L	Taxpayer ZIP+4	0056
Taxpayer Address	Po Box 56	Taxpayer Carrier Route	B001
Taxpayer City and State	Newport, MN		

LOCATION INFORMATION			
Municipality	Saint Paul	School District Name	St Paul
Zip Code	55104	School District	625
Carrier Route	C057	Section #	35
Census Tract	339.00	Township #	29
Subdivision	Edwin Deans Sub Of, Pa	Range #	23
Lot	4	Location	Business Cluster
Block	1	Neighborhood Name	Summit-University

TAX INFORMATION			
PID#	352923430041	% Improved	65%
PID	35-29-23-43-0041		
Legal Description	EX N 70 FT LOT 4 AND EX N 65 FT LOT 3 BLK 1		

ASSESSMENT & TAX			
Assessment Year	2020	2019	2018
Estimated Mkt. Value - Total	\$138,700	\$146,000	\$107,800
Estimated Mkt. Value - Land	\$48,900	\$48,900	\$48,900
Estimated Mkt. Value - Building	\$89,800	\$97,100	\$58,900
Taxable Mkt. Value - Total	\$138,700	\$146,000	\$107,800
Taxable Mkt. Value - Land	\$48,900	\$48,900	\$48,900
Taxable Mkt. Value - Building	\$89,800	\$97,100	\$58,900
YOY Taxable Mkt. Value Chg (\$)	-\$7,300	\$38,200	
YOY Taxable Mkt. Value Chg (%)	-5%	35.44%	
Payable Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$2,058		
2020	\$3,022	\$964	46.84%
2021	\$2,822	-\$200	-6.62%

CHARACTERISTICS			
Lot Acres	0.1414	Total Rooms	5
Lot Sq Ft	6,159	Bedrooms	2
Lot Frontage	66	Total Baths	1
Lot Depth	90	MLS Total Baths	1
Lot Shape	F	Full Baths	1
Land Use - County	Single Family Dwelling Platted	Bath Fixtures	5
Land Use - CoreLogic	SFR	Basement Type	Partial
# of Buildings	1	Garage Capacity	MLS: 1
Total Units	1	No. Parking Spaces	MLS: 1
Stories	1	Exterior	Aluminum/Vinyl
Year Built	1910	Cooling Type	Central
Effective Year Built	1950	Fuel Type	Gas
Finished Sq Ft	Tax: 1,064 MLS: 1,040	Condition	Fair
Total Building Sq Ft	1,064	Location Type	Business Cluster
First Floor Sq Ft	1,064		

SELL SCORE			
Rating	Moderate	Value As Of	2022-02-20 06:01:43



**ESTIMATED VALUE**

RealAVM™	\$234,800	Confidence Score	66
RealAVM™ Range	\$199,580 - \$270,020	Forecast Standard Deviation	15
Value As Of	02/15/2022		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

**LISTING INFORMATION**

MLS Listing Number	1115820	MLS Sale Price	\$55,000
MLS Status	Closed	MLS Sale Date	07/25/1995
MLS Listing Date	04/23/1995	MLS Listing Agent	506000046-Emily Sherman
MLS Current List Price	\$57,900	MLS Listing Broker	EDINA REALTY, INC.
MLS Orig. List Price	\$57,900		

**LAST MARKET SALE & SALES HISTORY**

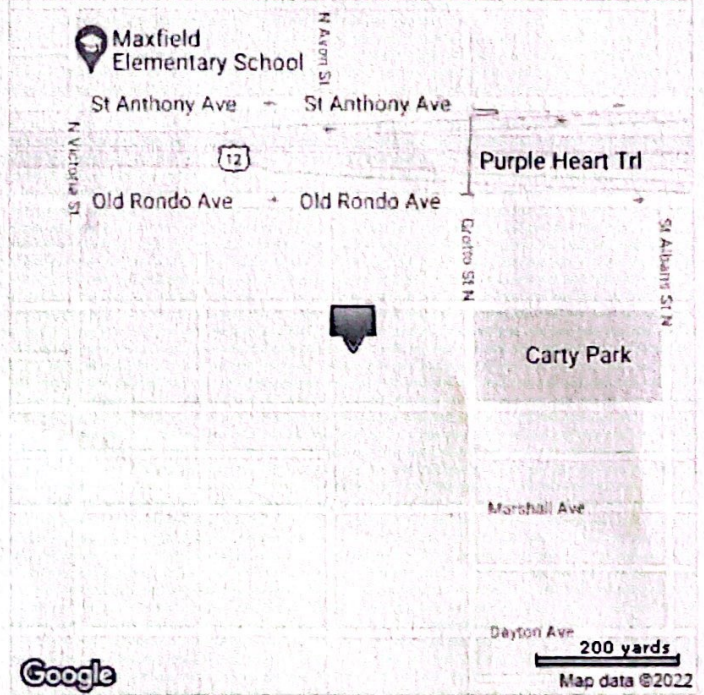
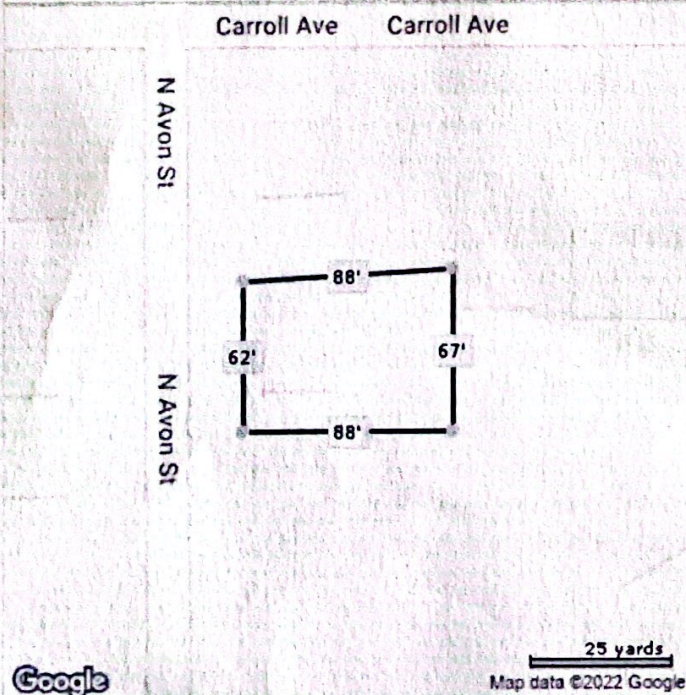
Recording Date	09/06/1995	Owner Name	Schoneck Steven R
Sale Date	MLS: 07/25/1995	Owner Name 2	Schoneck Richard L
Sale Price	\$55,000	Seller	Tebbenhoff Edward H & Carol R
Deed Type	Warranty Deed		

Recording Date	09/06/1995
Sale Price	\$55,000
Buyer Name	Schoneck Steven R
Seller Name	Tebbenhoff Edward H & Carol R
Document Type	Warranty Deed

**MORTGAGE HISTORY**

Mortgage Date	09/06/1995
Mortgage Amount	\$49,500
Mortgage Lender	Fbs Mtg Corp
Borrower Name	Schoneck Steven R
Mortgage Type	Conventional

**PROPERTY MAP**



\*Lot Dimensions are Estimated



**Property: 288 Avon St N, Saint Paul, MN 55104**

Year Built: 1910

**Contractors and Vendors:**

Company	Name	Phone	Email
Owner	Metro Holdings, LLC (Joe Steinmaus)	612-889-7311	<a href="mailto:joesteinmaus@comcast.net">joesteinmaus@comcast.net</a>
Uliano Construction	Vinny Uliano	612-719-3380	vinny@ulianopropeties.com
Plumbing to Go	Mike Doody	651-755-1449	Plumbingtogo@gmail.com
FTK Serivces (electrical)	Jose		info@FTKservices.org
Javier Hardwood Floors	Javier Gerturamos	651-214-2651	javierhardwoodfloors@gmail.com
Hank Schnitzer Paint	Hank Schnitzer	651-276-6472	
Hinding Heat Co	Pat Costello	651-228-1303	

Start Date: 2/15/2022

Completion Date: July 4<sup>th</sup> 2022

Total Budget: \$65,000

**Description of Work:**

Building Repairs will be completed by the owner \$42,800. All work is to be done in a workmanship like manner.

1. Clean up trash and materials on site.
2. Remove all fire damage.
3. Install new windows.
4. Install new roof.
5. Repair replace siding, soffit, fascia, trim as necessary.
6. Install floor covering in entire home.
7. Repair/Install sheetrock for floors and ceiling
8. Prepare and paint interior and exterior as necessary.
9. Any framing that may be needed to code.
10. Install new insulation where needed to code.
11. Provide major clean-up of premises.
12. Provide proper drainage around house to direct water away from foundation.
13. Install address numbers visible from street and on alley side.



**Electrical Repairs will be completed by RTK Services. All work to be completed to code.**

**Cost: \$8,500**

1. Repair/replace/install broken, painted over, corroded, missing or loose receptacles, light fixtures, switches, cover and plates to code.
2. Replace/repair any overfused circuit breakers.
3. Repair/replace/install GFCI outlets in bathrooms and kitchen.

**Plumbing Repairs will be completed by Plumbing to Go. All work to be completed to code.**

**Cost: \$6,900**

1. Install Water Heater to code
2. Install kitchen and bathroom faucets to code.
3. Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
4. Plug all open piping and properly pitch all piping.
5. Replace all improper connections, transitions, fitting or pipe usage.
6. Ensure gas shut off and gas piping is to code.
7. Provide adequate combustion air for gas burning appliances.
8. Support water meter to code

**Heating repair will be completed by Hinding Heat Company. All work to be completed to code.**

**Cost: \$8,500**

1. Install furnace to code.
2. Ensure gas valves and lines are to code.
3. Air test gas piping.
4. Make all necessary code compliant heating and mechanical repairs.
5. Provide heat in all habitable rooms.
6. Repair/replace/install heating registers where necessary.
7. Vent clothes dryer to code.





January 7, 2022

Attention: City of St Paul

As of today's date, January 7, 2022, Metro Holdings LLC has significant funds in its bank account to purchase the property located at 288 Avon St N, St Paul MN 55104, for the stated amount of \$200,000.00.

Sincerely

A handwritten signature in black ink, appearing to read "Barry C Super", written over a horizontal line.

Barry C Super  
Vice President  
651-290-7833



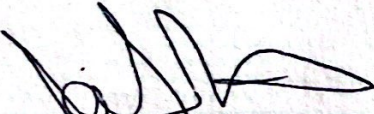
January 17, 2022

City of Saint Paul  
Office of the City Council  
310 City Hall  
15 West Kellogg Boulevard  
Saint Paul, MN 55102-1615


RE: 288 Avon St N, Saint Paul, MN 55104

To Whom It May Concern

I, Joe Steinmaus of Metro Holdings LLC, the undersigned, confirm that the amount of Two Hundred Thousand Dollars (\$200,000.00) in a checking account at American Bank will be dedicated to the purchase and repairs identified in the Code Compliance Report for the above referenced address and that these funds are sufficient to complete those repairs based on the bids and estimates I have provided to the City of Saint Paul in a work plan for rehabilitating the property and receiving a Certificate of Code Compliance for the same.

  
\_\_\_\_\_  
Joe Steinmaus of Metro Holdings LLC

1-17-22  
Date

  
\_\_\_\_\_  
Witness Signature  
Robin L Soork

1-17-22  
Date