



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

Copyright Notice:

This material may be protected by copyright law
(U.S. Code, Title 17). Researchers are liable for any
infringement. For more information, visit
www.mnhs.org/copyright.











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

Parcel # 106
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 September 14th, 1953

Property Address 174 Aurora Avenue
Fee Owner Joseph A. Scheuer
Contract for Deed Purchaser _____
Legal Description Lot 4, Auditor's Subdivision No. 53, St. Paul, Minnesota
Lot Size 44 x 150 Square Feet 6,600
ASSESSED VALUE F. & T. LAND \$ 800.00 BUILDINGS \$ 3,600.00 TOTAL \$ 4,400.00
When Acquired 1905 How Much Paid \$ _____ How Much Spent Since \$ _____
INCUMBRANCES: Mortgage \$ _____ Appr. Bal. Owing \$ CLEAR Holder? _____
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 C X Commercial Industrial: Light Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1905 Remodeled _____
Construction Frame Number of Stories 2 Number of Rooms 14
Basement % Excav. 100 Foundation Stone Heat 2 H.W. Oil Baths 2 General Condition Good
Cubic Foot Content 42,800 Garage 4 car Other Bldgs. None

COMPARABLES

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

No. 70
No. 71

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	\$ <u>55.00</u>	<u>unheated</u>	\$ _____		\$ _____		\$ _____
<u>UPSTAIRS</u>	\$ <u>OWNER</u>		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ 1,464.00 Multiplier 6
Indicated Value Estimate by Income Approach \$ 8,784.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>10,000.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>600.00</u>
Depreciated Value Estimate Buildings Parcel A	\$ _____
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>10,600.00</u>
Estimated Land Value	\$ <u>900.00</u>
Total, Land and Buildings	\$ <u>11,500.00</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

- - Eleven Thousand Five Hundred - - Dollars
\$11,500.00

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

- - Eleven Thousand Five Hundred - - Dollars
\$11,500.00

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

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

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

C. G. BORTH, M.A., S.E.A.
1601 Grand Ave., St. Paul, Minn.

EARL V. BORTH, M.A., S.E.A.
1601 Grand Ave., St. Paul, Minn.

Tenants Names

Downstairs: Joseph Biernan

Remarks:

The within described real property has been appraised in accordance with the rules and regulations of the Housing and Redevelopment Authority of the City of St. Paul, Minnesota, and the appraiser's report is hereby submitted to the Housing and Redevelopment Authority of the City of St. Paul, Minnesota, for its consideration and approval.

Estimated total value (including all improvements) is \$11,200.00.

Estimated value of improvements is \$11,200.00.

C. G. BORTH, M.A., S.E.A.

EARL V. BORTH, M.A., S.E.A.

C. C. BEETH, M. A. I. - 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 # 106
Supplement
to Parcel # _____

