



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 # 107
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 11. 1953

Property Address 168 Aurora Avenue

Fee Owner Irene Jensen

Contract for Deed Purchaser _____

Legal Description Lot 3, Auditor's Subdivision, No. 53, St. Paul

Lot Size 44 x 150

Square Feet 6,600

ASSESSED VALUE F. & T. 4,400 LAND \$ 800.00 BUILDINGS \$ 3,600 TOTAL \$ 4,400.00

When Acquired 1905 How Much Paid \$ _____

How Much Spent Since \$ _____

INCUMBRANCES: Mortgage \$ _____

Appr. Bal. Owing \$ _____

Holder? _____

Contract for Deed \$ _____

Appr. Bal. Owing \$ _____

To Whom? _____

Other _____

BEST ECONOMIC USE: Present use

ANY UNLAWFUL USE NOTED: None

OCCUPANCY: Owner _____

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 1905

Remodeled _____

Construction Frame

Number of Stories 2

Number of Rooms 14

Basement % Excav. 100

Foundation Stone

Heat 2 H.W.

Baths 2

General Condition good

Cubic Foot Content 42,800

Garage 4

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>50.00 (Including garage)</u>				\$		\$
<u>UPSTAIRS</u>	\$ <u>50.00</u>	<u>"</u>	\$ <u>"</u>		\$		\$
<u>GARAGES</u>	\$		\$		\$		\$
<u>2 @ \$6.</u>	\$ <u>12.00</u>		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ 1,344.00

Multiplier 6

Indicated Value Estimate by Income Approach \$ 8,064.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>9,500.00</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>10,100.00</u>
Estimated Land Value	\$ <u>900.00</u>
Total, Land and Buildings	\$ <u>11,000.00</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--

Dollars

\$ 11,000.00

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

--ELEVEN THOUSAND--

Dollars

\$ 11,000.00

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

Arch Trevino - Downstairs

William Jenson - Upstairs

Remarks: