



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 # 105
 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 18th, 1953

Property Address 176-178 Aurora Avenue
 Fee Owner Richard E. Trudgeon and Bernard Johansen
 Contract for Deed Purchaser _____
 Legal Description Lot 1, Block 4, Florence Addition to St. Paul, Corrected Plat

Lot Size	Square Feet		
ASSESSED VALUE F. & T.	LAND \$ <u>900.00</u>	BUILDINGS \$ <u>4,600.00</u>	TOTAL \$ <u>5,500.00</u>
When Acquired	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:	<u>Present Use</u>		
ANY UNLAWFUL USE NOTED:	<u>None</u>		
OCCUPANCY: Owner	Tenants <u>X</u>	(See Names on Reverse)	
ZONING: Class A	B	C <u>X</u>	Commercial Industrial: Light Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building <u>4-apt.</u>	Function <u>Residence</u>	Year Built <u>1890</u>	Remodeled
Construction <u>Frame</u>	Number of Stories <u>2</u>	Number of Rooms <u>18</u>	
Basement % Excav. <u>100</u>	Foundation <u>Stone</u>	Heat <u>4 H.W.</u>	Baths <u>4</u> General Condition <u>Fair to</u>
Cubic Foot Content <u>70,620</u>	Garage <u>None</u>	Other Bldgs. <u>None</u>	

COMPARABLES

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

No. 77 (plus 20%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>Lower East</u>	\$ <u>39.78</u>	<u>unheated</u>	\$		\$		\$
<u>Upper East</u>	\$ <u>48.25</u>	<u>"</u>	\$		\$		\$
<u>Lower West</u>	\$ <u>45.50</u>	<u>"</u>	\$		\$		\$
<u>Upper West</u>	\$ <u>43.50</u>	<u>"</u>	\$		\$		\$

Adjusted Total Annual Rent Estimate \$3,100.00

Multiplier 4 1/2

Indicated Value Estimate by Income Approach \$ 9,450.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>8,450.00</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>8,450.00</u>
Estimated Land Value	\$ <u>1,050.00</u>
Total, Land and Buildings	\$ <u>9,500.00</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

- - Nine Thousand Five Hundred - - Dollars 8600
\$9,500.00

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

- - Nine Thousand Five Hundred - - Dollars
\$9,500.00

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
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of the City of St. Louis, Missouri

Tenants Names

Lower East: Arthur Williams

Upper East: A. G. Schreiber

Lower West: Bernard Thompson

Upper West: E. T. McConnon

Remarks: