



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 # 104

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 180-182 Aurora Avenue Date September 18th, 195 3
Fee Owner Edw. Westphal
Contract for Deed Purchaser _____
Legal Description Lot 2, except West 5 1/2 feet, Block 4, Florence Addition to St. Paul,
Corrected Plat
Lot Size 34 1/2 x 121.6 Square Feet 4,195.2
ASSESSED VALUE F. & T. LAND \$ 700.00 BUILDINGS \$ 1,650.00 TOTAL \$ 2,350.00
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: Present Use
ANY UNLAWFUL USE NOTED: None
OCCUPANCY: Owner _____ 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 1890 Remodeled _____
Construction Frame Number of Stories 2 Number of Rooms 12
Basement % Excav. 100 Foundation Stone Heat Stove Baths 2 General Condition Poor to Fair
Cubic Foot Content 37,000 Garage None Other Bldgs. None

COMPARABLES

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

No. 52
No. 21

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>Lower West</u>	<u>\$ 20.00</u>		\$		\$		\$
<u>Upper West</u>	<u>\$ 22.50</u>		\$		\$		\$
<u>East Side</u>	<u>\$ 47.50</u>		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$1,080.00 Multiplier 5
Indicated Value Estimate by Income Approach \$5,400.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	<u>\$ 4,800.00</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>\$ 4,800.00</u>
Estimated Land Value	<u>\$ 700.00</u>
Total, Land and Buildings	<u>\$ 5,500.00</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

- - Five Thousand Five Hundred - - Dollars 5200
\$5,500.00

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

- - Five Thousand Five Hundred - - Dollars
\$5,500.00

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

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

C. C. BEETH, M. A. I. R. A.

REALTOR AND APPRAISER

1603 University Avenue
St. Paul 4, Minnesota

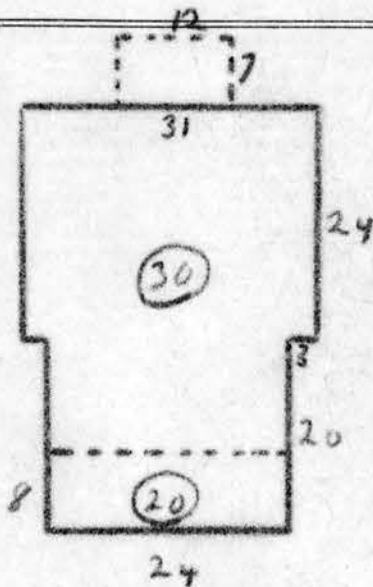
EARL V. DOLAN, M. A. I. - S. R. A.

REALTOR AND APPRAISER

Pioneer Building
St. Paul 1, Minnesota

Sketch of Building(s)

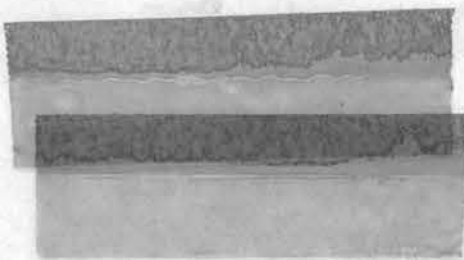
Pictures



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FLOWER BOND PAPER

WAC-COD TEMP

1964