



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 # 103
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 184-186 Aurora Avenue
Fee Owner Edward Westphal
Contract for Deed Purchaser _____
Legal Description Lot 3 and West 5 1/2 feet of Lot 2, Block 4, Florence Addition to St. Paul,
Corrected Plat
Lot Size 45 1/2 x 121.6 Square Feet 5,532.8
ASSESSED VALUE F. & T. LAND \$ 700.00 BUILDINGS \$ 3,350.00 TOTAL \$ 4,050.00
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 1889 Remodeled _____
Construction Frame Number of Stories 2 Number of Rooms 15
Basement % Excav. 100 Foundation Stone Heat 1-H.A. 2-Stove Baths _____ General Condition Fair
Cubic Foot Content 48,200 Garage Old Shed Other Bldgs. None

COMPARABLES

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

No. 80

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWN E.</u>	<u>\$ 30.00</u>	<u>unheated</u>	<u>\$</u>		<u>\$</u>		<u>\$</u>
<u>" W.</u>	<u>\$ 40.00</u>	<u>"</u>	<u>\$</u>		<u>\$</u>		<u>\$</u>
<u>Up East</u>	<u>\$ 28.00</u>	<u>"</u>	<u>\$</u>		<u>\$</u>		<u>\$</u>
	<u>\$</u>		<u>\$</u>		<u>\$</u>		<u>\$</u>

Adjusted Total Annual Rent Estimate \$1,250.00

Multiplier 5

Indicated Value Estimate by Income Approach \$6,250.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>6,000.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>100.00</u>
Depreciated Value Estimate Buildings Parcel A	\$ _____
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>6,100.00</u>
Estimated Land Value	\$ <u>900.00</u>
Total, Land and Buildings	\$ <u>7,000.00</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

Seven Thousand - -

Dollars

\$7,000.00

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

Seven Thousand - -

Dollars

\$7,000.00

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

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

THE HOUSING AND REDEVELOPMENT AUTHORITY
of the City of St. Paul, Minn.

C. C. BETH, M.A., S.R.A.
Two South Ave., St. Paul, Minn.

EARLY, DELAN, M.A., S.R.A.
1001 Grand Ave., St. Paul, Minn.

Tenants Names **Down, East: Robert McKay**
 West Side: Esther Eyster
 Up, East: William Eyster

Remarks:

The above information was obtained from a review of the records of the Housing and Redevelopment Authority of the City of St. Paul, Minn., and is being furnished to you for your information.

Patricia, that the total value of the property is \$2,400.00.

C. C. BETH, M.A., S.R.A.
EARLY, DELAN, M.A., S.R.A.