



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 # 102

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 188 Aurora Avenue  
Fee Owner Harold J. and Margaret A. Meyers  
Contract for Deed Purchaser \_\_\_\_\_  
Legal Description East 1/2 of Lot 4, Block 4, Florence Addition to St. Paul, Corrected Plat  
Lot Size 20 x 121.6 Square Feet 2,432  
ASSESSED VALUE F. & T. LAND \$ 350.00 BUILDINGS \$ 1,200.00 TOTAL \$ 1,550.00  
When Acquired 1949 How Much Paid \$ 4,000.00 How Much Spent Since \$ Very little  
INCUMBRANCES: Mortgage \$ \_\_\_\_\_ Appr. Bal. Owing \$ 200.00 Holder? Twin City Federal  
Contract for Deed \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ To Whom? \_\_\_\_\_  
Other \_\_\_\_\_  
BEST ECONOMIC USE: Present Use  
ANY UNLAWFUL USE NOTED: None  
OCCUPANCY: Owner X Tenants \_\_\_\_\_ (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 1886 Remodeled \_\_\_\_\_  
Construction Frame Number of Stories 2 Number of Rooms 6  
Basement % Excav. 100 Foundation Stone Heat H.A. Baths 1 General Condition Poor to Fair  
Cubic Foot Content 16,700 Garage None Other Bldgs. None

COMPARABLES

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

No. 79  
No. 63  
No. 28

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>OWNER</u>	<u>\$ OCCUPIED</u>		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ \_\_\_\_\_

Multiplier \_\_\_\_\_

Indicated Value Estimate by Income Approach \$ \_\_\_\_\_

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>3,800.00</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>3,800.00</u>
Estimated Land Value	\$ <u>400.00</u>
Total, Land and Buildings	\$ <u>4,200.00</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

- - Four Thousand Two Hundred - - Dollars 4000

\$ 4,200.00

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

- - Four Thousand Two Hundred - - Dollars

\$ 4,200.00

Earl V. Dolan  
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C. C. Beeth  
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