



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 # 101

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 190 Aurora Avenue

Fee Owner Gertrude Louise Maiden

Contract for Deed Purchaser

Legal Description West 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 \$ 1,700.00 TOTAL \$ 2,050.00

When Acquired 1945 How Much Paid \$ 3,600.00 How Much Spent Since \$ 1,800 (est.)

INCUMBRANCES: Mortgage \$ Appr. Bal. Owing \$ Holder?

Contract for Deed \$ Appr. Bal. Owing \$ To Whom?

Other

BEST ECONOMIC USE: Present Use

ANY UNLAWFUL USE NOTED: x

OCCUPANCY: Owner 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.W.Oil Baths 1 General Condition Fair  
Cubic Foot Content 18,800 Garage None Other Bldgs. None

COMPARABLES

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

No. 63

No. 73

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>4,600.00</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>4,600.00</u>
Estimated Land Value	\$ <u>400.00</u>
Total, Land and Buildings	\$ <u>5,000.00</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

Five Thousand Dollars 4750

\$ 5,000.00

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

Five Thousand Dollars

\$ 5,000.00

Earl V. Dolan  
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C. C. Beeth  
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