



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 # 100
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 192-194 Aurora Avenue
 Fee Owner Jack Barke, Samuel E. Barke and Dorothy Barke Gershfield
 Contract for Deed Purchaser _____
 Legal Description Lot 5, Block 4, Florence Addition to St. Paul, Corrected Plat
 Lot Size 40 x 121.6 Square Feet 4,864
 ASSESSED VALUE F. & T. LAND \$ 700.00 BUILDINGS \$ 3,500.00 TOTAL \$ 4,200.00
 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 1902 Remodeled _____
 Construction Frame Number of Stories 2 Number of Rooms 8
 Basement % Excav. 100 Foundation Stone Heat 1: H.W. Oil Baths 2 General Condition Fair
 Cubic Foot Content 34,000 Garage 2 car Other Bldgs. None

COMPARABLES

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

No. 74
No. 87
No. 99

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	<u>\$ NONE (See under</u>	<u>*Remarks*)</u>					
<u>UPSTAIRS</u>	<u>\$ 35.00</u>	<u>Unheated</u>					

Adjusted Total Annual Rent Estimate \$ None

Multiplier

Indicated Value Estimate by Income Approach \$

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>7,450.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>250.00</u>
Depreciated Value Estimate Buildings Parcel A	\$
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$ <u>7,700.00</u>
Estimated Land Value	\$ <u>800.00</u>
Total, Land and Buildings	\$ <u>8,500.00</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

- - Eight Thousand Five Hundred - - Dollars
\$ 8,500.00

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

- - Eight Thousand Five Hundred - - Dollars
\$ 8,500.00

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

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

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

1001 U.S. Ave., St. Paul, Minn.
O.C. Smith, M.A.I., S.F.A.

EARL V. O'NEAL, S.F.A., M.A.I.
1001 U.S. Ave., St. Paul, Minn.

Tenants Names **Downstairs: Bertha Barke (Life Estate)**
 Upstairs: Mrs. J. Herson

Remarks: **Note: Bertha Barke has a life estate in the property.**