



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 # 99  
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 196 Aurora Avenue  
Fee Owner Alice M. Cole  
Contract for Deed Purchaser  
Legal Description Lot 6, 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 \$ 1,450.00 TOTAL \$ 2,150.00  
When Acquired 1950 How Much Paid \$ 6,500.00 How Much Spent Since \$ 1,000.00  
INCUMBRANCES: Mortgage \$ Appr. Bal. Owing \$ 4,000.00 Holder? Minnesota 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 Fair  
Cubic Foot Content 23,116 Garage None Other Bldgs. None

COMPARABLES

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

No. 44  
No. 29

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
OWNER	\$ OCCUPIED		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

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	\$ 5,700.00
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	\$ 5,700.00
Estimated Land Value	\$ 800.00
Total, Land and Buildings	\$ 6,500.00

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

- - Six Thousand Five Hundred - - Dollars  
\$ 6,500.00

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

- - Six Thousand Five Hundred - - Dollars  
\$ 6,500.00

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

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

### Tenants Names

Remarks:

C. C. BEETH, M. A. I. - S. 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

Parcel # 99  
Supplement  
to Parcel # \_\_\_\_\_







