

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 # 117
Supplement
to Parcel #

By

EARL V. DOLAN, M.A.I., S.R.A. 1024 Pioneer Bldg., St. Paul, Minn.

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

C. C. BEETH, M.A.I., S.R.A. 1603 Univ. Ave., St. Paul 4, Minn.

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Fee Owner Edna L. Foster Contract for Deed Purchaser Alvin B. Hanson Legal Description Lot 20. Block 4. Florence Additional Lot Size 52 x 121.5 ASSESSED VALUE F. & T. LAND \$ 875.00 When Acquired August 18, 1949 How Much Paid \$6 INCUMBRANCES: Mortgage \$ Appr. Bal. Owing \$3. Contract for Deed \$ Appr. Bal. Owing \$1. Other BEST ECONOMIC USE: Present Use ANY UNLAWFUL USE NOTED: None OCCUPANCY: Owner X	Squ. BUILDINGS \$ 2, 6,900.00	are Feet 6	TOTAL \$3,575 ont Since \$2,500.00 ls Savings & L	.00
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TOURIS OF A STATE OF THE STATE	enants X		(See Names on Re	verse)
ZONING: Class A B X C Commercial	Industrial: Lig	iht	Heavy	
DESCRIPTION OF	- IMPROVEMENTS			
Type of Building Double House Function Residence		890	Remodeled	
	of Stories 2		ber of Rooms 18	
	4.2	ths 3	General Condition	ir
	one	Other Bldg	Wana	-
Curago	I solitate the source of	Other blug	3.	-
COMPA	ARABLES			
By number as shown in submitted list: (Plus or minus percentage to adju-	ist)			
No. 77 (plus 15%)				
- 00 / 1				
No. 80 (plus 25%)				, if
INCOM	E DATA			
Apt. # Mo. Rent Apt. # Mo. Rent	Apt. #	Mo. Rent	Apt. # M	o. Rent
WEST DOWN : 30.00 EAST SIDE : OWNER	\$\$		\$	
WEST UP s 35.00 s	\$_		\$	
MIDDLE DOWN 32.00	\$		\$	
MIDDLE UP 30.00	<u> </u>		\$	
Adjusted Total Annual Rent Estimate \$1,800,00		Multiplier	4	
Indicated Value Estimate by Income Approach \$ 9,000,00		Maniphor	,	
INDICATED VALUE ESTIMA	ATE BY COST APPRO	COH LA LA LA		
Depreciated Value Estimate Main Building This Sheet	8,050,00			
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$			
Depreciated Value Estimate Buildings Parcel A	\$			
Depreciated Value Estimate Buildings Parcel B	\$			
	\$			
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Depreciated Value Estimate Buildings Parcel C	Total		8.050.00	
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C. C. Beeth, M.A.I., S.R.A.

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