



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 # 168

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 August 26th, 1953

Property Address 407-409 Louis
Fee Owner Myron Van Slyke
Contract for Deed Purchaser _____
Legal Description Vacated 5 feet of alley adjacent and Lot 14, Block 3, Dewey Drake & Pence's Addition to St. Paul
Lot Size 36 x 109.5 Square Feet 4,122
ASSESSED VALUE F. & T. LAND \$ 475.00 BUILDINGS \$ 1,050.00 TOTAL \$ 1,525.00
When Acquired 1948 How Much Paid \$ 4,200.00 How Much Spent Since \$ 1,500.00
INCUMBRANCES: Mortgage \$ _____ Appr. Bal. Owing \$ _____ Holder? _____
Contract for Deed \$ _____ Appr. Bal. Owing \$ 2,700.00 To Whom? Mary Satiropoulos
Other _____
BEST ECONOMIC USE: Present Use
ANY UNLAWFUL USE NOTED: (See "Remarks" on reverse)
OCCUPANCY: Owner X Tenants _____ (See Names on Reverse)
ZONING: Class A _____ B X C _____ Commercial _____ Industrial: Light _____ Heavy _____

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1912 Remodeled _____
Construction Frame Number of Stories 1 Number of Rooms 4
Basement % Excav. 50 Foundation cement Heat stove Baths 1 General Condition Poor to Fair
Cubic Foot Content 10,865 Garage None Other Bldgs. None

COMPARABLES

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

No. 48 (about the same)

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>4,000.00</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>4,000.00</u>
Estimated Land Value	\$ <u>500.00</u>
Total, Land and Buildings	\$ <u>4,500.00</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

- - Four Thousand Five Hundred - - Dollars

\$ 4,500.00

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

- - Four Thousand Five Hundred - - Dollars

\$ 4,500.00

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

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

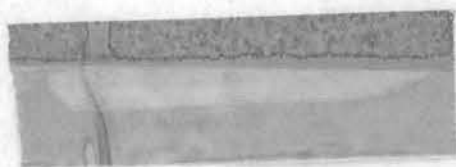
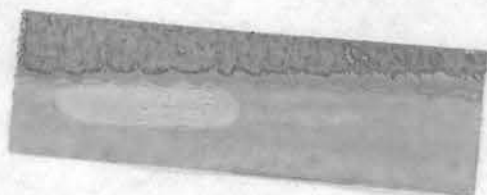
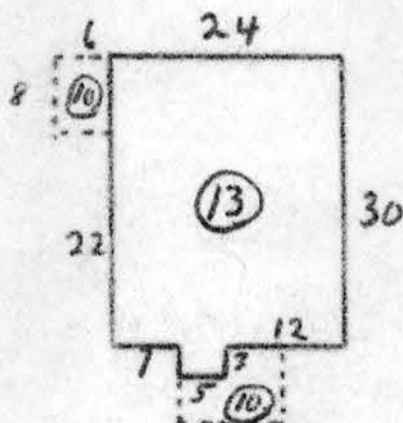
House is apparently over some two feet or more on state owned lot next door north.

C. C. BEETH, M. A. I. 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 # 168
Supplement
to Parcel #



Chemicalized
FLOVED GROUND APPARATUS
RAG CONTENT