



Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota:
Redevelopment project files

Copyright Notice:

This material may be protected by copyright law
(U.S. Code, Title 17). Researchers are liable for any
infringement. For more information, visit
www.mnhs.org/copyright.

169





8 W

Market Value Appraisal for
THE HOUSING AND REDEVELOPMENT AUTHORITY
of The City of St. Paul, Minn.

Parcel # 169
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 239 West Central Avenue

Fee Owner Marguerite H. Rose

Contract for Deed Purchaser _____

Legal Description Lot 1, Block 3, Dewey Drake & Pence's Addition to St. Paul

Lot Size 37.5 x 99.4

Square Feet 3,728

ASSESSED VALUE F. & T. LAND \$ 650.00 BUILDINGS \$ 1,350.00 TOTAL \$ 2,000.00

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 ☒ (See Names on Reverse)

ZONING: Class A ☐ B ☒ C ☐ Commercial ☐ Industrial: Light ☐ Heavy ☐

DESCRIPTION OF IMPROVEMENTS

Type of Building	<u>House</u>	Function	<u>Residence</u>	Year Built	<u>1886</u>	Remodeled	
Construction	<u>Frame</u>			Number of Stories	<u>2</u>	Number of Rooms	<u>8</u>
Basement % Excav.	<u>100</u>	Foundation	<u>Stone</u>	Heat	<u>H.A. Oil</u>	Baths	<u>2</u>
						General Condition	<u>Poor</u>
Cubic Foot Content	<u>26,119</u>	Garage	<u>None</u>	Other Bldgs.	<u>None</u>		

COMPARABLES

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

No. 15 (less 15%)

No. 19 (about the same)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	<u>\$ OWNER</u>		\$		\$		\$
<u>UPSTAIRS</u>	<u>\$ 25.00</u>		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ 600.00

Multiplier 5

Indicated Value Estimate by Income Approach \$ 3,000.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>4,400.00</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>4,400.00</u>
Estimated Land Value	\$ <u>600.00</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

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

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

Market Value Appraisal for
THE HOUSING AND REDEVELOPMENT AUTHORITY
of the City of St. Paul, Minn.

C. C. STEPHENSON & SONS
1852 Union Ave., St. Paul, Minn.

EARL V. ROY & SONS
1024 Broadway, St. Paul, Minn.

Appraisers Names **UPSTAIRS: Benny Rose**

Remarks:

The following is a description of the property being appraised, as shown on the map and plat of the City of St. Paul, Minn., and as shown on the map and plat of the County of Ramsey, Minn., and as shown on the map and plat of the State of Minnesota, and as shown on the map and plat of the United States of America, and as shown on the map and plat of the world.

Estimated value of the property being appraised, as shown on the map and plat of the City of St. Paul, Minn., and as shown on the map and plat of the County of Ramsey, Minn., and as shown on the map and plat of the State of Minnesota, and as shown on the map and plat of the United States of America, and as shown on the map and plat of the world.

C. C. STEPHENSON & SONS
EARL V. ROY & SONS

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 # 167
Supplement
to Parcel # _____

