

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 # 170	
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.

			W# 5 1	Date Augu	st 26th.	195_3
	t Central	Avenue Katherine	Dalashub	2 000	7.000	intlastana
Contract for Deed Purchaser	Issauk and	ARtherine	POLESHUR		-	
	ock 3. Dew	ey Drake &	Pence's Ad	dition to St	. Paul	
Lot Size 41 x 99.4	-	13		Square Feet	4.075	
Lot Size 41 x 99.4 ASSESSED VALUE F. & T.	LAND \$	650.00	RIIII DING	\$ \$ 2,200,00		2.850.00
When Acquired 1924	LAND \$	How Much Paid		How Much Sp		2.030.00
INCUMBRANCES: Mortgage \$	A	ppr. Bal. Owing \$		Holder?	em since \$	
Contract for Deed \$		ppr. Bal. Owing \$	The second secon	To Whom?		
Other		ppri ban Oming ¥	VARIAN	10 111101111		
	ent Use					
	Hone					
OCCUPANCY: Owner	AT STATE OF		Tenants 🕱		(See Nam	es on Reverse)
ZONING: Class A B Z	С	Commercial	Industr	rial: Light	Hea	vy
	D	ESCRIPTION (OF IMPROVEM	IENTS		
Type of Building House	Function R	esidence	Year Built	1884	Remodeled	
Construction Frame			er of Stories		nber of Rooms	10
Basement % Excav. 100		one &	Heat H.A.Ga	8 Baths 2	General Condi	
Cubic Foot Content 30.5		Garage	2 car	Other Bld	gs. None	2020
		COM	PARABLES			
By number as shown in submitted li	st. (Plus or minu					
No. 10 (about the sa		s percentage to a	ujusi j			
No. 20 (about the sa						
	18	INCO	ME DATA			
Apt. # Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
DOWNSTAIRS \$ 58.50 wi	th garage	\$ unheated	1	. \$		\$
UPSTAIRS 5 OWNER		\$. \$		\$
	OP IN SEC. LES	\$ 1000	100	\$. \$
						. \$
Adjusted Total Annual Rent Estima	te \$ 960.00			Multiplie	5	
Indicated Value Estimate by Income	Approach \$ 4,	800.00				
	INDIC	ATED VALUE EST	IMATE BY COST	APPROACH		
Depreciated Value Estimate Main Bu	ilding This Sheet		\$6,150.	00		
Depreciated Value Estimate Auxilia	ry Buildings This	Sheet	\$ 250.	00		
Depreciated Value Estimate Building	gs Parcel A		\$			
Depreciated Value Estimate Building	gs Parcel B		\$			
Depreciated Value Estimate Buildin	gs Parcel C		\$			
			Total		\$ 6,40	0.00
Estimated Land Value	44		15. (4.6)		\$ 60	0.00
		Total, Land and B	Buildings		\$ 7.00	00.00
The within described rea the American Institute of Re we are members, and, subject erty hereinabove described h	al Estate Apport to the limit was a market v	raisers and of ing conditions	the Society of as expressed, v date hereof in sand = =	Residential App ve hereby certify	oraisers, of wh	nich organization
Further, that this total pa		supplements Seven Thous \$ 7.000	sand	estimated marke	t value in the	amount of
Earl V Arlan		7.7.00	- /	1111	Del	K
Earl V. Dolan, M.A.I., S.R.A.			/ (C. C. Beeth, M.A.	L S.R.A.	

Market Value Appealial len

THE HOUSING AND REDEVELOPMENT AUTHORITY

C. C. BETT UMA L. S.B.A. 807 Univ. Ave. 25 Faul 1 Minn. ASILY DOLLM, WILDON Y JRNE

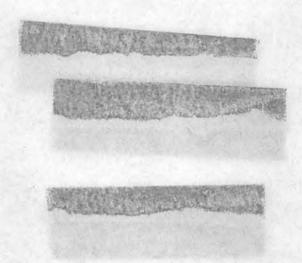
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			10.00	17.73	3.5		

C. C. BEETH, M. A. I.R. 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 I, Minnesota

Sketch of Building(s)
Pictures



Parcel # 170
Supplement
to Parcel #

