



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.

Date August 26th, 195 3

Property Address 243 West Central Avenue  
Fee Owner Steven Polashuk and Katherine Polashuk  
Contract for Deed Purchaser \_\_\_\_\_  
Legal Description Lot 2, Block 3, Dewey Drake & Pence's Addition to St. Paul

Lot Size 41 x 99.4 Square Feet 4,075  
ASSESSED VALUE F. & T. LAND \$ 650.00 BUILDINGS \$ 2,200.00 TOTAL \$ 2,850.00  
When Acquired 1924 How Much Paid \$ \_\_\_\_\_ How Much Spent Since \$ \_\_\_\_\_  
INCUMBRANCES: Mortgage \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ Holder? \_\_\_\_\_  
Contract for Deed \$ \_\_\_\_\_ Appr. Bal. Owing \$ CLEAR To Whom? \_\_\_\_\_  
Other \_\_\_\_\_  
BEST ECONOMIC USE: Present Use  
ANY UNLAWFUL USE NOTED: None  
OCCUPANCY: Owner X Tenants X (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 1884 Remodeled \_\_\_\_\_  
Construction Frame Number of Stories 2 Number of Rooms 10  
Basement % Excav. 100 Foundation Stone & concrete Heat H.A. Gas stove-up Baths 2 General Condition Fair  
Cubic Foot Content 30,555 Garage 2 car Other Bldgs. None

COMPARABLES

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

No. 10 (about the same)  
No. 20 (about the same)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	<u>\$ 58.50 with garage</u>		<u>\$ unheated</u>		\$ _____		\$ _____
<u>UPSTAIRS</u>	<u>\$ OWNER</u>		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ 960.00

Multiplier 5

Indicated Value Estimate by Income Approach \$ 4,800.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>6,150.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>250.00</u>
Depreciated Value Estimate Buildings Parcel A	\$ _____
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>6,400.00</u>
Estimated Land Value	\$ <u>600.00</u>
Total, Land and Buildings	\$ <u>7,000.00</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

- - Seven Thousand - - Dollars  
\$ 7,000.00

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

- - Seven Thousand - - Dollars  
\$ 7,000.00

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. EPPERT, M.A.S.A.  
1801 Union Ave., St. Paul, Minn.

EARL V. BOLAN, M.A.S.A.  
1801 Union Ave., St. Paul, Minn.

Tenants Names

**DOWNSTAIRS: John J. Mungilich**

Remarks:

The value described herein has been determined in accordance with the rules and regulations of the American Institute of Real Estate Appraisers and of the Society of Professional Appraisers. The value is subject to the limitations and conditions as stated in the report and is not to be construed as a guarantee of the value of the property.

Value of property as shown on map - \$ 2,000.00

Value of property as shown on map - \$ 2,000.00

Value of property as shown on map (including improvements if any) has an estimated market value of \$ 2,000.00

Value of property as shown on map - \$ 2,000.00

Value of property as shown on map - \$ 2,000.00

C. C. EPPERT, M.A.S.A.

EARL V. BOLAN, M.A.S.A.



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 # 170  
Supplement  
to Parcel # \_\_\_\_\_

