



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 # 171  
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 247-249 West Central Avenue  
Fee Owner Adelmo and Lucy Casci  
Contract for Deed Purchaser Genevieve Crosson  
Legal Description Lot 3, Block 3, Dewey Drake and Pence's Addition to St. Paul  
Lot Size 41 x 99.4 Square Feet 4,075  
ASSESSED VALUE F. & T. LAND \$ 650.00 BUILDINGS \$ 2,450.00 TOTAL \$ 3,100.00  
When Acquired 1948 How Much Paid \$ 6,400.00 How Much Spent Since \$ 100.00  
INCUMBRANCES: Mortgage \$ Appr. Bal. Owing \$ Holder?  
Contract for Deed \$ Appr. Bal. Owing \$ 3,500.00 To Whom? Adelmo Casci  
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 Dble. House Function Residence Year Built 1908 Remodeled  
Construction Frame Number of Stories 2 Number of Rooms 12  
Basement % Excav. 100 Foundation Stone Heat H.A. Furnace Baths 2 General Condition Fair to Good  
Cubic Foot Content 34,380 Garage None Other Bldgs. None

COMPARABLES

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

No. 30 (less 12%)  
No. 43 (about the same)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>East Side</u>	\$ <u>45.00</u>		\$		\$		\$
<u>West "</u>	\$ <u>OWNER</u>		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ 980.00

Multiplier 5

Indicated Value Estimate by Income Approach \$ 4,900.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>5,850.00</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>5,850.00</u>
Estimated Land Value	\$ <u>650.00</u>
Total, Land and Buildings	\$ <u>6,500.00</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

- - Six Thousand Five Hundred - - Dollars

\$ 6,500.00

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

- - Six Thousand Five Hundred - - Dollars

\$ 6,500.00

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

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

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

Parcel No. \_\_\_\_\_  
Assessment \_\_\_\_\_  
In Block No. \_\_\_\_\_

ST. PAUL, MINN. 55101  
11-1-68

PAUL V. DONAHUE, JR.  
1001-1003, St. Paul, Minn.

Tenants Names

East Side: Charles Dorgan

Remarks:

The within described real property is a single family dwelling unit located in the City of St. Paul, Minnesota, and is situated on the East Side of the City. The property is currently occupied by Charles Dorgan, who is the owner and tenant. The property is a single family dwelling unit and is situated on the East Side of the City. The property is currently occupied by Charles Dorgan, who is the owner and tenant. The property is a single family dwelling unit and is situated on the East Side of the City. The property is currently occupied by Charles Dorgan, who is the owner and tenant.

C. C. DONAHUE, JR.

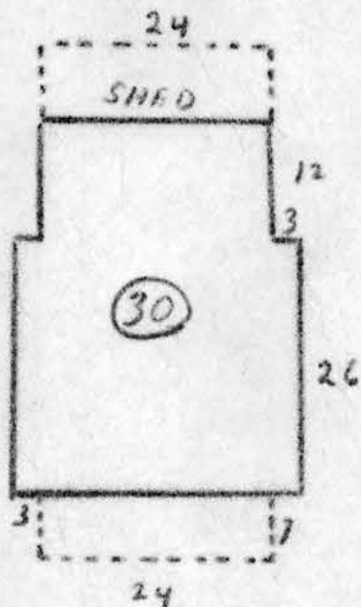
PAUL V. DONAHUE, JR.

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 # 171  
Supplement  
to Parcel # \_\_\_\_\_



NO OPAQUE