



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 # 172
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 253 West Central Avenue
Fee Owner Ellen O. Connors
Contract for Deed Purchaser _____
Legal Description Lot 4, 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 \$ 1,750.00 TOTAL \$ 2,400.00
When Acquired _____ How Much Paid \$ _____ How Much Spent Since \$ _____
INCUMBRANCES: Mortgage \$ _____ Appr. Bal. Owng \$ _____ Holder? _____
Contract for Deed \$ _____ Appr. Bal. Owng \$ _____ To Whom? _____
Other _____
BEST ECONOMIC USE: Present Use
ANY UNLAWFUL USE NOTED: None
OCCUPANCY: Owner _____ 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 1892 Remodeled _____
Construction Frame Number of Stories 1 Number of Rooms 5
Basement % Excav. 100 Foundation Stone Heat H.W. Oil Baths 1 General Condition Good
Cubic Foot Content 17,660 Garage 2 car Other Bldgs. None

COMPARABLES

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

No. 13(Plus 50%)
No. 14(Plus 50%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>HOUSE</u>	<u>\$ 75.00</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>5,600.00</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>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 5850.
\$ 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.

Robert Plahn

Remarks:

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 # 172

Supplement

to Parcel # _____

