



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.

8 W

Parcel # 173

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 257 West Central Avenue

Fee Owner Ole Forside

Contract for Deed Purchaser

Legal Description Lot 5, 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 \$ 2,850.00 TOTAL \$ 4,075.00

When Acquired 1946

How Much Paid \$ 4,200.00

How Much Spent Since \$ 1,000.00

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

C

Commercial

Industrial: Light

Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building House

Function

Residence

Year Built 1908

Remodeled

Construction Frame

Number of Stories 2

Number of Rooms 7

Basement % Excav. 100

Foundation

Stone

Heat H.W. Gas

Baths 2

General Condition Good

Cubic Foot Content 25,600

Garage 1 car

Other Bldgs. None

COMPARABLES

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

No. 131 (plus 15%)

No. 32 (plus 33%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>UPSTAIRS</u>	\$ <u>75.00</u>	<u>Furnished and utilities</u>			\$		\$
<u>DOWNSTAIRS</u>	\$ <u>OWNER</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>7,250.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>150.00</u>
Depreciated Value Estimate Buildings Parcel A	\$
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$ <u>7,400.00</u>
Estimated Land Value	\$ <u>600.00</u>
Total, Land and Buildings	\$ <u>8,000.00</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

Eight Thousand - -

Dollars

\$ 8,000.00

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

Eight Thousand - -

Dollars

\$ 8,000.00

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
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By: **C. C. BEETH, M.A.I., S.R.A.**
 1101 Lake Ave., St. Paul, Minn.

1014 Hennepin Ave., St. Paul, Minn.

Tenants Names

UPSTAIRS - Roy Bartlett

Remarks:

The within described real property has been appraised in accordance with the rules and regulations of the American Institute of Real Estate Appraisers and the Board of Real Estate Appraisers of the State of Minnesota. The appraiser has not been able to determine the exact number of units in the building and has therefore appraised the property on the basis of the number of units shown on the plat of the building.

Dollars

It is noted that the total amount of the estimated market value in the amount of

Dollars

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

By: V. Doherty, M.A.I., S.R.A.

C. C. BEETH, M. A. I. 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

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Supplement

to Parcel #

