



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 # 145  
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 27th. 195 3

Property Address 271 West Central Avenue  
Fee Owner Edward M. and Emily A. Elliott  
Contract for Deed Purchaser \_\_\_\_\_  
Legal Description East 34 feet of Lot 12, Block 9, "Elfelt, Bernheimer & Arnolds" Addition to St. Paul  
Lot Size 34 x 124.3 Square Feet 4,226  
ASSESSED VALUE F. & T. LAND \$ 575.00 BUILDINGS \$ 2,100.00 TOTAL \$ 2,675.00  
When Acquired 1919 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 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 1911 Remodeled \_\_\_\_\_  
Construction Frame Number of Stories 2 Number of Rooms 8  
Basement % Excav. 100 Foundation Stone Heat Stove (up) Baths 2 General Condition Fair to Good  
Cubic Foot Content 31,620 Garage 2 car Other Bldgs. None

COMPARABLES

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

No. 58 (plus 10%)  
No. 61 (about the same)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	<u>\$ OWNER</u>		\$		\$		\$
<u>UPSTAIRS</u>	<u>\$ 21.00</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>6,950.00</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>7,200.00</u>
Estimated Land Value	\$ <u>600.00</u>
Total, Land and Buildings	\$ <u>7,800.00</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 Eight Hundred - - Dollars 7000  
\$7,800.00

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

- - Seven Thousand Eight Hundred - - Dollars  
\$7,800.00

Earl V. Dolan  
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Earl V. Dolan, M.A.I., S.R.A.  
1025 Piquette Road, St. Paul, Minn.

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Tenants Names

Upstairs: Mrs. John Kerlin

Remarks:

Very nice basement. Nicely finished off recreation room.