

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.

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

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

| Property Address 271 West | Central Avenue | | Last Miles | Section 14 years | | DI MATE |
|--|---|--|---|--|--|--|
| | M. and Emily | | | | | |
| Contract for Deed Purchaser | | | | | | |
| egal Description East 34 f | eet of Lot 12. | Block 9, "E | lfelt, Bern | heimer & | Arnolds" | Addition |
| to St. Paul | | | | | | |
| of Size 34 x 124.3 | | | | | 226 | fm. 20 |
| ASSESSED VALUE F. & T. | LAND \$ 57 | Contract to the contract of th | UILDINGS \$ 2.1 | A THE PARTY OF THE PARTY OF THE | TOTAL \$2. | 675.00 |
| When Acquired 1919 | | w Much Paid \$ | | ow Much Spent | Since \$ | |
| NCUMBRANCES: Mortgage \$ | | Bal. Owing \$ | | older? | War and a | |
| Contract for Deed \$ | Appr. | Bal. Owing \$ | To | Whom? | | |
| Other | | | | | | |
| BEST ECONOMIC USE: Prese | | | | | | |
| | None | | | | (See Names | n Pauses l |
| OCCUPANCY: Owner | | Tenants | Industrial Cal | | | on Keverse/ |
| ZONING: Class A B | x c c | mmercial | Industrial: Ligh | IT | Heavy | |
| | DESC | RIPTION OF IM | PROVEMENTS | | | |
| Type of Building House | Function Resid | ence Yea | Built 1911 | F | Remodeled | |
| Construction Frame | | Number of St | | Numbe | er of Rooms 8 | |
| Basement % Excav. 100 | Foundation Ston | | tove (up) Bat | hs 2 (| General Condition | Fair to |
| Cubic Foot Content 31.62 | TO SEE ALL OF THE PARTY OF THE | Garage 2 c | | Other Bldgs. | None | - 0000 |
| Cubic Foot Content | V | Ourage Z | | - | MANAG | |
| | G-641.71 | INCOME DA | | | | |
| Apt. # Mo. Rent | Apt. # | Mo. Rent A | | Mo. Rent | Apt. # | Mo. Rent |
| DOWNSTAIRS : OWNER | \$ | | | | | \$ |
| UPSTAIRS 5 21.00 | \$ | | | | | - |
| | | | | | | : |
| <u> </u> | | | | | | ' —— |
| Adjusted Total Annual Rent Estin | nate \$ | | | Multiplier | | |
| Indicated Value Estimate by Incom | e Approach \$ | | | | | |
| Depreciated Value Estimate Main Depreciated Value Estimate Auxil Depreciated Value Estimate Build Depreciated Value Estimate Build | Building This Sheet liary Buildings This She lings Parcel A | | | OH ethins | | 2 |
| Depreciated Value Estimate Build | | \$ | | | | |
| | | Total | | 1.00 | \$ 7,200 | .00 |
| | | Total | | | | 00 |
| Estimated Land Value | BULLYON OF A SCHOOL | 1014 | | | | .00 |
| Estimated Land Value | Tota | l, Land and Buildings | THE VOTES | | 7,800 | |
| The within described rethe American Institute of Five are members, and, subjectly hereinabove described | real property has k Real Estate Apprais ect to the limiting has a market value | peen appraised in ers and of the Sconditions as expected as of the date | accordance vociety of Residencessed, we here here of in the a | lential Appr eby certify amount of | \$ 7,800 es and profess aisers, of which | ional ethics h organizatio |
| The within described the American Institute of F | real property has becal Estate Apprais ect to the limiting has a market value - Seven The | peen appraised in ers and of the Sconditions as expected as of the date ousend Bight \$7,800.00 | accordance vociety of Residencessed, we herefundred = - | lential Appreby certify amount of atted market | \$ 7.800 es and profess aisers, of which that in our op Dollars | ional ethics h organizatio inion the pro |

Parcel illustration

Mariet Value Appraisal for THE HOUSING AND REDEVELORMENT AUTHORITY OF The City of St. Paul, Minus

C. C. F. ST. F. MAJL, S.R.A.

Edit V. POLAN, MAIL SEA.

| Tenants Names | Upstairs: | Mrs. John | Kerlin | | der die 2 | | | JAN SLA VINNEY |
|---|--|--|----------|--------------------|--|-------------------|---|---|
| | | | | TABLES. | 0.1489 | 400 | 70 100 | Year Olympia |
| 2012/16 | Tablanes 4 | red live | - VIA | - 1/6/ U | Dec Was | 20 3 47 | 7. 7.77 | of instance (falls |
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| | | 100 000 000 | | - | | | | |
| H-5,U-1 | P-mil mer | 207 • 37 4 · * f .) | | 1 5 m 2 M | | | 107 | CALLAN TELES, CA |
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| | | The state of the s | 17.70 | | | Z.Y. | - MO - 190 | |
| | | | | | | AVE. | 54.00 | IVALUATE FOR |
| | V H III S | 16-67-54 | | | 3 | | A | o madmin |
| | | 200 | AL OWNER | Lan Month | - Contract | | | |
| | New York | 11100 | 17.1 | | politanie e | All hour Ti | Samel | positivities and |
| | Very mice | | 11,00 | | | 0 | - | 1 1 1 10 |
| Remarks: | The state of the s | basement. | widerA | finished o | II recr | eation r | oom. | 100 |
| | #26 - 44p | 1 10 0 | 207 | quarter? | | 36 | | |
| | | | 2011 | SATINGS IN | 1836 | Carlotte Carlotte | | |
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| | | | | | | 100 | 19,44,40 | |
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| | 2.1 A | 7-9-39 | 140 | FISH W | | The Land | And old | # 144 |
| | | | | | | | 1 | Harry. |
| | | | | | - | | 2.00 | TERM DON |
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| | | dH.D. | | | | | 100 | |
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