



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 # 147

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. 1953

Property Address 277 West Central Avenue
 Fee Owner Paul E. and Virginia G. Willbanks
 Contract for Deed Purchaser _____
 Legal Description West 33 feet of Lot 13, Block 9, "Elfelt, Bernheimer & Arnolds" Addition to St. Paul
 Lot Size 33 x 124.3 Square Feet 4,102
 ASSESSED VALUE F. & T. LAND \$ 575.00 BUILDINGS \$ 1,800.00 TOTAL \$ 2,375.00
 When Acquired 1947 How Much Paid \$ 4,975.00 How Much Spent Since \$ _____
 INCUMBRANCES: Mortgage \$ _____ Appr. Bal. Owing \$ 2,500.00 Holder? Minn. Federal Sac. & Loan
 Contract for Deed \$ _____ Appr. Bal. Owing \$ _____ 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 H.A. Down Stove-up Baths 2 General Condition Poor to Fair
 Cubic Foot Content 27,848 Garage 3 car Other Bldgs. None

COMPARABLES

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

No. 57 (plus 20%)No. 58 (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>\$ 27.00</u>		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$720.00Multiplier 5Indicated Value Estimate by Income Approach \$ 3,600.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>6,200.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>300.00</u>
Depreciated Value Estimate Buildings Parcel A	\$
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$ <u>6,400.00</u>
Estimated Land Value	\$ <u>600.00</u>
Total, Land and Buildings	\$ <u>7,000.00</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

- - Seven Thousand - -

Dollars

\$ 7,000.00

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

- - Seven Thousand

Dollars

\$ 7,000.00

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

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

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

Tenants Names

Upstairs: John D. Morath

Remarks:

~~REDACTED~~