

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 #	149	
Suppleme	nt	
o 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.

Property Address 283 West Cent	mal Arranae		Date	August 27th.	195_3
Fee Owner Nance and Matt		7		marking .	
Contract for Deed Purchaser	10 24472				
Legal Description Except East 2	7 feet; Lot 14,	Block 9. F	Elfelt. Be	mhatmar & Am	nol dell
Addition to St. Paul				AND ARGA OF BAI	TOTOR.
Lot Size 39 x 124.3			Square Feet	4.848	
ASSESSED VALUE F. & T.	LAND \$ 675.00	BUILDING	GS \$ 1.900.		2.575.00
When Acquired 1937	How Much Paid	\$ 2,500.00		Spent Since \$3,50	O OF MORE
INCUMBRANCES: Mortgage \$	Appr. Bal. Owing	\$ 800.00		Western State	Bank
Contract for Deed \$	Appr. Bal. Owing	\$	To Whom	?	
Other					- more and a second
BEST ECONOMIC USE: Presen	t Use				
	Remarks#				7-11-11-0-11
OCCUPANCY: Owner		Tenants	x	(See Names	on Reverse)
ZONING: Class A B X C	Commercial	Indus	trial: Light	Heavy	
Type of Building House Func	W0.07/40/17/0	Year Built	Very Old	Remodeled	
at a Delay		ber of Stories		Number of Rooms	9
	0,0000	Heat 2: H.A	1.00	General Condition	on Poor
Cubic Foot Content 31,700	Garage	18 x 30	Other	Bldgs. None	
	COM	PARABLES			
No. 56 (about the same) No. 81 (about the same)					
	7 144 SD196 See 81	OME DATA			
	# Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
DOWNSTAIRS 26.00			\$\$		\$
UPSTAIRS OWNER		_	_ \$		\$
	;	-			\$
			_ •		\$
Adjusted Total Annual Rent Estimate \$			Multi	olier	
Indicated Value Estimate by Income Approac	:h \$				
	INDICATED VALUE EST	IMATE BY COST	APPROACH	EAST	
Depreciated Value Estimate Main Building T	his Sheet	\$ 5.95	0.00		
Depreciated Value Estimate Auxiliary Build		\$ 15	0.00		
Depreciated Value Estimate Buildings Parce		\$			
Depreciated Value Estimate Buildings Parce		<u> </u>			
Depreciated Value Estimate Buildings Parce	I C	\$			
F.P. 1-11-1V.		Total		\$ 6,100	TORUS CONTRACTOR OF THE PARTY O
Estimated Land Value	Total Land and I	D! I			.00
	Total, Land and I	bullaings		\$ 6,750	.00
The within described real prop the American Institute of Real Esta we are members, and, subject to the erty hereinabove described has a m	te Appraisers and of ne limiting conditions narket value as of the Six Thousand Se	the Society of as expressed, date hereof in ven Hundre	f Residential A we hereby cert n the amount o	ppraisers, of which ify that in our op	h organization
Further, that this total parcel (i	\$ 6.75 including supplements Six Thousand Se	if any) has an		rket value in the a	mount of
Marly Wolan	\$ 6,75	THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.	/1/1	Bell	M
Earl V. Dolan, M.A.I., S.R.A.		/	C. C. Beeth, M.	ALCDA	, 1

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Tenants Names	Downstairs; I	Jerman Ellis	and the second second	- Jan 1971 - 1971	of the photos
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	- 1910, A Torre				
1 100 100 11 1	William Laborator		17 - 18 C		7-5-8
TOTAL TO OTHER	~ P + 402 L	Land Market		45.57	10078-0-89
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VII.		A COLUMN TO THE REAL PROPERTY.	Carrette Car		
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	victor # - 947		CANDIA DAY	3	

O. CERNHAMAN, SAA

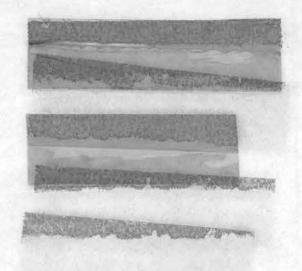
C. C. BEETH, M. A. S. R. A.
REALTOR AND APPRAISER
1603 University Avenue
St. Paul 4, Minnesota



EARL V. DOLAN, M. A. I. - S. R. A. REALTOR AND APPRAISER

Pioneer Building St. Paul I, Minnesota

Sketch of Building(s)
Pictures



Parcel # /H9
Supplement
to Parcel #

