



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 # 150
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 287 West Central Avenue
Fee Owner Joseph Daniel and Violet M. Joyce
Contract for Deed Purchaser _____
Legal Description East one-half of Lot 15, Block 9, "Elfelt, Bernheimer & Arnolds" Addition to St. Paul
Lot Size 25 x 124.3 Square Feet 3,108
ASSESSED VALUE F. & T. LAND \$ 425.00 BUILDINGS \$ 1,650.00 TOTAL \$ 2,075.00
When Acquired 1951 How Much Paid \$ 5,500.00 How Much Spent Since \$ _____
INCUMBRANCES: Mortgage \$ _____ Appr. Bal. Owing \$ 4,100.00 Holder? Minn. Federal S & L
Contract for Deed \$ _____ Appr. Bal. Owing \$ _____ To Whom? _____
Other _____
BEST ECONOMIC USE: Present Use
ANY UNLAWFUL USE NOTED: None
OCCUPANCY: Owner X Tenants _____ (See Names on Reverse)
ZONING: Class A B X C Commercial Industrial: Light Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building	<u>House</u>	Function	<u>Residence</u>	Year Built	<u>1918</u>	Remodeled	
Construction	<u>Frame</u>			Number of Stories	<u>1 1/2</u>	Number of Rooms	<u>6</u>
Basement % Excav.	<u>100</u>	Foundation	<u>Stone & concrete</u>	<u>H.W.</u>	Baths	<u>1</u>	General Condition <u>Good</u>
Cubic Foot Content	<u>16,900</u>	Garage	<u>None</u>		Other Bldgs.	<u>None</u>	

COMPARABLES

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

No. 29 (About the same)
No. 62 (About the same)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>OWNER</u>	<u>\$ OCCUPIED</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>5,950.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$
Depreciated Value Estimate Buildings Parcel A	\$
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$ <u>5,950.00</u>
Estimated Land Value	\$ <u>400.00</u>
Total, Land and Buildings	\$ <u>6,350.00</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

- - Six Thousand Three Hundred Fifty - - Dollars
\$ 6,350.00

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

- - Six Thousand Three Hundred Fifty - - Dollars
\$ 6,350.00

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

C. C. Beeth
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Remarks: