

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 Augu	est 27th.	105 3
Property Address 287 West Cen	tral Avenue		Daте	TOO TIME	195_3
Fee Owner Joseph Daniel		yce			
Contract for Deed Purchaser		•			
egal Description East one-hal:	of Lot 15. Bloc	k 9. WElfe	lt. Bernhei	mer & Arnol	is! Addits
o St. Paul					
of Size 25 x 124.3			Square Feet	3,108	
ASSESSED VALUE F. & T.	LAND \$425.00	BUILDINGS	and the second		.075.00
When Acquired 1951	How Much Paid \$			pent Since \$	
NCUMBRANCES: Mortgage \$	Appr. Bal. Owing \$	4,100.00		nn. Federal	S&L
Contract for Deed \$	Appr. Bal. Owing \$		To Whom?		
Other					
ANY UNLAWFUL USE NOTED: None	16				
OCCUPANCY: Owner			-		
ZONING: Class A B Z C		Tenants		-	on Reverse)
ONING: Class A B C	Commercial	Industri	ial: Light	Heavy	
	DESCRIPTION O	F IMPROVEM	ENTS		
Type of Building House Func	ion Residence	Year Built	1918	Remodeled	
Construction Frame	Number	r of Stories		umber of Rooms	6
Basement % Excav. 100 Founda	tion Stone & concr	de H.W.	Baths 1	General Condition	n Good
Cubic Foot Content 16,900	Garage	Mone	Other B	dgs. None	
		ARABLES			
	INCOL	AE DATA			
Apt. # Mo. Rent Apt		Apt. #	Mo. Rent	Apt. #	Mo. Rent
OWNER \$ OCCUPIED	\$		\$	Apr. #	\$
\$	\$		\$		\$
\$	\$		\$		\$
\$	\$		\$		\$
Adjusted Total Annual Rent Estimate \$			Multipli	-	
ndicated Value Estimate by Income Approac	h \$		Multiple	er	-
	INDICATED VALUE ESTIN	MATE BY COST A	PPROACH		W. I
Depreciated Value Estimate Main Building Tl		5.950.	00		
Depreciated Value Estimate Auxiliary Buildi	ngs This Sheet	\$		-7	
Depreciated Value Estimate Buildings Parce	I A	\$			
Depreciated Value Estimate Buildings Parce	l B	\$			
Depreciated Value Estimate Buildings Parce	I C	\$			
		Total		\$ 5,95	0.00
Estimated Land Value					0.00
	Total, Land and Bui	ildings		\$ 6,35	0.00
The within described real prop he American Institute of Real Esta- re are members, and, subject to the rty hereinabove described has a m	te Appraisers and of the limiting conditions a	he Society of s expressed, w	Residential Ap e hereby certif	praisers, of which	h organizatio
	Thousand Three H				4.0
944				Dollars	5
Further that this total manual (\$ 6.350			-1l 1	/
Further, that this total parcel (i	Thousand Three H	andred Fift	estimated mark	et value in the a Dollars	mount of
^	e 6.350				-1

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

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to the south to be t	10	M.F. Contained for		vedi the-		