



Housing and Redevelopment Authority  
of the City of Saint Paul, Minnesota:  
Redevelopment project files

**Copyright Notice:**

This material may be protected by copyright law  
(U.S. Code, Title 17). Researchers are liable for any  
infringement. For more information, visit  
[www.mnhs.org/copyright](http://www.mnhs.org/copyright).

Market Value Appraisal for  
**THE HOUSING AND REDEVELOPMENT AUTHORITY**  
 of The City of St. Paul, Minn.

Parcel # 151  
 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 289 West Central Avenue  
 Fee Owner Thomas A. Barone and Edith L. Barone  
 Contract for Deed Purchaser Anton Stupans  
 Legal Description West 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 \$ 800.00 TOTAL \$ 1,225.00  
 When Acquired 1951 How Much Paid \$ 5,300.00 How Much Spent Since \$ \_\_\_\_\_  
 INCUMBRANCES: Mortgage \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ Holder? \_\_\_\_\_  
 Contract for Deed \$ \_\_\_\_\_ Appr. Bal. Owing \$ 4,288.48 To Whom? Thomas A. Barone  
~~and~~ Paid \$500 cash down, balance monthly  
 BEST ECONOMIC USE: Present use  
 ANY UNLAWFUL USE NOTED: None  
 OCCUPANCY: Owner ☒ Tenants \_\_\_\_\_ (See Names on Reverse)  
 ZONING: Class A ☐ B ☒ C ☐ Commercial ☐ Industrial: Light ☐ Heavy ☐

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1884 Remodeled \_\_\_\_\_  
 Construction Frame Number of Stories 1 Number of Rooms 5  
 Basement % Excav. 100 Foundation Stone Heat H.A. Baths 1 General Condition Good  
 Cubic Foot Content 13,424 Garage None Other Bldgs. Shed

COMPARABLES

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

No. 14 (about the same)  
No. 22 (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>4,900.00</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>4,900.00</u>
Estimated Land Value	\$ <u>400.00</u>
Total, Land and Buildings	\$ <u>5,300.00</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

- - Five Thousand Three Hundred - - Dollars 1800

\$ 5,300.00

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

- - Five Thousand Three Hundred - - Dollars

\$ 5,300.00

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

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

THE HOUSING AND REVENUE AUTHORITY

Tenants Names

Remarks: