



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 # 152
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 291-293-295 West Central Avenue
Fee Owner Wallace E. Bogart and Pauline Bogart, 1265 Fauquier
Contract for Deed Purchaser _____
Legal Description Lot 16, Block 9, "Elfelt, Bernheimer & Arnolds" Addition to St. Paul
Lot Size 50 x 124.3 Square Feet 6,215
ASSESSED VALUE F. & T. LAND \$ 875.00 BUILDINGS \$ 3,000.00 TOTAL \$ 3,875.00
When Acquired _____ How Much Paid \$ _____ How Much Spent Since \$ _____
INCUMBRANCES: Mortgage \$ _____ Appr. Bal. Owing \$ _____ Holder? _____
Contract for Deed \$ _____ Appr. Bal. Owing \$ _____ To Whom? _____
Other _____
BEST ECONOMIC USE: Present Use
ANY UNLAWFUL USE NOTED: None
OCCUPANCY: Owner _____ Tenants X (See Names on Reverse)
ZONING: Class A _____ B X C _____ Commercial _____ Industrial: Light _____ Heavy _____

DESCRIPTION OF IMPROVEMENTS

Type of Building 6-flat Function Residence Year Built 1887 Remodeled _____
Construction Frame Number of Stories 2 Number of Rooms 24
Basement % Excav. 100 Foundation Stone Heat Stove Baths 6(2/3) each General Condition Poor
Cubic Foot Content 61,760 Garage None Other Bldgs. None

COMPARABLES

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

No. 77 (about the same)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>Lower E</u>	<u>\$ 33.60</u>	<u>Lower W</u>	<u>\$ 33.60</u>		\$		\$
<u>Upper E</u>	<u>\$ 24.00</u>	<u>Upper W</u>	<u>\$ 24.00</u>		\$		\$
<u>Lower Center</u>	<u>33.60</u>		\$		\$		\$
<u>Upper "</u>	<u>\$ 24.00</u>		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ 1,800.00

Multiplier 4

Indicated Value Estimate by Income Approach \$ 7,200.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>6,600.00</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>6,600.00</u>
Estimated Land Value	\$ <u>900.00</u>
Total, Land and Buildings	\$ <u>7,500.00</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 Five Hundred - - Dollars 6750
\$ 7,500.00

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

- - Seven Thousand Five Hundred - - Dollars
\$ 7,500.00

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

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

Tenants Names

Lower East: Pat O'Hara

Upper East: Elmer Nelson

Lower Center: Peter Olson

Upper Center: Walter Klecker

Lower West: Melvin Seebeck

Upper West: John Hendricks

Remarks:

C. C. BEETH, M. A. I. - S. R. A.

REALTOR AND APPRAISER

1603 University Avenue
St. Paul 4, Minnesota

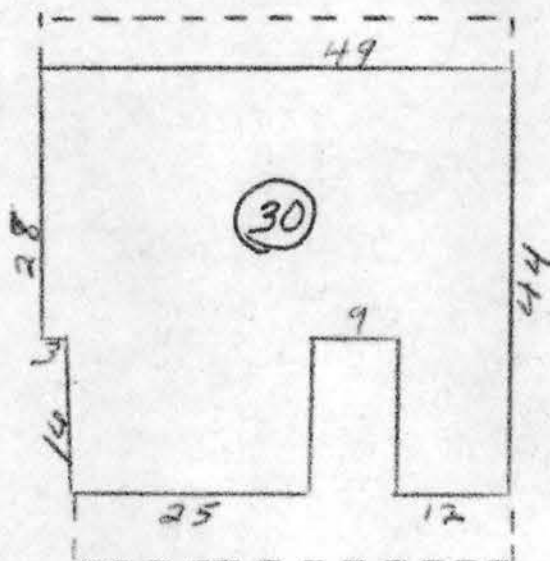
EARL V. DOLAN, M. A. I. - S. R. A.

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Pioneer Building
St. Paul 1, Minnesota

Sketch of Building(s)

Pictures



Parcel # 152

Supplement

to Parcel #