



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 # 153
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 297 West Central Avenue
Fee Owner Edward Westphal
Contract for Deed Purchaser Margaret Dunbar
Legal Description East one-half of Lot 17, 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 \$ 1,100.00 TOTAL \$ 1,525.00
When Acquired 1950 How Much Paid \$ 5,500.00 How Much Spent Since \$ _____
INCUMBRANCES: Mortgage \$ _____ Appr. Bal. Owing \$ 800.00 Holder? Jacob Gingold
Contract for Deed \$ _____ Appr. Bal. Owing \$ Unknown To Whom? Edward Westphal
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 House Function Residence Year Built 1887 Remodeled _____
Construction Frame Number of Stories 2 Number of Rooms 6
Basement % Excav. 100 Foundation Stone Heat H.A. Gas Baths 1 General Condition Fair
Cubic Foot Content 13,902 Garage None Other Bldgs. None

COMPARABLES

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

No. 62 (about the same)
No. 73 (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>5,600.00</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>5,600.00</u>
Estimated Land Value	\$ <u>400.00</u>
Total, Land and Buildings	\$ <u>6,000.00</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 - - Dollars 5400.

\$ 6,000.00

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

- - Six Thousand - - Dollars

\$ 6,000.00

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 RENT CONTROL AUTHORITY
OF THE CITY OF ST. PAUL, MINN.

Tenants Names

Remarks:

~~REDACTED~~