

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 # 154
Supplement
to Parcel #

By

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C. C. BEETH, M.A.I., S.R.A. 1603 Univ. Ave., St. Paul 4, Minn.

Da,

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

| 1024 Ploneer Blag., St. I  | 1603 Univ. Ave., St. Paul 4, Minn.                      |  |  |   |   |
|--|---|--|--|---|---|
|  |   |  | A = 1 mm   | -+ 0763   |   |
| Property Address 299 West Cen  | trol Avenue   | D  | ate Augu   | st 27th,  | 195_3   |
| Fee Owner Edward Westphal  |   |  |  |   | LEMINA, CEUIN   |
| Contract for Deed Purchaser Frank I  |   |  |  |   |   |
|  | 17. Block 9, "Elf                                       | elt. Bernhe  | eimer & Arn  | olds" Additi  | on to   |
| St. Pau 1  |   |  |  |   |   |
| Lot Size 25 x 124.3  |   |  | Square Feet  | 3,108   |   |
| ASSESSED VALUE F. & T.   | LAND \$ 425.00  | BUILDINGS  | \$1,250.00   | TOTAL \$ 1,   | 675.00  |
| When Acquired 1951   | How Much Paid \$  |  | How Much Sp  | THE CAND ST. BOTTON CO. S. CO. S. CO. S. CO. S. CO. | BE FILE W   |
| INCUMBRANCES: Mortgage \$  | Appr. Bal. Owing \$                                     |  |  | nnesota Fede  | ral S&L   |
| Contract for Deed \$   | Appr. Bal. Owing \$                                     |  | To Whom?   |   |   |
| Die Paid \$1,000 cash, B   | alance monthly.   |  |  |   | Maria de la companya |
| BEST ECONOMIC USE: Present   | Use   |  |  |   |   |
| ANY UNLAWFUL USE NOTED: Non  | e   |  |  |   |   |
| OCCUPANCY: Owner   |   | enants   |  | (See Names  | on Reverse)   |
| ZONING: Class A B  | C Commercial  | Industria  | ıl: Light  | Heavy   |   |
|  | DESCRIPTION O   | F IMPROVEME  | NTS  |   |   |
| Type of Building House Fur   | action Residence  | Year Built 18  |  | Remodeled   |   |
| Construction Prame   |   | of Stories 2   |  | nber of Rooms                                       | 6   |
|  |   | deat H.W.Oil   | Baths 1  | General Condition                                   | Fair to   |
| Cubic Foot Content 17.787  |   | 1 car  |  |   | Good  |
| Cubic Poor Content   | Garage  | I Car  | Other Bld  | gs. None  |   |
|  | COMP  | ARABLES  |  |   |   |
| By number as shown in submitted list: (Pl  | us or minus percentage to adj                           | ust)   |  |   |   |
| No. 29 (the same)  |   |  |  |   |   |
| No. 62 (about the same)  |   |  |  | 7-1-1-1-1-1   |   |
|  |   |  |  |   |   |
|  |   |  |  |   |   |
|  |   |  |  |   |   |
|  | INCOM   | IE DATA  |  |   |   |
| Apt. # Mo. Rent A  | ot. # Mo. Rent  | Apt. #   | Mo. Rent   | A=4 #   | W D   |
| OWNER S OCCUPIED   | \$  | 11 TPI #   | \$   | Apt. #  | Mo. Rent  |
| OWNER OCCUPAND   | ;   |  | -  |   | \$  |
|  |   |  | •  |   |   |
|  |   |  | :  |   | -   |
|  |   | -  | -  | -   | •   |
| Adjusted Total Annual Rent Estimate \$   | 1. 2  |  | Multiplie  |   |   |
| Indicated Value Estimate by Income Appro-  | ach \$  |  |  |   |   |
|  | INDICATED VALUE ESTIM                                   | ATE BY COST AP   | PROACH   |   |   |
| Depreciated Value Estimate Main Building   | This Sheet  | \$ 5,800.0   | 00   |   |   |
| Depreciated Value Estimate Auxiliary Buil  | dings This Sheet  | \$ 100.0   |  |   |   |
| Depreciated Value Estimate Buildings Pare  | cel A   | \$   |  |   |   |
| Depreciated Value Estimate Buildings Pare  | cel B   | \$   |  |   |   |
| Depreciated Value Estimate Buildings Pare  | cel C   | \$   |  |   |   |
|  |   | Total  |  | \$5,900.  | 00  |
| Estimated Land Value   |   |  |  | \$ 400.   |   |
|  | ldings  |  | \$6,300.   | 00  |   |
| The within described real protection the American Institute of Real Est we are members, and, subject to erty hereinabove described has a | ate Appraisers and of the<br>the limiting conditions as | ne Society of I<br>s expressed, we<br>late hereof in t | Residential App<br>hereby certify<br>the amount of | raisers, of which                                   | organizations   |
|  | \$6,300.  |  |  | Dollars M   | /   |
| Further, that this total parcel  |   | any) has an e  | stimated marke                                     |   | nount of  |
|  |   |  | 0  | Dollars   | -1  |
| Charl Mh Man   | <u>\$ 6,300.</u>  | /  | 1/1/2  | Sell  | 1   |
| Marco College  |   | / _//  | /  |   |   |

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| Tenants Names                |   |   |  | ACCUPATION OF THE PARTY OF THE  |
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| Remarks:                     | ke with a part of   | whele the man                           |  | - MARIE  |
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