



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

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, 195 3

Property Address 299 West Central Avenue
 Fee Owner Edward Westphal
 Contract for Deed Purchaser Frank DeMars
 Legal Description West 1/2 of Lot 17, Block 9, "Elfelt, Bernheimer & Arnolds" Addition to St. Paul 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 \$ 5,000.00 How Much Spent Since \$ _____
 INCUMBRANCES: Mortgage \$ _____ Appr. Bal. Owing \$ 3,000.00 Holder? Minnesota Federal SAL
 Contract for Deed \$ _____ Appr. Bal. Owing \$ _____ To Whom? _____
Other Paid \$1,000 cash, Balance monthly.
 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.W.Oil Baths 1 General Condition Fair to Good
 Cubic Foot Content 17,787 Garage 1 car Other Bldgs. None

COMPARABLES

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

No. 29 (the same)
No. 62 (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>5,800.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>100.00</u>
Depreciated Value Estimate Buildings Parcel A	\$
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$ <u>5,900.00</u>
Estimated Land Value	\$ <u>400.00</u>
Total, Land and Buildings	\$ <u>6,300.00</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

- - Six Thousand Three Hundred - - Dollars
\$ 6,300.00

Further, that this total parcel (including supplements if any) has an estimated market value in the amount of
 - - Six Thousand Three Hundred - - Dollars

\$ 6,300.00

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

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

Tenants Names

Remarks: