



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

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155



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

Parcel # 155

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 303-305 West Central Avenue

Fee Owner Lilly Jagger

Contract for Deed Purchaser

Legal Description East 10 feet of Lot 19 and all of Lot 18, Block 9, "Elfelt, Bernheimer & Arnolds" Addition

Lot Size 60 x 124.3

Square Feet 6,458

ASSESSED VALUE F. & T. LAND \$ 1,050.00 BUILDINGS \$ 1,850.00 TOTAL \$ 2,900.00

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 ☒ (See Names on Reverse)

ZONING: Class A ☒ B ☒ 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 8
Basement % Excav. 100 Foundation Stone Heat H.A. Baths 2 General Condition Good
Cubic Foot Content 32,080 Garage 3 car Other Bldgs. None

COMPARABLES

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

No. 58 (about the same)

No. 74 (about the same)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>UPSTAIRS</u>	<u>\$ 40.00</u>	<u>unheated</u>	\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ _____

Multiplier

Indicated Value Estimate by Income Approach \$ _____

INDICATED VALUE ESTIMATE

Depreciated Value Estimate Main Building This Sheet	\$ <u>6,250.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>250.00</u>
Depreciated Value Estimate Buildings Parcel A	\$ _____
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>6,500.00</u>
Estimated Land Value	\$ <u>1,000.00</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

\$ 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.

THE HOUSING AND REDEVELOPMENT AUTHORITY
of the City of St. Paul, Minn.

C. C. BETHUNE, SRA.
1902 Union Ave., St. Paul, Minn.

BILL V. BOLAN, M.A., SRA.
1001 Grand Ave., St. Paul, Minn.

Tenants Names

Max Koenig

Remarks:

The within described property has been appraised by the Appraiser of the City of St. Paul, Minn., and the Appraiser's report is hereby submitted to the Housing and Redevelopment Authority of the City of St. Paul, Minn., for its consideration and action.

Appraised Value - \$7,500.00
Less: Depreciation - 25.00
Residual Value - \$7,250.00

C. C. BETHUNE, SRA.

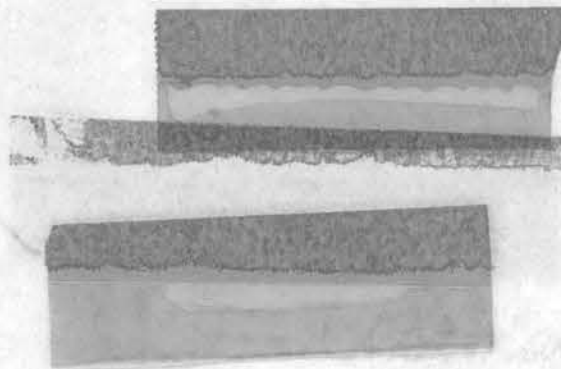
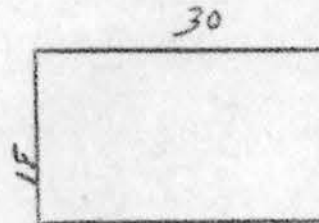
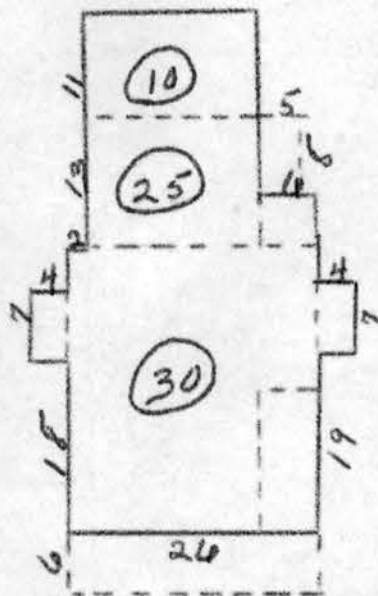
BILL V. BOLAN, M.A., SRA.

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.
REALTOR AND APPRAISER
Pioneer Building
St. Paul 1, Minnesota

Sketch of Building(s)
Pictures

Parcel # 155
Supplement
to Parcel # _____



POWER ENGINEERING

RAD. CONTENT

VISA