

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	# 156	
Supple	ment	
to Pare	cel #	

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.

Property Address 307 West 6		1000	Date Augus	t 27th,	195_3
	entral Avenue and Ann Frances	Wahar			- Anna Anna Anna Anna Anna Anna Anna Ann
Contract for Deed Purchaser	one am arenecs	WOJOZ			
Legal Description Bast 20 f	est of West 40 i	eet of Lot 19.	"Elfelt, Be:	rnheimer & A	molds"
Addition to St. Paul					
Lot Size 20 x 124.3			Square Feet 2	486	
ASSESSED VALUE F. & T.	LAND \$ 350.00	BUILDIN	GS \$1,000,00	TOTAL \$1.	350.00
When Acquired 1947		ch Paid \$ 4,000.00	How Much Sp	ent Since \$	
INCUMBRANCES: Mortgage \$	Appr. Bal. C	owing \$1,285.72		in City Feder	ral
Contract for Deed \$	Appr. Bal. C	Owing \$	To Whom?		
Other	Miles of the Control				
A STATE OF THE STA	sent Use				the same that the
OCCUPANCY: Owner	None	Tenants E		ISaa Namaa	n Pavanal
ZONING: Class A B	C Commer		strial: Light	(See Names of Heavy	n Keverse j
ZONING: Class A				Tiedvy	**************************************
	DESCRIPT	ION OF IMPROVE	MENTS		
Type of Building House	Function Residence	Year Built	1891	Remodeled	
Construction Frame		Number of Stories		mber of Rooms	5
Basement % Excav. 100	Foundation Stone	Heat E.W.	Baths 1	General Condition	Fair
Cubic Foot Content 13,156	G	arage 1 car	Other Bld	gs. None	
		COMPARABLES			
By number as shown in submitted lis					
w o /s - sods	1. (1 lus or minus percennaç	ge to adjust)			19
No. 13 (about the sam	10				
MO. 1) (20000 the bear	0/				
		INCOME DATA			
Apt. # Mo. Rent	Apt. # Mo.	Rent Apt. #	Mo. Rent	Apt. #	Mo. Rent
OWNER S OCCUPIED	\$	1	\$		
\$	\$		\$		A P Page
\$	<u> </u>		\$		
<u> </u>	\$		\$		
Adjusted Total Annual Rent Estimat	e \$		Multiplie	r	
Indicated Value Estimate by Income					
	INDICATED VAL	UE ECTIVALTE DE CO			
B	INDICATED VAL		APROACH		
Depreciated Value Estimate Main Bui		5 4,100			
Depreciated Value Estimate Auxiliar Depreciated Value Estimate Building		\$ 100	0.00		
Depreciated Value Estimate Building	AGE TO THE PARTY OF THE PARTY O	\$			
Depreciated Value Estimate Building		5			
Depreciated Value Estimate Danama	, , , , , , , , , , , , , , , , , , ,	Total		\$4,200.	00
Estimated Land Value	N .			300	
	Total, Land	d and Buildings		\$4,500.	
	I management from Komma			5 - 1 - 5 - 1 - 1 - 2 - 1 - 1 - 1 - 1 - 1 - 1 - 1	The state of the
The within described rea the American Institute of Rea we are members, and, subject erty hereinabove described has	al Estate Appraisers as t to the limiting cond	nd of the Society of itions as expressed,	of Residential App we hereby certify	oraisers, of which	organizations
	Four Thousand			Dollars	2/
	The state of the s	4.500.00		ν	1/
Further, that this total pa	rcel (including supple	ments if any) has a	n estimated marke		nount of
	Four Thousand	4.500.00	100-	Dollars	m
Hall Wolan	•	/	////	Jell	6
Earl V. Dolan, M.A.I., S.R.A.		/-	C. C. Beeth, M.A.	I., S.R.A.	

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