



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 # 157
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 311 West Central Avenue
Fee Owner Miller
Contract for Deed Purchaser Mrs. King
Legal Description Except North 36 feet; the West 30 feet of Lot 19, Block 9, "Elfelt, Bernheimer & Arnolds" Addition to St. Paul
Lot Size 20 x 88.3 Square Feet 1,766
ASSESSED VALUE F. & T. LAND \$ 350.00 BUILDINGS \$ 1,000.00 TOTAL \$ 1,350.00
When Acquired 1949 How Much Paid \$ 5,450.00 How Much Spent Since \$ 600.00
INCUMBRANCES: Mortgage \$ Appr. Bal. Owing \$ Holder?
Contract for Deed \$ Appr. Bal. Owing \$ 1,900.00 To Whom? Miller
Other
BEST ECONOMIC USE: Present Use
ANY UNLAWFUL USE NOTED: None
OCCUPANCY: Owner x Tenants x (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 1891 Remodeled
Construction Frame Number of Stories 2 Number of Rooms 5
Basement % Excav. 100 Foundation Stone Heat H.A. Baths 1 & /toilet General Condition Poor
Cubic Foot Content 13,270 Garage None Other Bldgs. None

COMPARABLES

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

No. 11 (plus 10%)
No. 40 (plus 25%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	\$ <u>25.00</u>		\$		\$		\$
<u>UPSTAIRS</u>	\$ <u>OWNER</u>		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ Multiplier
Indicated Value Estimate by Income Approach \$

INDICATED VALUE ESTIMATE

Depreciated Value Estimate Main Building This Sheet	\$ <u>3,650.00</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>3,650.00</u>
Estimated Land Value	\$ <u>250.00</u>
Total, Land and Buildings	\$ <u>3,900.00</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

Three Thousand Nine Hundred - - Dollars
\$ 3,900.00

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

Three Thousand Nine Hundred - - Dollars
\$ 3,900.00

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.

Parcel # _____
Cottage # _____
to Parcel # _____

By _____
1001 Third Ave., St. Paul, Minn.

EARL V. GOFF, M.A.I., S.A.
1001 Third Ave., St. Paul, Minn.

Tenants Names

Downstairs: Blanche Freiling

Remarks: