



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 # 129  
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 17, 1953

Property Address 319 West Central  
Fee Owner John E. Blomquist, Inc.  
Contract for Deed Purchaser Harold D. Washington  
Legal Description East 26.04 feet of South 64 feet of Lot 7, Block 8, "Elfelt, Bernheimer and Arnolds" Addition to St. Paul  
Lot Size 26.01 x 64 Square Feet 1,666.56  
ASSESSED VALUE F. & T. LAND \$ 475.00 BUILDINGS \$ 1,600.00 TOTAL \$ 2,075.00  
When Acquired 1951 How Much Paid \$ 6,500.00 How Much Spent Since \$ 225.00  
INCUMBRANCES: Mortgage \$ Appr. Bal. Owing \$ Holder?  
Contract for Deed \$ Appr. Bal. Owing \$ 5,918.00 To Whom? John E. Blomquist, Inc.  
Now Paid \$100 Cash, balance of \$6,400 in payments \$80 per month.  
BEST ECONOMIC USE: Present Use (Tailor shop and apartments)  
ANY UNLAWFUL USE NOTED: None  
OCCUPANCY: Owner x Tenants x (See Names on Reverse)  
ZONING: Class A Bx C Commercial Industrial: Light Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building Store & apts. Function Res. & Shop Year Built 1887 Remodeled  
Construction Frame Number of Stories 2 Number of Rooms 12 & shop  
Basement % Excav. 100 Foundation Stone Heat Stove Baths 2 & General Condition Poor to  
Cubic Foot Content 35,000 Garage None 2 toilets Other Bldgs. Fair

COMPARABLES

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

See Remarks on Reverse Hereof.

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
Front Upper	\$ OWNER		\$		\$		\$
Rear "	\$ 20.00		\$		\$		\$
Lower front	\$ 20.00		\$		\$		\$
" rear	\$ 20.00		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ 960.00

Multiplier 4 1/2

Indicated Value Estimate by Income Approach \$ 4,320.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>4,000.00</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>4,000.00</u>
Estimated Land Value	\$ <u>550.00</u>
Total, Land and Buildings	\$ <u>4,550.00</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

Four Thousand Five Hundred Fifty Dollars 4350.

\$4,550.00

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

Four Thousand Five Hundred Fifty Dollars

\$4,550.00

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

Owner in front upper.

Back Upper (vacant)

Front Lower (Tailor shop, tenant is B. C. Perkins)

Rear Lower (Agnes Bethel)

Remarks:

This not considered an authentic sale, made with \$100 cash down and a long easy term contract for balance.