



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

Copyright Notice:

This material may be protected by copyright law
(U.S. Code, Title 17). Researchers are liable for any
infringement. For more information, visit
www.mnhs.org/copyright.

24 W

N. M.

Parcel # 1301

Supplement
to Parcel # _____

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

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 17th, 1953

Property Address 321 West Central
Fee Owner Isabella F. H. Boyd, James H. Boyd and Leon H. Boyd
Contract for Deed Purchaser _____
Legal Description West 24 feet of South 64 feet of Lot 7 and East 20 feet of South 64 feet
of Lot 8, Block 8, "Elfelt, Bernheimer and Arnolds" Addition to St. Paul
Lot Size 44 x 64 Square Feet 2,816
ASSESSED VALUE F. & T. LAND \$ 475.00 BUILDINGS \$ 450.00 TOTAL \$ 925.00
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 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 1887 Remodeled _____
Construction Frame Number of Stories 1 1/2 Number of Rooms 6
Basement % Excav. 100 Foundation Stone Heat Stove Baths 1 General Condition Fair
Cubic Foot Content 12,159 Garage None Other Bldgs. _____

COMPARABLES

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

No. 16 (about the same)
No. 92 (less 30%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>House</u>	<u>\$ 31.61</u>		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$ 360.00

Multiplier 6

Indicated Value Estimate by Income Approach \$ 2,160.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>3,400.00</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>3,400.00</u>
Estimated Land Value	\$ <u>450.00</u>
Total, Land and Buildings	\$ <u>3,850.00</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 Eight Hundred Fifty - - Dollars
\$ 3,850.00

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

- - Three Thousand Eight Hundred Fifty - - Dollars
\$ 3,850.00

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.

Tenants Names **Esther Mester**

Remarks:

Full, that this total amount (\$1,100.00) has been estimated and is to be paid in full to the City of St. Paul, Minn. by the Housing and Redevelopment Authority of the City of St. Paul, Minn. on or before the date of the next regular meeting of the Board of Directors of the Housing and Redevelopment Authority of the City of St. Paul, Minn. The amount of \$1,100.00 is to be paid in full to the City of St. Paul, Minn. by the Housing and Redevelopment Authority of the City of St. Paul, Minn. on or before the date of the next regular meeting of the Board of Directors of the Housing and Redevelopment Authority of the City of St. Paul, Minn.