

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 # 1302 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.

Property Address 321 West Cer					Date1	lugus	17th.	1953
Fee Owner Teabella P. I		James H	Bowd	and Le	on H. 1	Boyd		11.1000
Contract for Deed Purchaser	<i></i> ,	denies H.	nuy u	anv. De	on			
Legal Description West 24 feet	of Sor	th 64 feet	of	Lot 7 a	nd East	20 :	feet of South	64 feet
of Lot 8, Block 8, WElfe					Additio	on to	St. Paul	
Lot Size 14 × 64		Sales of Sales			Square	Feet 2.	316	
ASSESSED VALUE F. & T.	LAND \$	475.00		BUILDINGS	The second second		TOTAL \$925.	00
When Acquired	1	How Much Paid		- 2011			ent Since \$	
INCUMBRANCES: Mortgage \$	ppr. Bal. Owing			Holo	2000			
Contract for Deed \$	A	ppr. Bal. Owing	•		10 1	Whom?		
Other BEST ECONOMIC USE: Present 1	7							
	one	-	-	- //				
OCCUPANCY: Owner	one		Tenant	s X	70-2		(See Names on	Reverse)
ZONING: Class A B x	С	Commercial	Tollani		ial: Light	-	Heavy	
					STANDARD TO	*		
	D	ESCRIPTION	OF IN	1PROVEM				
Type of Building House F	unction	Residence		ar Built	1887	1	Remodeled	
Construction Frame			ber of S	removed:	12	50.5	mber of Rooms 6	
200	undation	Stone	Heat	Stove	Baths	1	General Condition	Fair
Cubic Foot Content 12,159		Garage		None	(Other Blo	lgs.	
		COM	IPARA	BLES				
By number as shown in submitted list: (n	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1	OF STREET					
		INC	OME D	ΔΤΔ			4	
Apt. # Mo. Rent	A-1 #	Mo. Rent		Apt. #	Ma	Rent	Apt. #	Mo. Rent
	Apt. #	\$	11	при т	\$. Kom	\$	IVIO. Kelli
House 31.61	5/ 5/	\$			\$		s	
	Contract of	\$			\$		\$	
\$		\$			\$		\$	
Adjusted Total Annual Rent Estimate \$	360 00			-		Multipli	or 6	
Indicated Value Estimate by Income App				77		Humph		
Thursday value Estimate by the one 7.55								
		ATED VALUE ES			REROACI		64	
Depreciated Value Estimate Main Buildin				3,400.	00			+91 19
Depreciated Value Estimate Auxiliary B		Sheet		\$				
Depreciated Value Estimate Buildings P				\$		-		
Depreciated Value Estimate Buildings P				\$			sun-v	
Depreciated Value Estimate Buildings F	arcel C		T-4	\$				
			Tota	11			3,400	20.20
Estimated Land Value		Tatal land and	D:1.J:		-			
		Total, Land and	building	js		_	, 5,050.	00
The within described real	property h	Total, Land and	aised	in accorda	ance with	h the i	\$ 450. \$ 3,850. rules and profession	00 nal ethics
the American Institute of Real I we are members, and, subject t erty hereinabove described has	o the limit a market	ting conditions	s as ex e date	pressed, v	we hereb	y certifount of	y that in our opin	ion the p
Further, that this total parce	el (includi	\$_3,8 ng supplement	50.00 s if an	y) has an	estimate	d mark		
Q 10/10/10/10	hree Th	ousand Eig \$ 3.8			Pifty -	2/	Dollars	35
10 all of south				/	///	//	MUN	
Early Dolan MAI SPA		11.		/ (C. C. Bee	th. M.A	I. S.R.A.	1 1

THE HOUSING ATO REDEVISIONMENT AUTHORITY OF The Circle Surgal, Minn

EARLY, DOLAN, MAIL, ST. A.

Tenants Names	Esther Meste	r	of the		ferens	runt fire	eght werest
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			P. Comb		STATE I	7 10 10	The Marine
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Education, N.	£ 2						
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- - Mark Thomas State Bundand Fisher --