

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 # 130
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 Augu	st 17th,	195_3
Property Address 325 West Centr	4 - 14 -	4534	TANK TOTAL	- Selicons	Hotel
Fee Owner John E. Blomqu		A			
Contract for Deed Purchaser George				-1 0 4	-10.14
	f Lot 8, and Eas		et of hot 9,	Block o' "	Elielt,
Bernheimer and Arnolds" Ad	dition to St. Ps	aul			
Lot Size 32.8 x 124.3		NUI DINIO	Square Feet 4.		***
ASSESSED VALUE F. & T.	LAND \$ 550.00	BUILDING	S \$1.300.00	TOTAL S	850.00
When Acquired 1951		\$ 5,600.00	How Much Sp	ent Since \$	
INCUMBRANCES: Mortgage \$	Appr. Bal. Owing \$		Holder?		
Contract for Deed \$	Appr. Bal. Owing \$	5,100.00	To Whom (10)	nn E. Blomq	uist, Inc
Other					
BEST ECONOMIC USE: Present U	se				
ANY UNLAWFUL USE NOTED: None		- 35 See - 100 - 1		10 N	
OCCUPANCY: Owner X		Tenants 🗶			s on Reverse)
ZONING: Class A B 🕱 C	Commercial	Indust	rial: Light	Heav	У
	DESCRIPTION O	OF IMPROVEN	IENTS		
Type of Building House Func	tion Residence	Year Built	1904	Remodeled	
Construction Prame		er of Stories		ber of Rooms 8	Per/ul
Basement % Excav. 100 Founda	ation Stone	Heat Stove	Baths 2	General Conditi	ion Poor
Cubic Foot Content 26,000	Garage N		Other Bld	gs. Shed	2001
Sable 1001 Comein 20,000				, , , , , , , , , , , , , , , , , , ,	
	СОМ	PARABLES			
By number as shown in submitted list: (Plus	or minus percentage to a	djust)	THE REAL PROPERTY.		
To. 15 (plus 10%)					
lo. 34 (about the same)				-	
Apt. # Mo. Rent Apt	. # Mo. Rent	ME DATA Apt. #	Mo. Rent	Apt. #	Mo. Rent
IPSTAIRS \$ 32.50	\$		\$		\$
DOWNSTAIRS \$ OWNER	\$\$		\$		\$
	\$		\$		\$
			\$		\$
Adjusted Total Annual Rent Estimate \$ 78	0.00		Multiplie	5	
Indicated Value Estimate by Income Approach					
	INDICATED VALUE EST		WALKENSON OF THE PARTY OF THE P		
Depreciated Value Estimate Main Building T		\$ 4,500	7.12		
Depreciated Value Estimate Auxiliary Build			.00		
Depreciated Value Estimate Buildings Parce		\$			1.00
Depreciated Value Estimate Buildings Parce		\$	The law of the law of		
Depreciated Value Estimate Buildings Parce	el C	\$			
		Total		\$4,525	.00
Estimated Land Value		Walter W		\$ 500	0.00
	Total, Land and B	Buildings	454	\$5,025	.00
The within described real prop	ante has been appro	icad in accord	ance with the m	les and meete	esional athios
the American Institute of Real Esta we are members, and, subject to t	te Appraisers and of he limiting conditions	the Society of as expressed,	f Residential App we hereby certify	raisers, of whi	ich organizati
erty hereinabove described has a n		17.50		Dollars	
	re Thousand Twent	The second secon	1 7 1 1 1 1 1	Dollars	
Further, that this total parcel (\$5,025 including supplements		estimated marke	t value in the	amount of
	e Thousand Twent	A STATE OF THE STA		Dollars	
0	\$ 5.02	27			1-00
Enel V. XI Alm	4-24-2		M	3008	148
Earl V. Dolan, M.A.I., S.R.A.			C. C. Beeth, M.A.	L. S.R.A.	1
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G. S. BUTT I, FEAT, S.R.A. - 1 1403 Date: Ave. St. Tr. 14: Mars

EARLY DOLAID, MALL, S.R.A.

Tenants Names	Thomas Sl	nelby, (Ups	tairs)			no est until you
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