



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 # 148
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 279 West Central Avenue
Fee Owner Frank J. Skalicky, 408 Revoux
Contract for Deed Purchaser Ruby Van Sell (Now Auge)
Legal Description East 27 feet; Lot 14, Block 9, "Elfelt, Bernheimer & Arnolds" Addition to St. Paul
Lot Size 27 x 124.3 Square Feet 2,356
ASSESSED VALUE F. & T. LAND \$450.00 BUILDINGS \$500.00 TOTAL \$950.00
When Acquired 1947 How Much Paid \$ 3,900.00 How Much Spent Since \$ 900.00
INCUMBRANCES: Mortgage \$ Appr. Bal. Owing \$ Holder?
Contract for Deed \$ Appr. Bal. Owing \$ 600.00 To Whom? Nogren
Other
BEST ECONOMIC USE: Present Use
ANY UNLAWFUL USE NOTED: None
OCCUPANCY: Owner X Tenants (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 1900 Remodeled
Construction Frame Number of Stories 1 Number of Rooms 4
Basement % Excav. 75 Foundation Stone Heat Stove Baths 1 General Condition Fair
Cubic Foot Content 10,500 Garage 1 car Other Bldgs. None

COMPARABLES

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

No. 48 (about the same)
No. 91 (less 33%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>OWNER</u>	<u>\$ OCCUPIED</u>		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$
	\$		\$		\$		\$

Adjusted Total Annual Rent Estimate \$

Multiplier

Indicated Value Estimate by Income Approach \$

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>3,450.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>100.00</u>
Depreciated Value Estimate Buildings Parcel A	\$
Depreciated Value Estimate Buildings Parcel B	\$
Depreciated Value Estimate Buildings Parcel C	\$
Total	\$ <u>3,550.00</u>
Estimated Land Value	\$ <u>450.00</u>
Total, Land and Buildings	\$ <u>4,000.00</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 - - Dollars 3500

\$ 4,000.00

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

- - Four Thousand - - Dollars

\$ 4,000.00

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

Remarks:

C. C. BEETH, M. A. S. R. A.
REALTOR AND APPRAISER
1603 University Avenue
St. Paul 4, Minnesota

EARL V. DOLAN, M. A. I. - S. R. A.
REALTOR AND APPRAISER
Pioneer Building
St. Paul 1, Minnesota

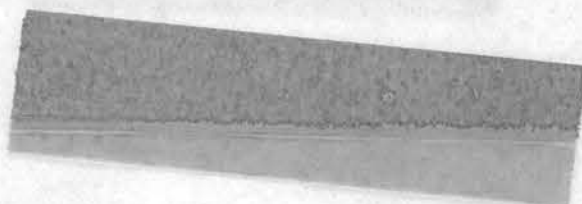
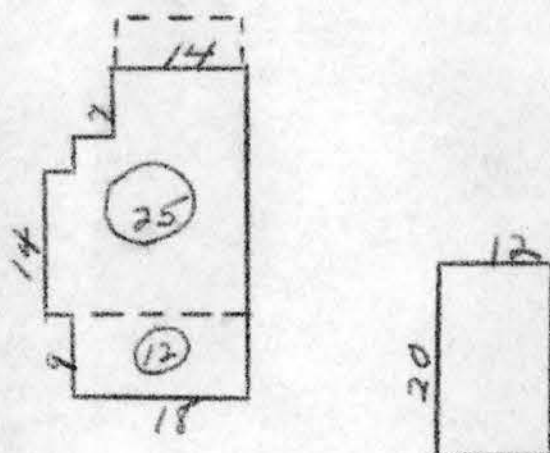
Sketch of Building(s)

Pictures

Parcel # 148

Supplement

to Parcel #



Demanded
PROVEN GOOD SPACE

AND CONTEMP

U.S.A.