



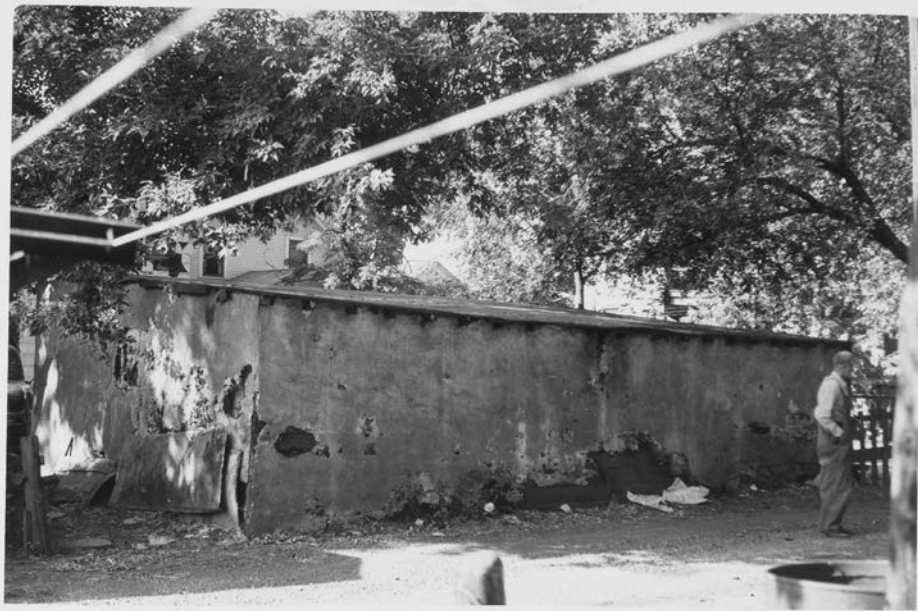
Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota:
Redevelopment project files

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149











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

Parcel # 149
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 283 West Central Avenue Date August 27th, 1953
Fee Owner Nance and Mattie Ellis
Contract for Deed Purchaser _____
Legal Description Except East 27 feet; Lot 14, Block 9, "Elfelt, Bernheimer & Arnolds"
Addition to St. Paul
Lot Size 39 x 124.3 Square Feet 4,848
ASSESSED VALUE F. & T. LAND \$ 675.00 BUILDINGS \$ 1,900.00 TOTAL \$ 2,575.00
When Acquired 1937 How Much Paid \$ 2,500.00 How Much Spent Since \$ 3,500 or more
INCUMBRANCES: Mortgage \$ _____ Appr. Bal. Owing \$ 800.00 Holder? Western State Bank
Contract for Deed \$ _____ Appr. Bal. Owing \$ _____ To Whom? _____
Other _____
BEST ECONOMIC USE: Present Use
ANY UNLAWFUL USE NOTED: See "Remarks"
OCCUPANCY: Owner X Tenants X (See Names on Reverse)
ZONING: Class A B X C C Commercial Industrial: Light Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built Very Old Remodeled _____
Construction Frame Number of Stories 2 Number of Rooms 9
Basement % Excav. 100 Foundation Stone Heat 2: H.A. Baths 1 General Condition Poor
Cubic Foot Content 31,700 Garage 18 x 30 Other Bldgs. None

COMPARABLES

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

No. 56 (about the same)
No. 81 (about the same)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>DOWNSTAIRS</u>	\$ <u>26.00</u>		\$ _____		\$ _____		\$ _____
<u>UPSTAIRS</u>	\$ <u>OWNER</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>5,950.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>150.00</u>
Depreciated Value Estimate Buildings Parcel A	\$ _____
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>6,100.00</u>
Estimated Land Value	\$ <u>650.00</u>
Total, Land and Buildings	\$ <u>6,750.00</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

- - Six Thousand Seven Hundred Fifty - - Dollars 6000.

\$ 6,750.00

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

- - Six Thousand Seven Hundred Fifty - - Dollars

\$ 6,750.00

Earl V. Dolan
Earl V. Dolan, M.A.I., S.R.A.

C. C. Beeth
C. C. Beeth, M.A.I., S.R.A.

Market Value Appraisal
THE HOUSING AND REDEVELOPMENT AUTHORITY
of the City of New York

Tenants Names

Downstairs: Herman Ellis

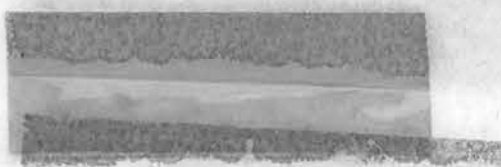
Remarks:

Two rooms finished on third floor for renting within past 10 years.
Only one inside stairway.

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 # 149
Supplement
to Parcel #

Planned
FLOWER GARDEN
HAG GENTILE
1954

