



Collection Information:

Folder: Parcel No. 16. 211 Robertson.

Series: Area 1-B, Parcels 1-240A, 1961-1962.

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Project Area 1-B
Parcel No. 16
211 Robertson

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Project Area 1-B
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Owner: John and Ellen Lunefski
Legal: Lot 6, Block 21, Marshall's Addition
Lot Size: 50 x 100 feet *5000 sq ft.*
Zoning: "B" Residential
Built: 1908

Assessors Value: Land \$325, Building \$600, Total \$925.00.

This is a one story frame dwelling with imitation brick asphalt siding and asphalt roof. There is no sewer on Robertson Street at this location. No sidewalk or curb, blacktop street.

Dwelling contains 5 rooms, good kitchen with cabinets and good linoleum, hardwood floors, plastered walls and ceilings, very clean but no bath accomodations. Circulating oil heat, 30-gallon gas water heater.

Good trees, no grass, numerous lilac bushes. Basement has limestone walls, wood beams, dirt floor. One car garage, concrete floor, asphalt roof. Tool house and outhouse.

Cost Approach:

13,320 cubic feet @ 50¢	\$6,660.00
Physical depreciation 50%	
Economic depreciation 10%	<u>3,996.00</u>
Depreciated value of dwelling	2,664.00
Depreciated value of outbuildings	<u>300.00</u>
Depreciated value of improvements	2,964.00
Land:	
50 x 100 feet	<u>500.00</u>
Indicated Value by Cost Approach	\$3,464.00

This is a total taking. Based on the Cost Approach and the Comparable Sales Approach, it is your appraisers' opinion that the total damages are:

Land	\$ 500.00
Improvements	<u>3,000.00</u>
Total	\$3,500.00

"THREE THOUSAND FIVE HUNDRED DOLLARS"

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MARKET APPROACH

Comparable Sales:

1. 9 Douglas St. Sold June 13, 1961, \$3,000. Same Size, smaller lot, no garage, poorer condition but had full bath and sewer in street.
2. 800 Stewart. Sold Sept. 4, 1959, \$3,500. Smaller, comparable condition and lot size and location but had 1/2 bath.
3. 671 No. Western. Sold Jan. 23, 1961, \$4,000 cash. Slightly smaller, comparable condition, better location and full bath.
4. 64 W. Indiana. Just listed at \$4,000, not sold. Not sold but listing is generally upper limit of market value. Very neat home comparable to subject, but has half bath and sewer in street.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of subject property is \$3,500.00.