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Folder: Parcel No. 21. 164 Robertson.

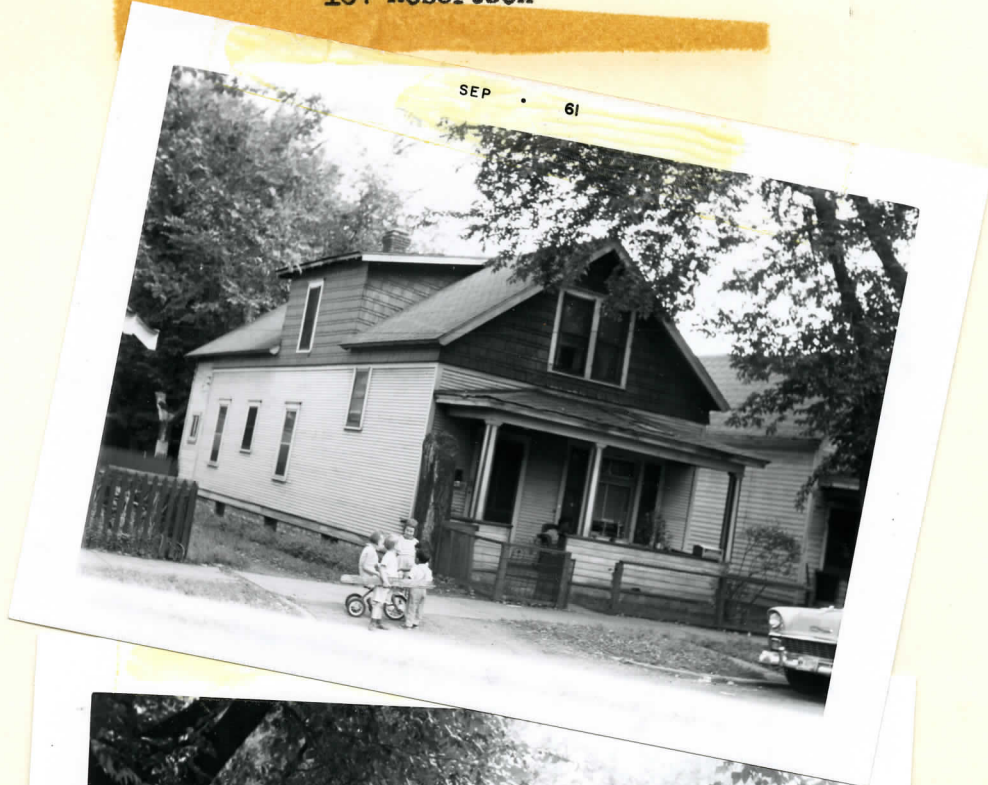
Series: Area 1-B, Parcels 1-240A, 1961-1962.

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Project Area 1-B
Parcel No. 21
164 Robertson



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Owner: Charles P. and Mirl Dillen
Legal: With & subject to easement, southwesterly 100 feet of
Southeasterly 1/2 of Lot 13, Block 13, Marshall's Add.
Lot Size: 25 x 100 feet
Zoning: "B" Residential
Built: 1916
Assessors Value: Land \$225, Buildings \$2,550, Total \$2,775.00.

This is a 2-story, 2 family frame dwelling with asphalt roof, exterior needs paint. Robertson is a blacktop Street. There is a sidewalk and curb and paved side drive, with easement. All improvements are in the street and connected to the property.

First floor has 5 rooms and full old type bath off the kitchen, oak trim, maple floors, buffet in dining room, plaster walls and ceilings. Kitchen has small cabinets, wall sink, good linoleum. Would rent \$35.00.

Second floor has 3 rooms and toilet only, maple floors, soft trim, plaster walls, no cabinets, wall sink in the kitchen. Also additional storage in attic at rear of this floor. Would rent \$30.00.

The full basement has limestone walls, concrete floor, 7 foot height, new type hot water gas furnace, 40-gallon gas water heater. No tubs but has floor drain. New electric wiring. No garage at this property.

Cost Approach:

| | |
|----------------------------------|-----------------|
| 22,080 cubic feet @ 60¢ | \$13,248.00 |
| Physical depreciation 50% | |
| Economic depreciation 10% | <u>7,948.00</u> |
| Depreciated value of building | \$ 5,300.00 |
| Land: 25x100 feet | <u>500.00</u> |
| Indicated value by Cost Approach | \$ 5,800.00 |

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>5,300.00</u> |
| Total | \$5,800.00 |

"FIVE THOUSAND EIGHT HUNDRED DOLLARS"

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MARKET APPROACH

Comparable Sales:

1. 118 E. Colorado. Sold \$7,000, \$300 down, March 2, 1960. Same size apartment down and up. Only part basement but stucco exterior, larger lot and better location.
2. 488 Blair. Sold \$7,900, \$500 down, July 17, 1961. 4 rooms and bath each floor but older, only part basement and stove heat. Brick exterior, glazed porch, longer lot, better location.
3. 653 Woodbridge. Sold \$6,850, \$400 down, Feb. 7, 1961. 4 rooms and bath each floor. Also had full basement and hot water gas heat; but 2-car garage, deeper lot and better location.
4. 1015 Marion Street. Sold \$7,950, \$500 down contract for deed June 29, 1961. 4 rooms and bath on each floor. Was in excellent condition, had wider but shorter lot. Superior location.

All of above sales were on easy terms and would indicate lower cash prices.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of the subject property is \$5,800.00.