



Collection Information:

Folder: Parcel No. 28. 163 Robertson Street.

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

Collection: Port Authority of the City of Saint Paul.
Records.

Copyright Notice:

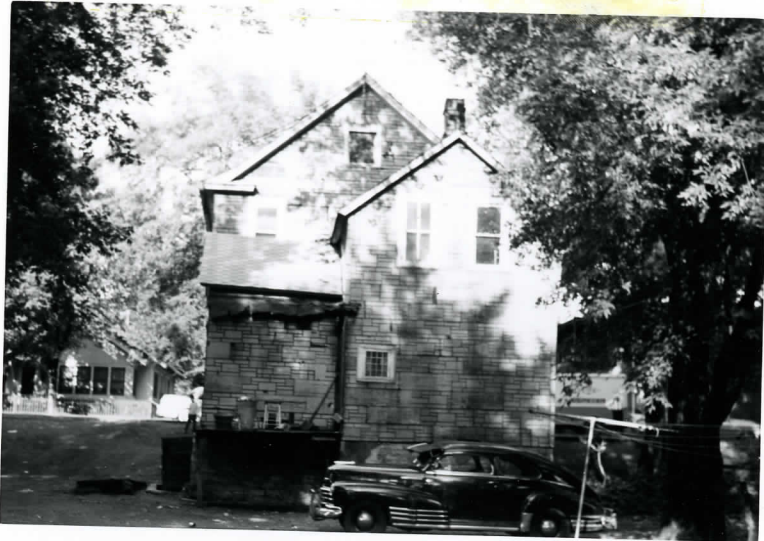
This material may be protected by copyright law (U.S. Code, Title 17). Researchers are liable for any infringement. For more information, visit www.mnhs.org/copyright.

Project Area 1-B
Parcel No. 128 70
163 Robertson Street

SEP • 61



SEP • 61



Project Area 1-B
Parcel No. 28
163 Robertson Street

Owner: L. R. Rodriques - Gussie Gieger, fee
Legal: Lot 8, Block 14, Marshall's Addition
Lot Size: 50 x 150 feet
Zoning: "B" Residential
Built: Old
Assessors Value: Land \$550, Building \$1,350, total \$1,900.00

This is a 2 story 2 family frame dwelling with exterior rubberoid siding and good asphalt roof. Open front porch. Sets up to sidewalk in front and lot slopes off in back. Robertson Street is blacktop and has sidewalk and curb. All improvements are in the street and connected to the property.

The first floor consists of 5 rooms and old type bath which was built out of what was part of the kitchen. There are no cabinets, wall sink, extra small eating space off kitchen. Oak floors, 30 gallon side arm gas water heater.

Second floor has 6 rooms and toilet only, no tub. No cabinets in kitchen, wall sink, hardwood floors, plastered walls and ceiling. Stairs to large attic with one bedroom unheated. Rental \$35.00.

Basement entered from outside rear, has height of 6 feet. Limestone walls, dirt floor, hot water oil heat, old type. No tubs or drain. No garage or lawn. Rental first floor should be \$40.00.

Cost Approach:

26,656 cubic feet @ 60¢	\$16,000.00
Physical depreciation 65%	
Economic depreciation 10%	<u>12,000.00</u>
Depreciated value of dwelling	\$ 4,000.00
Land:	
40 x 150 feet	<u>750.00</u>
Indicated value by Cost Approach	\$ 4,750.00

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	\$ 750.00
Improvements	<u>4,000.00</u>
Total	\$4,750.00

"FOUR THOUSAND SEVEN HUNDRED FIFTY DOLLARS"

Project Area 1-B
Parcel No. 28
163 Robertson Street

MARKET APPROACH

Comparable Sales:

1. 842 Edmund. Sold \$6,500 cash, May 23, 1961. Approximately same size and condition but has 2-car garage and better location.
2. 267 Goodhue. Sold \$6,500 cash May 23, 1961. Smaller, only 4 rooms each floor, part basement and stove heat, but in better condition, had garage and 2 lots. Also better location.
3. 749 York Street. Sold \$6,000 cash, Apr.20, 1961. Only part basement and stove heat and may have been in slightly poorer condition. Had garage and far superior location.

SUMMARY

After adjustments on these comparables and others investigated, it is felt the indicated Market Value of the subject property is \$4,750.00.