



## **Collection Information:**

**Folder:** Parcel No. 48. 108 Robertson.

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

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PROJECT AREA 1B  
PARCEL NO. 48  
108 ROBERTSON



FRONT VIEW



REAR VIEW

Project Area 1 B  
Parcel No 48  
108 Robertson



View of Lot



View of Garage

PROJECT AREA 1-B  
PARCEL NO. 48

Address: 108 Robertson  
Owner: Dora Silverberg/Fee Leon <sup>Hoch</sup>~~Huch~~  
Legal: Lot 16, Block 7, Marshalls Addition  
Lot Size: 50' x 150'  
Zoning: Light industry  
Built: Old

Assessed Value: \$600 - Land, \$2,050 - Building

This property is located in the middle of the block between East Fillmore and East Fairfield and is on the East side of Robertson and is West facing. It is bounded on the North by East Fillmore, on the East by State street, and on the South by East Fairfield. The improvement consists of a rectangular frame two story duplex. The exterior is stucco with composition roof. The exterior is in fair condition. There is a one story enclosed porch across the front. The building is set back from the sidewalk one foot, with concrete steps flush to the sidewalk. The lot is level with street grade at the front and slopes to approximately four feet below grade at the rear. Immediately to the North of the building the lot is completely fenced in and is used for storage of junk. The main building has a full basement with stone foundation and poured concrete floor. The 2 x 8 wood joists are 18 inches on center and are supported by wood columns under wood beams. There are laundry tubs in the basement. The basement is divided off into several rooms which have wood partitions covered with lath and plaster. The plaster on these partitions is badly cracked and peeling off. The basement also contains an oil fired hot water furnace and automatic gas hot water heater. The ceilings in part of the basement are covered with lath and plaster. There is a heavy duty electrical system in the house providing at least 220 wiring and possibly more. The electrical connections are all new and have circuit breakers. The first floor unit in this building contains a sun room, living room, dining room, kitchen, two bedrooms and full bath with shower. The floors are hardwood and the walls are lath and plaster which has been painted. The decorating on this floor is very good condition. There is natural oak trim in the living room and dining room. The second floor of this building contains six rooms and a toilet. At one time this was used as a duplex. There is a sink in the East room. The floors are softwood and the walls and ceiling are lath and plaster and are in very poor condition. It would appear from the looks of these rooms that they had not been occupied for many years. The entrance

to this apartment is from the side of the building off of a summer porch. The owner indicated that they had not rented this unit for many years. In the rear of the main building there is a large two car garage, one doorway has an overhead door and the other has swinging doors. The interior walls of this garage are covered with pine planks. The floor is poured concrete. The building is adequately wired for heavy machinery and heavy presses. It is used in connection with the scrap business which is also located on this property.

Cost Approach:	2484 Square Feet at \$14.00	\$34,776.00
	Garage:	
	576 Square Feet at \$5.00	( 2,880.00)
	Physical Depreciation at 60%	20,866.00
	Functional Depreciation at 5%	<u>1,739.00</u>
	Depreciated Value of the Improvement	\$12,171.00
Add	Depreciated Value of Garage at 50%	<u>1,440.00</u>
	Depreciated Value of All Improvements	\$13,611.00
Add	Land	<u>3,000.00</u>
	Indicated Value by Cost Approach	\$16,611.00
Income Approach:	\$85.00 Monthly Income Times 100 Rent Multiplier	
	\$85.00 x 100 = \$8500.00	
	Indicated Value by Income Approach	\$ 8,500.00

This is a total taking. Based on Cost, Income, and Market Approaches to Value, it is our opinion that the Market Value is:

Per Market Approach	\$11,500.00
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"ELEVEN THOUSAND FIVE HUNDRED DOLLARS"

## GROSS MONTHLY MULTIPLIER COMPARABLES

## DUPLEXES

<u>No.</u>	<u>Address</u>	<u>Date Sold</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Gross Monthly Rent</u>	<u>Gross Monthly Multiplier</u>
1	302 Sherburne	1959	\$ 5,900	\$300 dn.	\$ 99.00	57
2	842 Edmund	1961	6,500	Cash	80.00	80
3	267 Goodhue	1960	6,500	Cash	80.00	80
4	210 Carroll	1958	5,500	Cash	105.00	50
5	391-393 Iglehart	1958	8,000	Cash	140.00	60
6	791 Ottawa	1961	13,500	\$1500 dn.	190.00	70
7	518 Ohio	1961	10,200	Cash	142.50	75
8	480 Goodhue	1961	8,950	Cash	130.00	68
9	844-846 Watson	1960	11,900	\$500 dn.	150.00	79
10	632-34 Bates	1961	10,750	\$350 dn.	150.00	70
11	655 DeSoto	1960	6,750	\$350 dn.	170.00	40
12	159 N. Grotto	1961	9,500	\$400 dn.	150.00	65
13	359 Fuller	1960	6,900	\$300 dn.	104.00	65
14	402 Charles	1961	9,300	Cash	130.00	72
15	488 Blair	1961	7,900	\$500 dn.	120.00	75
16	976 DeSoto	1961	10,900	\$800 dn.	145.00	75
17	740 Wells	1961	9,200	\$500 dn.	155.00	60
18	949 York	1959	6,000	Cash	100.00	60
19	82 Leech	1961	4,500	Cash	75.00	60
20	170 McBoal	1961	4,500	Cash	62.50	74

## DUPLEX COMPARABLE SALES - I

949 York - This is a rectangular frame two story duplex. The exterior has composition siding and composition roof. This property is located on York Street, between Weide and Walsh. The lot is approximately ten feet above street grade. There is a stone retaining wall across the front of the lot. Each unit consists of three bedrooms, living room, kitchen and full bath. There is approximately a one-fifth basement. This building was built in 1887. The tenants pay \$50.00 a month rent and pay their own heat. These units are heated by space heaters. This building needs attention inside and out. This property sold for \$6,000.00 cash in 1961.

976 DeSoto - This is a two story frame duplex. The perimeter of the exterior is irregular. The exterior has shake siding and composition roof. The exterior is in fair condition. There is a part basement containing a thirty gallon hot water heater and a gas hot air furnace. This building was built in 1890. The lot is above street grade and has a concrete stairway to the sidewalk. There are three bedrooms, living room, kitchen and full bath, each unit. The units rent for \$70.00 a month each and the tenants pay their own utilities. The owner furnishes the heat. This duplex sold for \$10,900.00 with \$800.00 down on a Contract For Deed in 1961.

480 Goodhue - This is a rectangular frame two story duplex. There is asphalt imitation brick siding exterior and a composition roof. This duplex is located on Goodhue between Duke and Colborne. The lot is level with street grade. There is a fenced-in yard, and the fence is not in good repair. There is a full basement which contains a thirty gallon gas hot water heater. The units are heated by two gas space heaters. This building is old. The first floor unit contains one bedroom, living room, dining room, kitchen, full bath, hardwood floors and enameled trim. The second floor unit contains two bedrooms, living room, kitchen, half bath, softwood floors, and enameled trim. According to the owner each unit rents for \$65.00 a month and they pay their own heat. The decorating in these units is very good. This building was sold in 1961 for \$8,950.00 cash.