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Project AREA 1B
Parcel No. 49
102 ROBERTSON



FRONT VIEW



REAR VIEW

Project AREA 1B
Parcel No. 49
102 ROBERTSON



Back Yard

January 24, 1962

St. Paul Port Authority
City of St. Paul
60 East Fourth Street
St. Paul 1, Minnesota

INRE: Project Area 1-B,
Parcel No. 49
102 Robertson
Raymond Varela
Lot 17, and Southwesterly 50 feet of Lot 4,
Block 7, Marshall's Addition

Gentlemen:

This letter is written to you, to supplement our appraisal report to you for Project Area 1-B Parcel No. 49, as above described, which report was sent to you under date of December 5, 1961.

In this appraisal report, the legal description reads: Lot 17, Block 7, Marshall's Addition. This legal is to be corrected to read: Lot 17, and Southwesterly 50 feet of Lot 4, Block 7, Marshall's Addition.

In our appraisal report, the lot size reads 50 x 150. This lot size is to be corrected to read 50 x 200.

In our appraisal report, under the Cost Approach, the land value reads \$700.00. The land value is to be corrected to read \$1,000.00. The indicated value by the Cost Approach reads \$3,209.00. The indicated value by the Cost Approach is to be corrected to read \$4,209.00.

In our appraisal report, our opinion of the Market Value reads \$3,500.00. This is to be corrected to read \$3,700.00.

Respectfully submitted,


Jerome R. Waldron

PROJECT AREA 1-B
PARCEL NO. 49

Address: 102 Robertson
 Owner: Raymond Varela
 Legal: Lot 17, Block 7, Marshall's Addition
 Zoning: Light Industry
 Lot Size: 50 x 150 (estimate) 50 x 200
 Built: 1909
 Assessed Value: \$700 - Land, \$1,000 - Building

This property is located approximately fifty feet South of the corner of East Fillmore and Robertson and is on the East side of the street 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 single family building with a two story section in the front and a one story section to the rear. The exterior is imitation asphalt brick siding with a composition roof. There is a one story porch across the front. The exterior is in fair condition. This property is set back approximately 6 feet from the street. The lot is level with street grade from the front and slopes to about 3 feet below grade at the rear. There is a full basement with stone walls and a dirt floor. It is entered through a trap door in the floor of the kitchen. The first floor consists of a living room, dining room, kitchen and two bedrooms. There are softwood floors, lath and plaster walls, and the ceiling has been replaced with acoustical tile. There is a gas forced air furnace located in the kitchen which heats both floors. There is also an automatic gas hot water heater in the kitchen. The first floor of this unit is in very poor condition. The upstairs consists of two bedrooms and a full bath. There are softwood floors, lath and plaster walls and ceilings. The upstairs is in very poor condition.

Estimate of Value by Cost Approach:		
	1910 Square Feet at \$9.00	\$15,280.00
Less	Depreciation 79%	<u>12,071.00</u>
		\$ 3,209.00
Add	Land - 50 x 150 (estimated)	<u>700.00</u>
		\$ 3,909.00
		4209 ^{acc}

Estimate based on Rental Income

\$30.00 (estimated) Monthly
Income times Rent Multiplier
of 100

$\$30.00 \times 100 = \3000.00

\$ 3,000.00

Estimate of Value by Comparison

\$ 3,500.00

Final Estimate by Correlation

~~\$ 3,500.00~~ 2700⁰⁰

~~THIRTY-FIVE HUNDRED DOLLARS~~

This is a Total Taking.

Thirty Seven Hundred Dollars