



## **Collection Information:**

**Folder:** Parcel No. 49A. 100 Robertson.

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

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

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Project area, B  
Parcel no. 49A  
100 Robertson



Front View



Rear View

PROJECT AREA 1-B  
PARCEL NO. 49A

Address: 100 Robertson  
 Owner: Raymond Varela et al  
 Legal: Southeasterly one half (1/2) of Lot 2, Block 7, Marshall's Addition  
 Lot Size: 25 x 100 (estimated)  
 Zoning: Light Industry  
 Built: Old  
 Assessed Value: \$275 - Land, \$450 - Building

This property is located approximately 50 feet South of the corner of Robertson and East Fillmore. It is on the East side of the street and is West facing. It is bounded on the South by East Fairfield, on the East by State Street, and on the North by East Fillmore. The improvement consists of a rectangular frame two story dwelling with wood lap siding and composition rolled roof. There is a two story enclosed porch across the front which is very dilapidated. There is a six foot set back from the street. There is a full basement with a stone wall foundation and dirt floor, wood beams and columns. The outside entrance to the basement is in the rear. The first floor consists of a living room, dining room and kitchen and is heated by an oil stove heater. There are soft wood floors and lath and plaster walls and ceilings. The decorating is in very poor condition. There is a gas automatic hot water heater in the kitchen. The second floor is reached by a stairway leading off the dining room. The second floor consists of two large bedrooms and a toilet and sink. The floors are softwood, the walls and ceilings are lath and plaster, and the decorating is in very poor condition. According to the tenant they pay \$25.00 a month rent and pay their own heat and utilities.

Estimate of Value by Cost Approach:		
	1037 Square Feet at \$9.00	\$ 9,333.00
Less	Depreciation 75%	<u>7,000.00</u>
		\$ 2,333.00
Add:	Land - 25 x 100 (estimated)	<u>500.00</u>
		\$ 2,833.00

Estimate based on Rental Income		
	\$25.00 Monthly Income times	
	Rent Multiplier of 100	
	\$25.00 x 100 = \$2500.00	\$ 2,500.00

Estimate of Value by Comparison \$ 2,700.00

Final Estimate by Correlation \$ 2,700.00

TWENTY-SEVEN HUNDRED DOLLARS

This is a Total Taking.

## COMPARABLE SALES II

### ONE STORY SINGLE FAMILY DWELLING

984 Jackson St. - This is a rectangular frame one story single family dwelling with asbestos shingle exterior and composition roof. The exterior is in very good condition. This building is located on Jackson Street between Jenks and Case. The lot is level with street grade. There is a part basement which contains a thirty gallon automatic gas hot water heater. This building has one bedroom, living room, dining room, kitchen, and full bath. It is heated by a gas space heater. The condition of the inside is good. This dwelling sold for \$3,300.00 cash in 1961.

553 Blair - This is a rectangular frame one story single family dwelling with wood lap siding exterior and composition roof. The condition of the exterior is fair. There is a full basement. This dwelling contains two bedrooms, living room, dining room, kitchen and bath which is in the attic. This property is in very poor condition. It sold for \$3,500.00 cash in 1961.

1542 Albemarle - This is a rectangular one story frame single family dwelling with imitation brick asphalt exterior siding and composition roof. The exterior is in good condition. There is a full basement with a thirty gallon automatic gas hot water heater. The first floor consists of two bedrooms, living room, kitchen, full bath. The inside is in good condition. This has a 60 by 124 foot lot and two car garage. The majority of the value in this property lies in the lot. This building sold for \$4,950.00 with \$200.00 down in 1960.

800 Stewart - This is a rectangular frame one story single family dwelling with asbestos shingle exterior and a composition roof. The exterior is in very good condition. This dwelling is located on Stewart Street between Bay and Otto. The lot is level with street grade in the front and slopes to approximately three feet below grade at the rear. It contains a part basement. The age of this building, according to the Court House, is marked as "old". It has two bedrooms, living room, kitchen and a half bath. It is heated by stove heat. There are hardwood floors and enamel trim. It sold for \$3,500.00 cash in 1959.