



## **Collection Information:**

**Folder:** Parcel No. 84-A. 127 Robertson.

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

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PROJECT AREA 1-B  
PARCEL NO. 84A  
127 Robertson



FRONT VIEW



REAR VIEW

PROJECT AREA 1-B  
PARCEL NO. 84A  
127 Robertson



GARAGE

PROJECT AREA 1-B  
PARCEL NO. 84A

Address: 127 Robertson  
Owner: Manuel M. Permuth et al  
Legal: Ex. Northwesterly 75 feet, the Northeasterly 1/2 of Lot 4, also the Southeasterly 32 75/100 feet of Lot 6 and Northwesterly 10 feet of Southeasterly 42 75/100 feet of Southwesterly 71 2/10 feet of said Lot 6, Block 11, Marshall's Addition  
Lot Size: 34 x 100 - Plus a 25 x 25 extension (estimated) *Actual 4612 #2*  
Zoning: Light Industry  
Built: 1921  
Assessed Value: Land - \$525.00, Building - \$5200.00

This property is located on the west side of Robertson and is bounded on the north by East Fairfield, on the south by East Indiana, on the west by Eva Street. The building is set back from the front sidewalk line approximately six feet. The lot is level with street grade in front and the lot slopes to about five feet below street grade at the rear. The improvement consists of a rectangular frame two story duplex with wood lap siding and has combination storms and screens on first and second floors. It has a full basement with stone wall foundation, poured concrete floor. There are two gas fired hot water furnaces, one servicing each floor of the duplex. There are two automatic gas hot water heaters. The basement contains one set of laundry tubs. To the side of the laundry tubs there is a floor drain. There is an inside stairway to the basement as well as an outside entrance. Off the outside entrance in the rear of the basement there is an unheated tool room. The first floor unit contains a sun room, living room, dining room, kitchen, two bedrooms and a full bath. The walls and ceilings are lath and plaster and the decorating is in very good condition. There is natural oak trim in the living room and in the dining room and there is a built-in buffet in the dining room. The floors in this unit are hardwood. The kitchen is partially modernized with wall cabinets. The owner lives in this unit. The owner indicated that if he was to rent this unit he would ask \$90 a month. From a central front entry way there are stairs that lead to the second floor apartment. The stairwell is lath and plaster and the plaster is partially chipped and cracked and it is very much in need of decorating. The upper unit consists of an unheated sun porch, living room, dining room, kitchen, two bedrooms and a full bath. There is another unheated porch to the rear of this unit. The walls and ceilings are lath and plaster and the decorating is in very good condition. The kitchen is partially modernized. There are

hardwood floors. According to the owner the tenants pay \$50 a month for this unit and pay their own heat and utilities. According to the owner, he insulated the building approximately four years ago. There are front and rear entrances to both units. Immediately to the rear of this building there is a four car garage.

Cost Approach:	2352 Square Feet at \$14.00	\$32,928.00
Less	Physical Depreciation at 55%	18,110.00
	Functional Depreciation at 5%	1,646.00
	Economic Depreciation at 5%	<u>1,646.00</u>
	Depreciated Value of the Improvement	\$11,526.00
	Depreciated Value of Garage	<u>1,100.00</u>
	Depreciated Value of all Improvements	\$12,626.00
Add	Land	<u>600.00</u>
	Indicated Value by Cost Approach	\$13,226.00
Income Approach:	\$140.00 Monthly Income times Rent Multiplier of 70 70 x \$140.00 = \$9,800.00	
	Indicated Value by Income Approach	\$ 9,800.00

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 \$13,000.00

"THIRTEEN THOUSAND 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.