



## **Collection Information:**

**Folder:** Parcel No. 86. 137 Robertson.

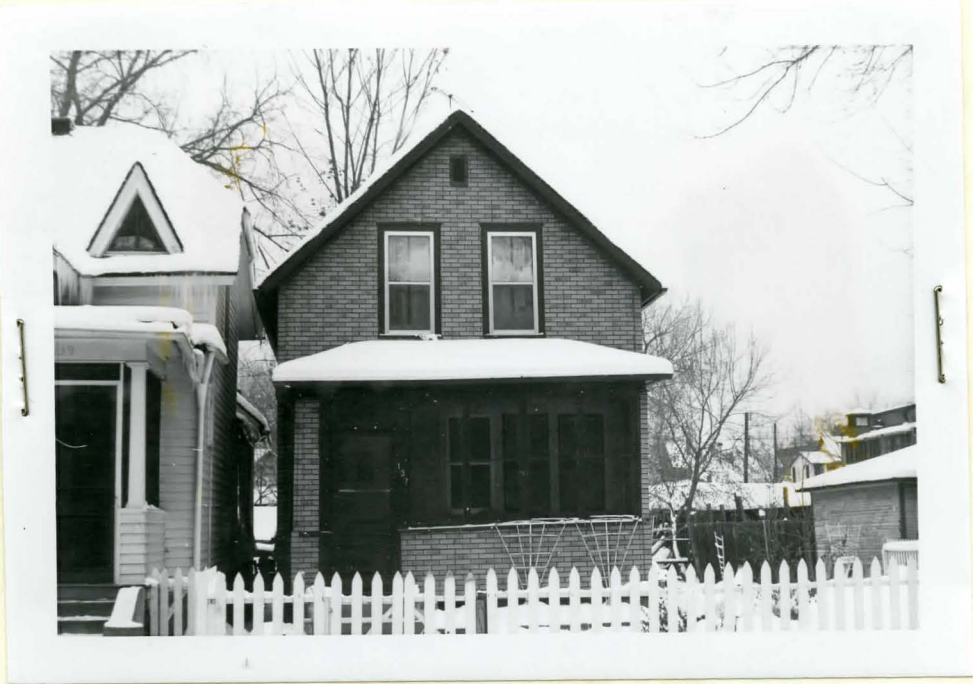
**Series:** Area 1-B, Parcels 1-240A, 1961-1962.

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

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PROJECT AREA 1-B  
PARCEL NO. 86  
137 Robertson

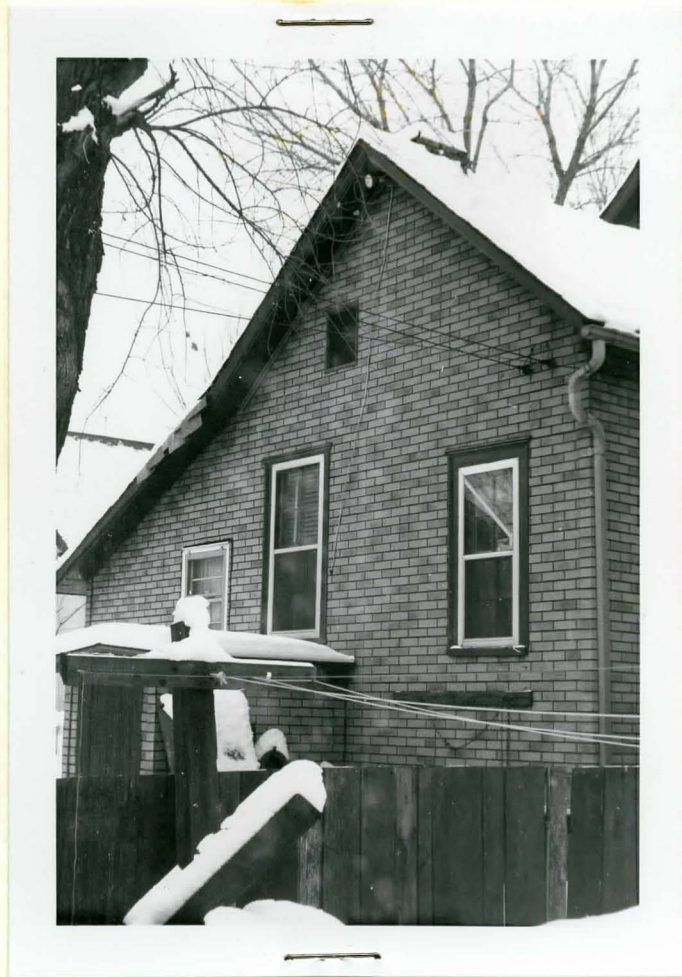


FRONT VIEW



REAR VIEW

PROJECT AREA 1-B  
PARCEL NO. 86  
137 Robertson



SIDE VIEW



GARAGE

PROJECT AREA 1-B  
PARCEL NO. 86

Address: 137 Robertson  
 Owner: Luz Sanchez  
 Legal: Lot 8, Block 11, Marshall's Addition  
 Lot Size: 50 x 150  
 Zoning: Light Industry  
 Built: 1900

Assessed Value: Land - \$700, Building - \$1400.

This property is located on the West side of Robertson and is bounded on the North by East Fairfield, on the East by Robertson, on the South by East Indiana and on the West by Eva Street. The lot is level with street grade in front and remains so at the rear. The improvement consists of a rectangular frame two story single family dwelling with imitation asphalt brick exterior. There is about an eight foot building setback from the sidewalk in front. There are combination storms and screens on the exterior. The basement is reached by an outside rear entrance. It has stone wall foundation and partial dirt and concrete floor. There is a gas fired gravity hot air furnace and gas automatic hot water heater in the basement. There is a laundry area, shower and floor drain. The first floor consists of two bedrooms, living room, dining room, kitchen and full bath. The walls and ceilings are lath and plaster and the floors are hardwood. The first floor is in very good condition. The second floor contains two large bedrooms. The walls and ceilings are lath and plaster and the floors are softwood. The second floor is in very good condition. The two car garage at the rear of the lot has a concrete floor.

Cost Approach:	1620 Square Feet at \$13.00	\$21,060.00
Less	Physical Depreciation at 60%	12,626.00
	Functional Depreciation at 5%	1,053.00
	Economic Depreciation at 5%	<u>1,053.00</u>
	Depreciated Value of the Improvement	\$ 6,318.00
	Depreciated Value of Garage	<u>200.00</u>
	Depreciated Value of all Improvements	\$ 6,518.00
Add	Land	<u>600.00</u>
	Indicated Value by Cost Approach	\$ 7,118.00

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

Per Market Approach	\$ 6,000.00
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"SIX THOUSAND DOLLARS"

## COMPARABLE SALES I

### TWO STORY SINGLE FAMILY DWELLINGS

728 Stewart - This is a square two story single family dwelling. The exterior is asphalt siding and composition roof. The age, according to the Court House records, is marked as "old". This property has a 40 by 145 foot fenced-in lot which is level with street grade. There is a quarter basement. The first floor consists of living room, dining room, kitchen, pantry, and hardwood floors. The first floor is in fair condition. The second floor consists of two bedrooms, a half bath that has a toilet only. The condition is good. This building is heated by stove heat. There is a 12 by 18 foot garage at the rear of the lot. This property sold for \$5,000.00 in 1960. The terms are not known.

474 James - This is a rectangular frame two story single family dwelling with a wood lap siding exterior and composition roof. The exterior is in fair condition. There is a one story pillar porch across the front. The lot is level with street grade. This building contains a three-quarter basement. The first floor consists of a living room, a dining room, kitchen, and one bedroom. It has hardwood floors and enamel trim. The condition of this floor is good. The second floor consists of three bedrooms and softwood floors. The condition of this floor is fair. There is no bath in this dwelling. This property sold for \$3,500.00 cash in 1961.

373 Emma St. - This is a rectangular frame two story single family dwelling with a wood lap siding exterior and composition roof. The condition of the exterior is fair. This property was built in 1895. The lot is level with street grade. There is a full basement which contains a thirty gallon automatic gas hot water heater. The first floor consists of living room, dining room, kitchen, softwood floors and enamel trim. This building is heated by two circulating gas heaters. There is a 10 foot by 18 foot garage at the rear of the lot. This property sold for \$6,500.00 on Contract for Deed with \$200.00 down, in 1961.