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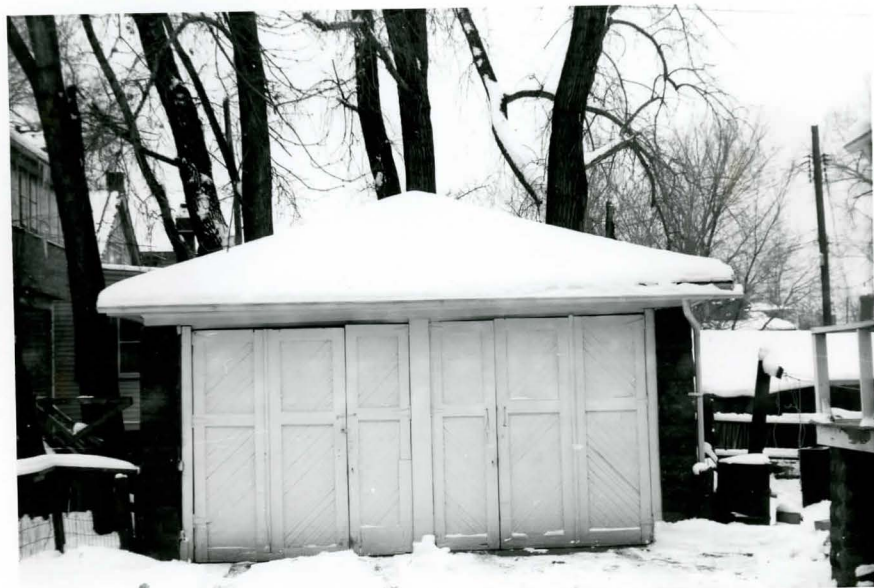
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PROJECT AREA 1-B
PARCEL NO. 87
139 Robertson

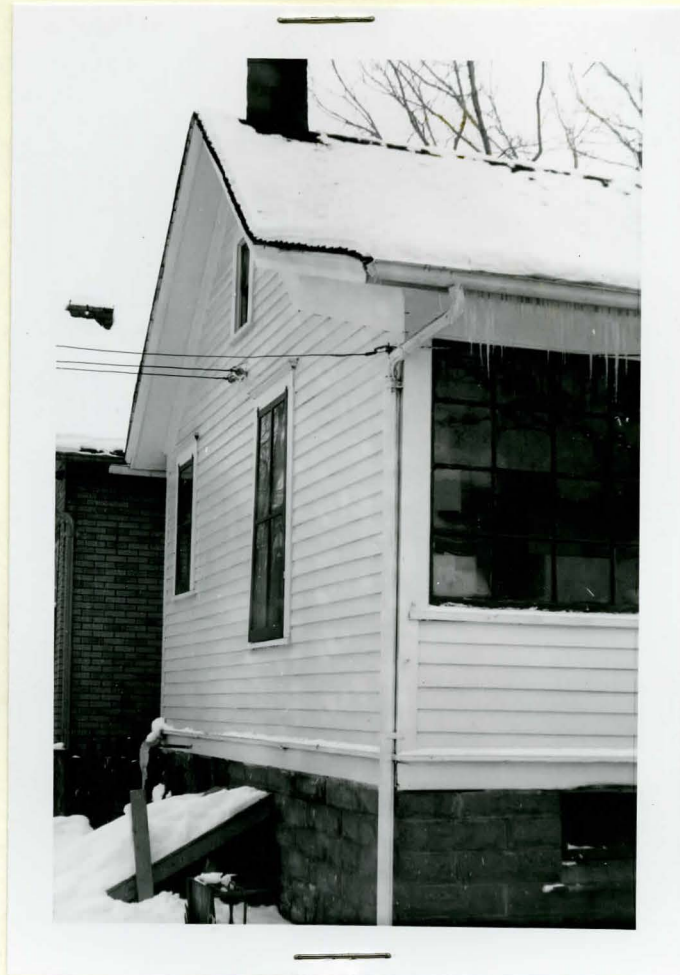


FRONT VIEW



GARAGE

PROJECT AREA 1-B
PARCEL NO. 87
139 Robertson



SIDE VIEW

PROJECT AREA 1-B
PARCEL NO. 87

Address: 139 Robertson
 Owner: Morris Berenovsky et al
 Legal: Lot 9, Block 11, Marshall's Addition
 Lot Size: 50 x 120
 Zoning: Light Industry
 Built: Old
 Assessed Value: Land - \$600, Building - \$1800

This property is located on the West side of Robertson and is East facing. It 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 level all the way to the rear. The building is set back from the front sidewalk line approximately eight feet. The improvement consists of a rectangular two story frame single family dwelling with wood lap siding. The exterior is in very good condition. Immediately to the rear of the lot there is a concrete block two car garage. There is an open one story porch across the front of the building. There is a full basement with stone wall foundation and poured concrete floor. There is a stoker fired gravity hot air furnace and automatic gas hot water heater. There is an inside and outside stairway to the basement. To the rear of the basement is a coal bin and to the front a storage room. The first floor consists of a living room, dining room, kitchen, two bedrooms and a full bath. The walls and ceilings are lath and plaster, and the floors are hardwood. The decorating is in good condition. The second floor consists of three bedrooms but has no bath. The walls and ceilings are lath and plaster. The floors are softwood. The decorating of the second floor is in fair condition. The owner indicated he would like to get \$10,000 for the property.

Cost Approach:	1722 Square Feet at \$13.00	\$22,386.00
Less	Physical Depreciation at 60%	13,431.00
	Functional Depreciation at 5%	1,119.00
	Economic Depreciation at 5%	<u>1,119.00</u>
	Depreciated Value of the Improvement	\$ 6,717.00
	Depreciated Value of Garage	<u>450.00</u>
	Depreciated Value of all Improvements	\$ 7,167.00
Add	Land	<u>500.00</u>
	Indicated Value by Cost Approach	\$ 7,667.00

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 \$ 6,800.00

"SIXTY EIGHT HUNDRED DOLLARS"

COMPARABLE SALES III

TWO STORY SINGLE FAMILY DWELLINGS

115 Edward - This is a rectangular frame two story single family dwelling with asbestos shake siding exterior and a composition roof. This property is located on Edward Street between Pierce and East Fairfield. There is a fenced-in lot which is level with street grade and a 14 by 18 foot garage at the rear. There is no basement. The first floor consists of living room, dining room, kitchen, one bedroom and half bath. It has hardwood floors and enamel trim. This floor is in good condition. The second floor consists of three bedrooms, full bath, hardwood floors, and enamel trim. This floor is in good condition. There is a thirty gallon automatic gas hot water heater on first floor. This building is heated by a gas space heater. This property was sold for \$4,200.00 with \$1,000.00 down in 1959.

630 Joy St. - This is a rectangular two story frame single family dwelling. It consists of a living room, dining room, kitchen down and two bedrooms up. There is no bath. There are softwood floors and trim throughout. It is in very poor condition. It is heated by space heaters. This property sold for \$2,950.00 with \$100.00 down in 1959.

347 W. Baker - This is a rectangular frame two story single family dwelling with wood lap siding exterior and composition roof. The exterior is in fair condition. The age of this building, according to the Court House, is recorded as "old". The lot is two feet above street grade. There is a part basement with a thirty gallon automatic gas hot water heater. The first floor consists of a living room, dining room, kitchen, pantry and one bedroom. The upstairs consists of two bedrooms. There are softwood floors and enamel trim throughout. This dwelling is heated by gas space heaters. This property sold for \$6,100 cash in 1959.