



## **Collection Information:**

**Folder:** Parcel No. 88. 143-145 Robertson.

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

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PROJECT AREA 1-B  
PARCEL NO. 88  
143-145 Robertson St.



FRONT VIEW

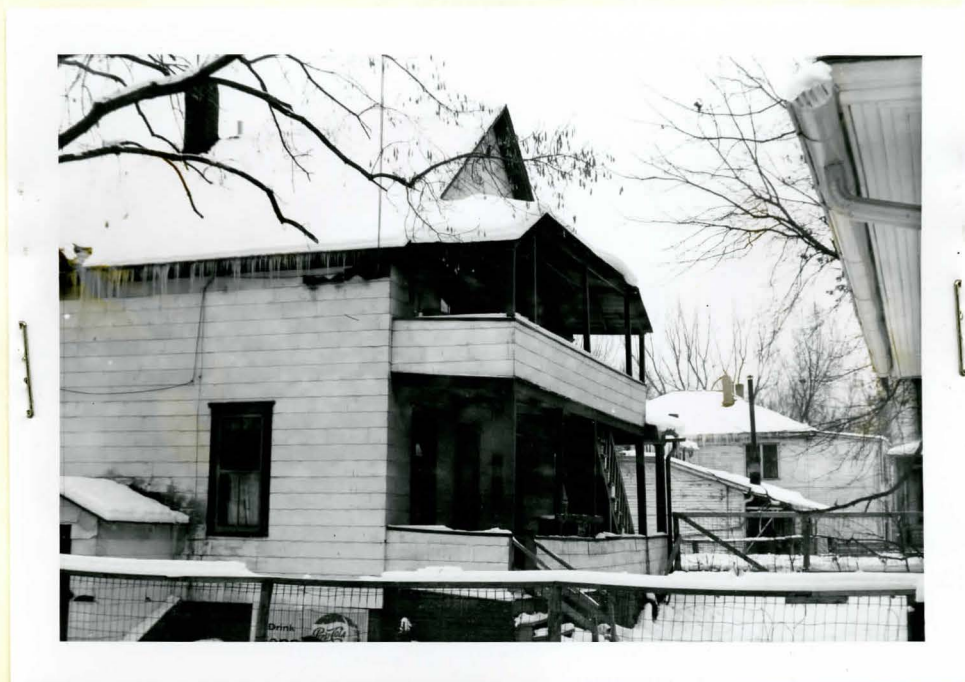


SIDE VIEW

PROJECT AREA 1-B  
PARCEL NO. 88  
143-145 Robertson St.



REAR VIEW



SIDE AND REAR VIEW

PROJECT AREA 1-B  
PARCEL NO. 88

Address: 143-145 Robertson Street  
Owner: David Scheftel et al  
Legal: Lot 10, Block 11, Marshall's Addition  
Lot Size: 50 x 100  
Zoning: Light Industry  
Built: 1885  
Assessed Value: Land - \$900, Building - \$1850

This property is located on the Northwest corner of Robertson and East Indiana. It is bounded on the North by East Fairfield, on the East by Robertson, on the West by Eva Street and on the South by East Indiana. The lot is level with street grade on Robertson and drops sharply to about five feet below street grade at the rear. The lot on East Indiana at the sidewalk line is five feet below street grade and remains so at the rear. The improvement consists of a rectangular frame two story store and apartment building with asphalt shakes siding. The exterior is in fair condition. The lot is fenced in on East Indiana and Robertson. There is no building setback from the sidewalk on either East Indiana or Robertson Street. There is a full basement with stone wall foundation and dirt floor. There is a gas fired gravity hot air furnace and a gas automatic hot water heater. The ceiling of the basement is plastered. The condition of the basement is fair. The basement is reached by an inside stairway and an outside stairway. On the East side of the building is an entrance to the apartments. The first floor Southwest apartment unit consists of a living room kitchen, unheated porch and a bath which only has a toilet. This toilet is shared by the tenant in the Northwest apartment unit. The walls and ceilings are lath and plaster and are badly cracked and chipped. The floors are hardwood. The owner occupies this unit. The lower Northwest apartment consists of living room, dining room, bedroom and kitchen. The walls and ceilings are lath and plaster, the floors are hardwood. The decorating in this apartment is fair. This unit is heated by an oil space heater which is located in the dining room. The tenant in this apartment shares a toilet with the Southwest apartment tenant. The rent is \$40.00 a month and the tenants pay their own heat and utilities. In the Southeast corner of the building on the first floor there is a small grocery store. It is entered off the corner of Robertson and East Indiana. This store which is operated by the owner of the building adjoins the Southwest apartment which is also occupied by the owner. On the South side of the store are two large plate glass windows. On the inside North wall are built-in shelves for storage and on the West inside wall there are additional shelves for storage. There is a cooler on the East wall, and there is a counter and a showcase. The walls and ceilings in the store are lath and plaster

and are in fair condition. The floors are hardwood. There are two fluorescent light fixtures on the ceiling. The owner indicated that the gross receipts for this grocery store are \$40,000 a year and his net is \$4,000 a year. The second floor North apartment unit, which is vacant, consists of a living room, dining room, bedroom and kitchen. The walls and ceilings are lath and plaster, and the plaster is badly chipped and cracked and has been patched several times. The floors have a predominant slope, showing a great amount of sagging in the building. When this unit was rented, it rents for \$45.00 a month, and the tenant pays his own heat and utilities. There is no bath in this unit. There is a share bath at the end of the central hallway on the second floor. The upper Southeast apartment consists of a bedroom, living room and kitchen. The walls and ceilings are lath and plaster and the floors are hardwood. The floors in this unit have a very predominant sag. The decorating in this apartment is poor. There is no private bath, only a share bath at the end of the hallway. This unit rents for \$45.00 a month and the tenant pays only his own utilities as the owner furnishes the heat for the South side of the building. At the end of the central hallway on the second floor there is a full bath which, as previously mentioned, is shared by the tenants on the second floor. At the West end of the building on the second floor at the end of the central hallway is a bedroom which is used by the owner

Cost Approach:	3240 Square Feet at \$14.00	\$45,360.00
Less	Physical Depreciation at 60%	27,216.00
	Functional Depreciation at 5%	2,268.00
	Economic Depreciation at 5%	<u>2,268.00</u>
	Depreciated Value of the Improvement	\$13,608.00
Add	Land	<u>500.00</u>
	Indicated Value by Cost Approach	\$14,108.00
Income Approach:	\$2580 Annual Income times Gross Multiplier of 4 4 x \$2580 = \$10,320	
	Indicated Value by Income Approach	\$10,320.00

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

Per Income Approach \$10,320.00

"TEN THOUSAND THREE HUNDRED TWENTY DOLLARS"

GROSS ANNUAL MULTIPLIER COMPARABLES

APARTMENT BUILDINGS

Three thru Twelve Units

<u>No.</u>	<u>Address</u>	<u>Units</u>	<u>Date Sold</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Gross Annual Rent</u>	<u>Gross Annual Multiplier</u>
1	1667 Ames	4	1960	\$14,900	C/D	\$3,420	4.35
2	54-56 W. Fairfield	4	1961	11,900	\$500 dn.	2,640	4.57
3	406-408 N. Exchange	7	1959	21,200	\$1500 dn.	4,110	5.15
4	768 Cedar	12	1960	34,000	\$5000 dn.	7,260	4.68
5	67 W. Jessamine	3	1959	7,935	\$350 dn.	1,476	5.37
6	491 Stryker	3	1961	10,000	Cash	2,000	5.2
7	333 Banfil	3	1960	14,000	\$1500 dn.	2,200	6.3
8	372-3 E. Winifred	4	1959	11,500	\$500 dn.	2,160	5.2
9	376 E. Winifred	4	1959	10,500	\$500 dn.	1,920	5.5
10	537 Iglehart	6	1957	15,500	Cash	5,400	2.8
11	357-59 Oneida	4	1959	11,500	\$500 dn.	2,640	4.4
12	961-63 Wilson	4	1959	12,500	\$1000 dn.	2,400	5.2
13	510 Iglehart	4	1961	10,000	\$1000 dn.	2,352	4.25
14	960 Selby	5	1961	12,500	Cash	2,712	4.6