



Collection Information:

Folder: Parcel No. 158. 193 Robertson Street.

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

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Project Area 1-B
Parcel No. 158
193 Robertson Street

SUBJECT PROPERTY

• JAN • 62



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Project Area 1-B
Parcel No. 158
193 Robertson Street

Owner: David J. La Valle, et al. *↓ Anna K.*

Legal: Lot 8, Block 18, Marshall's Addn.

Lot Size: 50 x 150 Feet

Zoning: "B" Residence

Built: 1913

Assessor's Value: Land 500 - Building 1600 - Total 2100.

This is a $1\frac{1}{2}$ story frame dwelling with asbestos shingle exterior, asphalt roof, good storms and screens, screened front porch, yard is fenced, well shrubbed. Robertson Street is dirt oiled, no sidewalk or curb. All improvements are in the street and connected to the property.

Contains 5 rooms and old type bath off the kitchen. Good kitchen, good cabinets and wall sink, good grade linoleum, large closet off rear bedroom plus cedar closet. Living room is much better than average. Decorating good, walls plaster, ceiling Firtex, floors maple, trim painted, no stairs to attic.

Full basement, concrete blocks, concrete floor, hot water gas heat, 30 gallon gas water heater. Seven foot height, wood posts with concrete base, laundry tubs, no floor drain. Inside and outside basement entrances.

Cost Approach:

16,812 Cubic Feet @ 70¢	11,768.00
Physical Depreciation 45%	
Economic Depreciation 10%	<u>6,472.00</u>
Depreciated Value of Dwelling	5,296.00
Depreciated Value of Garage & Fence	<u>350.00</u>
Depreciated Value of Improvements	5,646.00
Land - 50 x 150 Feet	<u>750.00</u>
Indicated Value by Cost Approach	<u>6,396.00</u>

This is a total taking. Based on the Cost Approach and the Comparable Sales Approach it is your appraiser's opinion that the total damages are:

Land	750.00
Improvements	<u>5,650.00</u>
Total	6,400.00

"SIX THOUSAND FOUR HUNDRED DOLLARS"

(\$6,400.00)

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MARKET APPROACH

Comparable Sales:

1. 46 W. Sycamore. Sold \$6,500, \$300 down, June 23, 1961. Easy terms indicate lower cash price. Same size but had unfinished expansion attic, 2 glazed porches and 3-year old furnace. Somewhat older, smaller lot, no garage.
2. 647 Carroll Avenue. Sold \$6,900 cash, March 16, 1960. Approximately same size, age and condition. Slightly smaller lot.
3. 233 Ann Street. Sold \$7,500 cash, April 16, 1958. Well-built, well-maintained older home. Smaller lot but better location.

After adjustments on these comparables and others investigated, it is felt the indicated market value of the subject property is \$6,400.00.