



Collection Information:

Folder: Parcel No. 175. 223 Robertson Street.

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

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Project Area 1-B
Parcel No. 175
223 Robertson Street

SUBJECT PROPERTY



Project Area 1-B
Parcel No. 175
223 Robertson Street

Owner: Louis Doneshefsky, et al.
Legal: NW'ly 40 Feet of NE'ly 100 Feet of Lot 8,
Block 21, Marshall's Addition
Lot Size: 40 x 100 Feet
Zoning: "B" Residence
Built: 1906
Assessor's Value: Land 250 - Building 850 - Total 1100.

This is a 1 story stucco dwelling with good storms and screens, insulated ceiling, asphalt roof. Robertson Street is dirt oiled, no sidewalk or curb. There is no sewer in the street at this location.

The dwelling contains 5 rooms, no toilet or bath - use outside facilities. Hardwood floors, kitchen and one bedroom with poor linoleum covering, no cabinets, pantry, wall sink, plaster walls and ceilings, softwood trim. Decorating poor. Open front porch, closed rear shed.

Full basement, outside rear entrance, concrete blocks, dirt floor, 8 foot height, Adjusta Posts, gravity new type hot air gas heater. No water heater, laundry tubs or drain.

2 car open shed in rear valued at \$50.00.

Cost Approach:

12,528 Cubic Feet @ 55¢ per Cu. Ft.	6,890.00
Physical Depreciation 50%	
Economic Depreciation 10%	4,134.00
Depreciated Value of Dwelling	<u>2,756.00</u>
Depreciated Value of Shed Garage	50.00
Depreciated Value of Improvements	<u>2,806.00</u>
Land - 40 x 100 Feet	400.00
Indicated Value by Cost Approach	<u>3,206.00</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	400.00
Improvements	<u>2,900.00</u>
Total	<u>3,300.00</u>

(THREE THOUSAND THREE HUNDRED DOLLARS)

(\$3,300.00)

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MARKET APPROACH

Comparable Sales:

1. 19 E. Magnolia. Sold \$4,120 cash, July 19, 1960. Smaller (only 4 rooms) and only 3/4 basement, but it had 3-year old forced air gas heating plant, gas automatic water heater, shower in basement, half bath, city sewer and water. 2 lots each 40x123 ft.
2. 671 No. Western. Sold \$4,000 cash, January 23, 1961. Only 1/3 basement and gas space heat but had full bath, gas automatic water heater, city sewer, larger lot. Better location.
3. 800 Stewart Ave. Sold \$3,500 cash, Sept. 4, 1959. Only part basement, stove heat and 4 rooms but larger lot, better location, half bath.
4. 9 Douglas Street. Sold \$3,000 cash, June 13, 1961. Same size and condition, gas space heater, smaller lot but better location, had full bath, gas automatic water heater and city sewer.

After adjustments on these comparables and others investigated, it is felt the indicated market value of the subject property is \$3,300.00.