



## **Collection Information:**

**Folder:** Parcel No. 56. 183 E. Fairfield Avenue.

**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. 56  
183 E. Fairfield Avenue

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Project Area 1-B  
Parcel No. 56  
183 E. Fairfield Avenue

Owner: L. Silverberg & Company

Legal: Exc. NW'ly 10 feet; NE'ly 50 feet of Lot 9 and  
NE'ly 50 feet of Lot 10, Blk 9, Marshall's  
Addition to West St. Paul

Lot Size: 50 x 90 Feet

Zoning: Heavy Industry

Built: 1914

Assessor's Value: Land 950 - Building 3,300 - Total 4,250.

This is a brick and tile 40 x 90 foot building with a height of approximately 30 feet with flat tar and gravel roof on a 50 x 90 foot lot. Originally a moving picture theatre, now converted to an unheated warehouse.

Exterior doors and windows have been bricked up and a side entrance on Eva Street has been opened with swinging doors 12 feet high. This allows the movement of heavy materials for storage. A 40 foot steel 6 inch "I" beam has been installed for use as a track in moving the heavy materials from trucks to the interior of the building.

Interior plaster walls have been cut into and damaged in many places. The theatre type slanting floor is mostly hardwood in poor condition. That section formerly the lobby has a tile floor. The wash rooms are not now in use.

The part basement being approximately 1/3 of the floor area houses a square type hot water boiler not now in use and it is questionable if this heating plant could be put in operation.

Project Area 1-B  
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(Continued)

The interior of this building has a height of approximately 25 feet. Considerable shelving and brackets have been installed along the walls for storing of long stripes of copper tubing and lengths of piping, and the area formerly the theatre balcony adds to the adaptability of this building to its present use.

This corner lot has a frontage of 50 feet on E. Fairfield Avenue and runs between parallel lines along Eva Street a depth of 90 feet. E. Fairfield Avenue is paved and has sidewalk and curb. Eva Street is graded and oiled. All improvements are in the street and connected to the property.

Cost Approach:

3600 Sq. Ft. @ \$20.00 per Sq. Ft.	72,000.00
Depreciation including Physical, Economic and Functional 85%	61,200.00
Depreciated Value of the Building	<u>10,800.00</u>
Land - 50 x 90 feet @ \$25.00 per Front Foot	<u>1,250.00</u>
Indicated Value by Cost Approach	<u>12,050.00</u>

This is a total taking. Based on the Cost Approach and our investigation of sales in the immediate area it is your appraiser's opinion that the total damages are:

Land	1,200.00
Improvements	<u>10,800.00</u>
Total	<u>12,000.00</u>

"TWELVE THOUSAND DOLLARS"

(\$12,000.00)

*Ray J. Hancock*  
*James C. Murphy*