



## **Collection Information:**

**Folder:** Parcel No. 58. 169 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. 58  
169 E. Fairfield Ave.



Front view - subject property

Note: For rear view, refer to parcel No. 31.

Project Area 1-B  
Parcel No. 58  
169 East Fairfield Ave.

Owner: Fanny Fried

Legal: NE'ly  $\frac{1}{2}$  of Lot 11, Block 9, Marshall's Addn.

Lot Size: 25 x 100 Feet

Zoning: Heavy Industry

Built: 1910

Assessor's Value: Land 350 - Building 2600 - Total 2950.

This is a full 2 story and attic frame dwelling with wood siding and fully exposed basement and sub-basement. Asphalt roof, poor storms and screens. East Fairfield is paved, has sidewalk and curb. All improvements are in the street and connected to the property. This lot is approximately 7 feet below street grade.

Main floor has 6 rooms and old type bath off the kitchen, hardwood floors, soft wood trim, plaster walls and ceilings, good decorating. No cabinets in kitchen (pantry) cabinet sink, good linoleum floors, 2 gas circulating heaters, 30 gallon gas water heater in the kitchen. - Owner Occupied.

Second floor same arrangement as main floor. Decorating is not as good and the water heater is gas sidearm. Circulating oil heater being replaced today by gas heater. \$40.00

Basement apartment has 5 rooms and old type bath off the kitchen. Plaster walls, pantry, wall sink, 30 gallon gas water heater, circulating gas heater, poor floors. \$35.00

Attic contains one large room semi-divided with wall sink. Circulating heat. No water heater. Wallboard walls and ceilings. Vacant. \$25.00

Sub-basement with outside entrance, limestone walls, dirt floor, about 5 foot height. No tubs or drain. Inside stairs to 2nd floor and attic. Outside stairs to 2nd floor and basement.

Shed garages, unpainted, have dirt floor.

All units are rented completely furnished.

Cost Approach:

29,160 Cubic Feet @ .50¢	\$14,580.00
Physical Depreciation 60%	
Economic Depreciation <u>10%</u>	<u>10,206.00</u>
Depreciated Value of Dwelling	4,374.00
Land - 25 x 100 Feet	<u>400.00</u>
Indicated Value By Cost Approach	4,774.00

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>4,400.00</u>
Total	4,800.00

"FOUR THOUSAND EIGHT HUNDRED DOLLARS"

(\$4,800.00)

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MARKET APPROACH

Subject property, as mentioned earlier, sets on a lot considerably below street grade thereby providing the opportunity for the basement apartment, which surprisingly is now rented. The owner wisely acquired additional land just to the east which does provide some yard even though it is down in a hole. Otherwise renting would be most difficult.

In addition there is a kitchenette apartment in the attic which is vacant and understandably so because the stairway is difficult and one must walk through an unfinished portion of the attic before coming to the apartment. Nevertheless, it shows a good effort to make money and rents including furniture such as it is. While subject property is an individual appraisal, it must be remembered that additional money is being awarded for the extra lot because without it, we are certain renting, particularly the basement, would be most difficult if not impossible.

This information is offered because comparable sales are very scarce. However, listed below are sales which were a consideration in our estimate of market value.

Comparables Sales:

1. 82 Leech and 170 McBoal. \$9,000. 2 duplexes.
2. 664-6 Thomas. \$8,500. Duplex and single house.
3. 960 Selby Ave. \$12,500. 5 rental units (apartments, light housekeeping & sleeping room.
4. 510 Iglehart. \$10,000. 4-plex.
5. 61 No. Dale. \$12,000. 4 units.

After adjustments on these comparables and others investigated, it is felt the indicated market value of the subject property is \$4,800.00.