5 q. Will you state to the Commissioners what you think this property in question is worth per acre?

A. In the estimate that we made, we assigned the price at $8,750 per acre.

6 q. That was your valuation then; what valuation would you put upon it now - the same?

A. Well, I think it has changed to a higher valuation in a degree; because since the time that our first estimate was made there is a certain amount of improvement going on in that section of country, and if anything property has advanced; I am not prepared to say what special advance this has had; there has been no deterioration - rather, if any thing, an improvement - in the value of the property, as the ground around there is taken up for building purposes.

7 q. Have you any opinion as to the value of the improvements upon this property?

A. Only the opinion which I derived from the experts whom we employed.

8 q. Have you any opinion of your own, as to the value of the building, apart from the machinery, either as old material, or as a house standing there?

A. Well, in valuing this property, as it was not adapted to dwelling purposes, it was impossible to assign it a dwelling value, and we could only estimate what it was worth as material; we knew what it was worth to the city, because all the data was there; but as a building erected there, we could only judge of its value by estimating the materials in it; to do that, we had the estimate of two competent stonemen, and of one machinist who ranks very high as an expert in those matters; as there was a divergence in the stonemen's estimates, we compromised between the two so as to get at a proper mean.

9 q. Are your estimates the same now as they were then of the materials?

A. They are the same; I could estimate the value of the building from data furnished me by the city itself, of what the thing is worth to it, and I could approximate what it would cost the city to put somewhere else; it is that much more value there than to have it removed and put somewhere else; I cannot estimate it more than what those competent to judge valued it at.

10 q. What would you say it was worth to the city not to be obliged to remove it?

A. Well, that is a very difficult thing to say; it cost the city about $100,000 to put it there, and it would cost them that fully to put it somewhere else; besides all the inconvenience of doing so - at least I should judge so; I do not know much about that kind of business; it would cost them certainly as much now, and very likely more, to rebuild all they have put there; it might take something less by using these materials, and taking up the pipe under ground; the pipe was first-class when it was put down, and I suppose a great deal of it could be used again; that, however, it would be impossible for me to state; I should judge, as far as the building is concerned, the city could not have it done any cheaper to-day than when it was built; that, I believe, was $100,000 - I do not recollect the figures; it is all a matter of