

Appraisal

Estate of Ernest Lawrence

The purpose of this appraisal is to establish the fair market value of a farm containing approximately 286 acres as of December 1, 1960.

Subject property borders on the Woodville and Peddicord Roads about one and one-quarter miles south of Unionville.

This farm is rented to Guy Tressler for a cash money rent of \$125.00 per month. Mr. Tressler believes the farm contains 221 acres of tillable and pasture land with the balance in wood lot.

The assessment records for this property and another Lawrence Farm are at variance with the records submitted by J. Edward Smith, deceased, who acted as Trustee for the Lawrence Estate. A report submitted by Mr. Smith credited this property with 286 acres and the farm tenanted by Wilbur T. Hood with 245 $\frac{3}{4}$ acres making a grand total of 531 $\frac{3}{4}$ acres. The assessment records show 180 acres on this farm with 181 $\frac{1}{2}$ acres on the Hood Farm. In addition there is recorded another 138 acres parts of which are on each farm. The total acreage assessed on both farms is 499 $\frac{1}{2}$ acres.

It is believed that Mr. Smith's records are more accurate than those maintained by the Office of Supervisor of Assessments and this appraisal is based on the assumption that subject property contains 286 acres.

This farm is not improved with a modern dairy barn and milk is shipped to the Baltimore market.

The land is rolling and much of the acreage is rough. Fencing is generally poor.

The tract is improved with the following buildings:

1. House. - This is a frame structure with a composition shingle roof. A bath and electricity have been installed but there is no furnace. The house is divided into eight rooms. Condition is fair.

2. Tenant House. - This is a four room frame-metal roofed structure that is not considered livable in its present condition.

3. Barn. - This is a bank barn converted to dairy use. There are 22 stanchions which are inadequate for the use of this large farm. There is attached a stone-metal roof dairy house. There are two wood silos without tops. Condition of the barn is fair.

4. Hog House. - This is a frame-metal roof building in poor condition.

Other outbuildings, all in poor condition, are:

5. Corn House.
6. Poultry House.
7. Spring House.