

A The property known as 14A East Third Street is a row house. It has three rooms up and three rooms down. It is basically in a generally very good condition, and I concur in the remarks made by Mr. Farnsworth as to the improvements and so forth.

Q (The Court) And the description that he gave?

A And the description he gave of the property.

Q (Mr. Bennett) What value do you place on this land and dwelling at 14A?

A I appraise the property at \$11,000.

Q Should the Court see fit to sign a decree in this case confirming the contract of sale at a figure of \$14,000, would you consider it to the best interest, benefit and advantage of of the incompetent that this contract of sale be ratified by the Court?

A Yes, sir, definitely.

Q (The Court) Did you appraise the figure of \$11,000 on anything in addition to the comparable sale mentioned by Mr. Farnsworth?

A I had, of course, seen other properties in that neighborhood sold. I based it on the neighboring properties in that area. I didn't base it on the one next door. but on properties that I had sold or seen sold in that neighborhood. I arrived at my figure that the property would be worth more with the exception it has no side or back entrance.

Q Then I take it you consider that sales price of \$14,000 is substantially better than what you consider to be a fair market value?

A I think it is excellent.
