

appraised value?

A I would say it would, yes. You always have rental problems with tenants with properties that are substandard. This is not really what you would call a bad substandard house. It could be brought up. It does have a bathroom but it has old style fixtures in it and you could put a bathtub in it but a lot of repairs are needed.

Q Could you put a new heating system and a new bath and new bath fixtures for \$3,000.?

A I don't know whether you would have to put in new bath fixtures to really come up to qualify to the plumbing code as long as there is nothing objectionable, I don't believe, in the code to put in a bath tub.

Q Would you go to the next property, Mr. Bowlus?

A 329 South Market Street is again a row house which goes back to a public alley. This is rented by an old lady who was a friend of the Anders family for many years. Her husband, I believe, worked for Mr. Anders in the plastering business - Mrs. Plaine. She has only been paying \$47.00 a month but actually she doesn't have too much there for that. An old dirt basement floor is in there and a hand fired heating system - an old style furnace - hand-fired. No oil but coal fired. That property is appraised at \$5,500.00. There is an old frame building on the rear of the property but it wouldn't qualify as a garage. It is pretty well dilapidated. It wouldn't be size enough to put a modern automobile in there.

Q Do you feel that it would be for the best interest of the estate for that property to be sold?

A Yes, I do, because I have estimated to bring that house up to proper standards to rent you would have to spend about \$3,000. on it.

Q That is appraised for \$5,500.?

A And that was appraised for \$5,500. and I believe in the general area about \$70.00 to \$75.00 a month would be the top rent you would get there. It isn't a desirable rental area.

Q Would you go to the next property please?

A The other property is also on South Market Street following that one is 425. That property was tenanted by a family by the name of Garrett. I don't believe they still live there now. That property is appraised at