BOOK 32 675

MVR

MONOCACY VALLEY
REALTORS, INC.
10 W COLLEGE TERRACE
FREDERICK, MARYLAND 21701

(301) 662-0271

November 12, 1971

Amos A. Holter, Esq.
22 West Second Street
Frederick, Maryland 21701

Re: Property located 489 East Church St., Frederick, Md.

Dear Mr. Holter:

The enclosed is an appraisal of the property now under contract between Sandra Heerd et al and Robert E. Miller. As per the request of Mr. Ed Farnsworth, I have appraised this property known as 489 East Church Street. It is my opinion that the current market value of the property is $18,500.00.

I have personally inspected the property and the surrounding area. The income and cost has been furnished by Helena L. McIntosh, mother of Sandra Heerd, and former owner of subject property.

I hand you herewith a report which describes my method of approach. It contains data gathered in my investigation of facts relating to the market value of this property.

I hereby certify that I have no interest, past, present or contemplated in this property. I further certify that according to my knowledge and belief all statements are true and correct, subject to the underlying assumptions and contingents of conditions.

Very truly yours,
MONOCACY VALLEY REALTY, INC.

Delbert S. Null, C.R.A.
Appraiser

DSN:le

Exhibit-Appraisal
Filed December 21, 1971