JOHN L. PONTON, a witness of lawful age, produced on the part of the Plaintiffs, after being duly sworn, deposes and says:

Q. State your full name and address.

A. My name is John L. Ponton and my business address is rear 238 West Fifth Street, Frederick, Maryland.

Q. Mr. Ponton, what is your business or vocation?

A. I am an auctioneer and appraiser of personal and real property.

Q. How long have you been making appraisals of real estate in this County?

A. About 22 years.

Q. Are you familiar with real estate values in Frederick City and Frederick County, Maryland?

A. Yes.

Q. Have you qualified as appraiser of real estate in this Court in other cases similar to this one?

A. Yes, I have on a number of occasions.

(Mr. Aldridge, Solicitor for Defendants, admits the qualifications of the witness as an appraiser of real estate in this County).

Q. Mr. Ponton, were you requested to appraise the real estate, the subject of this cause, now owned by the parties hereto, said real estate situated on the northeast corner of West Fifth and North Bentz Streets?

A. Yes, I was.

Q. What is your opinion as to the value of this property?

A. I place a value on this property of $6,200.00.

Q. Are you familiar with this real estate and can you give an appraisal?

A. Yes.

Q. Give the location of the property and description of same.

A. This property is a lot situate on the northeast corner of West Fifth and North Bentz Streets in Frederick City. The lot is approximately 27 feet wide on Fifth Street and runs back for a depth of 79½ feet, more or less. The lot is improved with a two story brick dwelling with metal roof and small garage. The dwelling contains three rooms downstairs, three rooms upstairs and an attic over the front of the house. The property has electricity and a commode upstairs. There is no central heating plant.