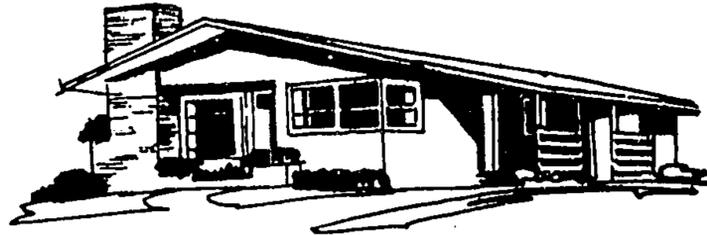


MRS. LORENE W. BOWLUS
ASSOCIATE APPRAISER - ANTIQUES



Emmert R. Bowlus

REAL ESTATE — AUCTIONEER — APPRAISER

100 W. CHURCH ST., COURT SQUARE BLDG. PHONE 662 - 1881
FREDERICK, MARYLAND
CODE 21701

REAL ESTATE APPRAISAL

Real Estate owned jointly by James E. Messner and
Delores R. Messner, his wife

REQUESTED BY:

Edwin F. Nikirk, II
110 N. Court Street
Frederick, Md., 21701

LEGAL DESCRIPTION & LOCATION:

See deed dated February 20, 1968 from Lester G. Bittner and Mary Jane Bittner, his wife, unto James Edwin Messner and Delores Regina Messner, his wife, Liber 779, Folio 455, one of the Land Records of Frederick County, Md., containing 20,211 square feet, more or less.

SEE ALSO deed dated August 28, 1968, from Lester G. Bittner and Mary Jane Bittner, his wife, unto James Edwin Messner and Delores Regina Messner, his wife, Liber 791, Folio 150, one of the Land Records of Frederick County, Md., containing 8,000 square feet of land, more or less.

The property is located on the North side of Harbaugh Valley Road, Hauvers Election District, Frederick County, Maryland.

ASSESSMENT RECORDS:

The assessment on land and improvements for the Tax Year 1978-79 is \$22,270.00; and for the Tax Year 1979-80 - \$27,340.00.

IMPROVEMENTS:

The land is improved with a ranch type home built in 1969, the construction material being of brick stone and wood shingle, and frame. The outside dimensions of the house are 2,100 square feet on the main level with an enclosed porch, 8 x 10 feet, located at the rear of the house. The basement area is 1,540 square feet, plus 576 square feet used as a 2 car garage. There is an additional building of frame construction that is 20 x 20 feet. The dimensions of the house,

Filed 5/23/79