

- Q. What would you say to be a fair appraisal of this property?
- A. I would say that a fair appraisal of the property would be \$5,000.00.
- Q. Mr. Null, are you familiar with the prices of real estate in Frederick District?
- A. Yes I am.
- Q. Are you familiar with the location of the real estate of which Lydia A. Cutsail died, seized and possessed of in November, 1940?
- A. Yes I am, she owned 4 lots, one of which is improved by a dwelling house, and they are located on the 4th Street Pike near Wilson Avenue.
- Q. Are these lots contiguous to each other?
- A. Yes they are.
- Q. Will you describe the improvements on the one lot?
- A. It is a 8 room weather-boarded house, with porches on two sides. There is a garage on the premises.
- Q. What is the condition of this property?
- A. It is in fair condition.
- Q. What do you think would be a fair appraisal of this property?
- A. I would think that a fair appraisal of this property, that is the lot with improvements, would be \$3,000.
- Q. What do you think would be a fair appraisal of each of the other 3 unimproved lots?
- A. I think a fair appraisal of each one of these lots is \$500.00.

To the General Interrogatory.

A. Nothing further.

John W. Null  
John W. Null

MR. ALVIE M. ETZLER, a witness of lawful age, produced on behalf of the Complainants, after being duly sworn, deposes and says:

Questions by Mr. Nikirk

- Q. Will you state your full name, age and residence.
- A. My name is Alvie M. Etzler, I am 53 years of age and I reside at Walkersville, Maryland.
- Q. What is your occupation?
- A. I am a sales clerk and retired farmer.
- Q. Are you familiar with the prices of real estate in Frederick County?
- A. Yes I am.
- Q. Are you familiar with the real estate of which James H. Cutsail died, seized, and possessed in Urbana District, Frederick County, Maryland, 1927?
- A. Yes I am.
- Q. Do you know the present condition of this property?
- A. Yes I do, it contains 116 acres more or less, is improved by a dwelling house, bank barn, wagon shed and a corn house. The property at the present time is in very good condition.
- Q. What do you think would be a fair appraisal of this property?
- A. I would think a fair appraisal of this property would be \$5,000.
- Q. Mrs. Etzler, are you familiar with the real estate of which Lydia A. Cutsail died, seized and possessed in November 1940, and which said real estate is located in Frederick District, Maryland?
- A. Yes I am.
- Q. Would you describe just where this property is located?
- A. It is located on 4th Street Pike between Grant Street and Wilson Avenue.
- Q. How many lots are there at this location?
- A. There are 4 lots, one of which is improved.