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A 3½ years.

Q Are you familiar, Mr. Farnsworth, with real estate values in the vicinity of Lewistown, Maryland?

A Fairly well, yes.

Q Have you had occasion to sell any property in that vicinity in recent times?

A Yes, I have.

Q Have you had occasion to recently inspect the premises owned by Mrs. Pauline Sanbower and her children in Lewistown?

A Yes, I have.

Q Would you describe that property to the Court, please sir?

A It is fronting on Route 15 in the village of Lewistown and has a total frontage of 160 feet with a depth of about 275 feet. It is a two story brick dwelling and has a small concrete block building formerly used as a filling station and garage. The property has eight rooms and there are modern conveniences in the house.

Q How would you describe the state of repair of the property at the present time?

A When I was in there the repairs looked good.

Q How long ago was that?

A Late last Spring.

Q Based on your inspection of the premises and your knowledge of real estate values in that community, what value would you place on this real estate?

A I would place not more than \$10,700.00.

Q You have just heard me describe to Mr. Lohr the circumstances of this particular family who own this property at this time. In view of those circumstances, do you feel that it would be in the best interest of Mrs. Sanbower and her children to continue to own this property and try to rent it, or would it be your best judgment that they dispose of the same?

A I think it would be better to dispose of it at this time.

Q You feel that it would be to the best interest of Mrs. Sanbower and her children to dispose of it?

A Yes.

Q And why do you feel that it would be best to dispose of it?

A Due to the decline in prices of real estate at this time, I feel that it is the best thing to be done. As a general rule I feel that absentee ownership is not very satisfactory in renting properties.

  
Edward E. Farnsworth