

A I do, because eventually you are going to have all kind of repairs out there, and we don't have any money in the trust to make them with, and it needs them now. But people are not making many repairs now, because they can rent them any way. But I think it would be for the best interest of all the parties.

(Continued January 6, 1948)

EMBERT R. BOWLUS, a witness produced in behalf of the Petitioner, being first duly sworn, deposes and says:

By Mr. Storm:

Q Did you inspect and appraise the property that was acquired by Russell Samuel Gordon from Henry Owen deed of which is recorded in Liber 328, folio 242, which I hand you?

A Yes, sir.

Q Would you describe, first, the property to the Court, please?

A I inspected the property on December 10. The property is located near Petersville on the north side of Route 340. It is approximately, in my judgment, three-fourths of an acre of land. There is a well of water at the end of the four-room bungalow, which is constructed of frame, with asbestos shingle - all frame - and it has a tar paper roof. It is a good location but not in the best of condition. At the time it was occupied by a tenant. We didn't get on the attic of the house at all. I understand there is an attic up there that has never been finished. There is a stairway up. It could be used as a room, but it is not finished.

Q Would you describe the exterior of the property so far as need for repairs is concerned?

A The property looks as if it was built out of used lumber - used timbers. It hasn't been very well maintained. It is much better on the inside than it is on the outside. It isn't a well-constructed property at all, but it is a desirable location, and a property that would be saleable under present conditions.

Q What, in your judgment, would be a fair market price for that property?

A I value the property as of that time at \$3500.