

right thoroughly I find that due to the condition of the property and the necessary amount of work that would be involved in putting it in first class condition, we think the property - I do, rather - feel the property is worth possibly \$9500. The property is terribly run down, and considering the sale price of property that is about 50 feet away from it, I think that is a fair price.

Q \$9500? A. \$9500.

Q The rooms are in need of plaster, is that correct?

A The whole house needs working over. The heating plant doesn't look too good; the plumbing is in bad condition. Structurally the house is good and sound, but I would say it would take \$3500 to put it back in good repair. There are a couple of outbuildings in the back of it that are of no value.

Q You consider that your appraisal value of \$9500, considering the location of the property, ^{and} the need for extensive repairs, would be a fair appraisal value of the property today?

A I think so.

Q (The Court) Under the conditions of the property you feel it would be to the best interests of the parties to sell it, is that correct?

A I think so, yes.

(Mr. Brown) Your Honor, Mr. Lohr also accompanied Mr. Farnsworth on this appraisal, but due to a previous commitment Mr. Lohr said he could not be here, so I would like to submit a letter which I would like to offer to the Court and enter as a part of the proceeding.

(Marked Petitioner's Exhibit No. 1)