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PAUL B. CANLEY, a witness of lawful age, produced on behalf of the complainants, being first duly sworn according to law, testified as follows:

BY MR. OFFUTT:

- Q. 1 State your name, age, residence and occupation.  
A. Paul B. Ganley; forty; 900 Wilson Place, Frederick, Maryland; real estate salesman.
- Q. 2 Mr. Ganley, for what period of time have you been engaged in the real estate business?  
A. I have been with Samuel E. Bogley for approximately two years.
- Q. 3 Prior to that to what extent are you familiar with property values in New Market District, Frederick County, Maryland?  
A. I have lived in Frederick County all my life and by trade I am a bricklayer and I worked on a lot of homes and I know Frederick County pretty well.
- Q. 4 Did you or not have the occasion to visit the premises and property owned by the late Emanuel R. Nagle, located near New Market, Frederick County, Maryland?  
A. Yes, sir.
- Q. 5 Will you describe the improvements on the Nagle property?  
A. The real estate contains about one acre of land, improved with a house containing two bedrooms, one bath, kitchen, dinette, and living room, with a full cellar under it. The house has a composition shingle roof; it is a frame home and it contains a great number of windows. There is a porch on the East side and also one on the West side, a porch approximately maybe 12 by 16.
- Q. 6 What outbuildings does the property have?  
A. There is a frame garage, I suppose you would call it a two-car garage, with a workshop on one end, and then there is a small - maybe you would call it a poultry house.
- Q. 7 What is the general condition of the buildings which you have described?  
A. Well, the buildings on the outside are in very poor condition, they would need a lot of repair, although it would be a shelter for an automobile. The dwelling itself needs quite a lot of repairing work done to it: it has a number of plaster cracks in it, in fact it only had one coat of plaster over a rock lath sheet and a lot of the rock laths where put together have come apart: it actually needs another coat of plaster to really put it in top condition. The furnace does not work: I don't think Mr. Nagle used it for several years, so that either has to be replaced or converted. Also the property would need, - you would have to go to the Health Department to have them approve a new septic tank and drain field, because the way it is now I believe there is just a pit without fields, at least that is the way it appeared to me.