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DELBERT S. NULL, 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. Delbert S. Null: forty-two; Braddock Heights, Frederick County, Maryland; auctioneer and real estate.
- Q. 2 For what period of time have you been a real estate appraiser?
 A. Fifteen years.
- Q. 3 Mr. Null, did you or not have the occasion to view the premises owned by the late Emanuel R. Nagle near New Market, in Frederick County, Maryland?
 A. Yes, I did.
- Q. 4 Describe briefly the improvements on the property?
 A. The Nagle property consists of approximately one acre of ground, improved with a six-room weather-boarded house in need of repair, a large attic, summer kitchen, well of water, running water in kitchen, it has a large garage with a shop attached, and chicken house. The property is further improved with electricity and bath, and has an improved roof on the dwelling. This property is located in New Market District No. 9, on the North side of old Route 40. The general appearance on the inside and out both is not good. It is badly in need of paint on the exterior and also on the inside too.
- Q. 5 What is the condition of the outbuildings?
 A. I would say just fair.
- Q. 6 Did you or not have the occasion to appraise this property for the inventory in the Orphans Court, and, if so, would you please give the results of your appraisal and your present appraisal as to fair market value?
 A. I had the opportunity to appraise this mentioned property within the last twelve months, I just forget the exact date, along with another Court appointed appraiser, and we could not agree at that time on the figure that I felt was high enough for the property. We were so far apart that a compromise was reached which still in my opinion I felt was too high at that time; at this particular time the compromise figure was \$13,000.00. However, I did mention to the other appraiser and interested parties that this figure was a way-outside figure but I would go along with it. But I definitely feel that a fair market price for this property