

RALPH C. BETSON, a witness of lawful age, produced on behalf of the Petitioners, after first being duly sworn, deposes and says:

- Q. Will you state your full name, age, and residence?
- A. My name is Ralph C. Betson, I am 40 years of age, and I reside at Frederick, Maryland.
- Q. What is your occupation?
- A. I am in the real estate business.
- Q. How long have you been a licensed real estate operator?
- A. For the past six year.
- Q. By whom are you employed?
- A. By the 120 Realty Company of Frederick, Maryland.
- Q. Do you know the Petitioners in this case, Edwin F. Nikirk, and Dorothy J. Nikirk, his wife?
- A. Yes, I do.
- Q. How long have you known them?
- A. For the past ten years.
- Q. Do you know their children, Edwin F. Nikirk, II, and Thomas C. Nikirk, the infants in these proceedings mentioned?
- A. Yes, I do, Eddie is 18 years of age, and Tommy is 16 years of age.
- Q. Are you familiar with the property which they acquired under the devise of their grandmother, Mrs. Annie M. Nikirk, and located at 123 West Fifth Street, in Frederick City, Maryland?
- A. Yes, I am.
- Q. Will you describe this property to the Court?
- A. This property is located on the north side of West Fifth Street, is known as 123 West Fifth Street, is a brick dwelling with a 30-foot front, no garage, it is an eight-room dwelling with a hot air furnace with a register on the first floor.
- Q. In what condition is the property at this time?
- A. The property is in need of paint and repair at this time.
- Q. Do you know the extent of the repairs necessary on the property at this time?
- A/ Yes, it needs painting, it needs plastering in places, and the roof is in bad shape.
- Q. In your opinion what would it cost to make the necessary repairs on the property at this time?
- A. It would cost at least several thousand dollars.
- Q. In your opinion what is the present fair market value of this property?