

21-572

JAMES R. REID, 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, and residence?

A. My name is James R. Reid, and I reside in 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 agent?

A. For the past two and one-half years.

Q. By whom are you employed?

A. I am employed by the 120 Realty Company of Frederick, Maryland.

Q. Do you know Edwin F. Nikirk, and Dorothy J. Nikirk, his wife, the Petitioners in this case?

A. Yes.

Q. How long have you known them?

A. For the past five or six years.

Q. Do you know their children, the infants in these proceedings, Edwin F. Nikirk, II, and Thomas C. Nikirk.

A. Yes. Eddie is 18 and Tommy is 16.

Q. Are you familiar with the property which they acquired under the devise of their grandmother, Mrs. Annie W. Nikirk, and located at 123 West Fifth Street, Frederick City, Maryland?

A. Yes.

Q. Please describe this property to the Court?

A. The property is known as 123 West Fifth Street, and is located on the north side of West Fifth Street. It is an eight-room brick dwelling with a 30-foot front, no garage, and has a hot air furnace with a register on the first floor.

Q. In what condition is this property at present?

A. The property needs certain repairs and it needs painting.

Q. In your opinion what is the extent of repair necessary on the property at this time?

A. It needs plastering, the roof is in bad shape, and it needs paint.

Q. What is your opinion as to how much it would cost to make the necessary repairs on the property?

A. I believe it would cost several thousand dollars at least.

Q. Do you know what the present fair market value of this property is at present?