

(November 14, 1963,  
9:00 A. M.)

EMMERT R. BOWLUS, a witness for the Complainants, being  
first duly sworn, deposes and says:

By Mr. Stewart H. Brown:

Q Will you state your name, address and occupation, please, sir?

A Emmert R. Bowlus; my business address is 100 West Church  
Street, Frederick, Maryland. My occupation is real estate, insur-  
ance, and appraisal service.

Q Mr. Bowlus, how long have you been in the appraisal business?

A Since approximately 1935.

Q And during that period of time would you estimate how many  
real properties you have appraised in that time?

A Oh I don't know that I can quite estimate or say how many,  
but I would say probably average three or four a month, maybe five.

Q Now, Mr. Bowlus, did you at my request make an appraisal  
of the property of William Joseph Proctor in Urbana District in  
Frederick County, Maryland?

A I did on November 5, 1963: approximately 60½ acres accord-  
ing to the plat furnished me on this tract.

Q Will you explain what your view of the property disclosed,  
and your appraisal?

A The land itself is more or less a wooded area or waste land.  
It doesn't border any public road. There is private access to the  
property and also through this property another access to property  
beyond which is used. It is a dirt road. I would say it is not  
accessible three or four months out of a year. No improvements of  
any consequence of any value on the property. At one time there  
were two small log-type dwellings and an old stable, but they are  
so dilapidated and in such condition they wouldn't be fit for occu-  
pancy today.

Q Do I understand your observation was that a right of way  
extended through this property beyond?

A Well, as shown on the plat. I don't know as a record - if  
there is anything recorded - but there is evidence there - in fact