

22 MAR 1964

professional appraiser?

A. I am, yes, sir.

Q And having been employed in that position for a period of time how many properties have you appraised for the State Roads Commission?

A I would say it has been about 20 this year - about 20 properties this year.

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

A I did, yes, sir.

Q Will you tell us the results of your appraisal?

A I visited the Proctor property on November 4, 1963. This property is located in the Urbana Election District, Frederick County, and it is pretty close to the Montgomery County line, although it jets back up into the County of Frederick. We found in order to get into the property after driving off of an improved county road on to an unimproved county road we had to go back what you would call a right of way of something a little less to be desired. The right of way itself was not too wide and not too well kept, and in fact if you would have dropped off the side in some places you wouldn't have been able to get out. This right of way also extends back and through the subject property back to some other property which is owned by other people. The subject property has approximately - this is an estimation from the plats - approximately 3,000 feet of this roadway running through it, and it is improved, if you call them improvements, with two dwellings that are not livable - I mean the dwellings give the appearance that you couldn't live in them unless you would do some fixing up. There is some scrub timber on the place and then there are a few trees - poplar trees - that could be cut, but nothing too outstanding as far as timber is concerned. There is some open land. There is some land that is now grown up with scrub timber and pines that looked like it was