



LIBER 22 645

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## NULL & NULL

### *Auctioneering - Insurance - Real Estate*

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(Licensed in Virginia)

November 6, 1963

Re: Appraisal - Dickerson, Maryland  
for Heirs of William J. Proctor

To Whom It May Concern:

I have visited the above mentioned property on November 4, 1963, at the request of Attorney Brown. This property is located in Frederick County, Urbana Election District, near the Frederick Montgomery County line, just west of the Mt. Ephraim Road and close to the area now called "Stronghold", and near the Montgomery County community of Comus.

According to the plat furnished me, there is approximately 60.5 acres of land more or less. Your main entrance to the above mentioned land is over a dirt mountain road which is shared by others, and also the acreage does not come into contact with any public road. The above mentioned right of way into the subject land would not be passable in the wintertime and is now in a bad state of repair. This runs according to the survey for a distance of 3,000 + feet through the tract of land.

There are minor improvements on the tract consisting of two small type houses of log and weatherboarded construction, not lived in, and, in my judgment, not livable. According to observation this tract at one time was farmed but is now in a condition of scrub timber with undergrowth and is badly eroded. The land is now in a state of depreciation, and what little timber that is on tract is of no consequence as far as value is concerned. I am placing a value of \$100.00 per acre on the tract of land, and if my plat is correct, this will make an overall value of \$6,050.00.

The above is true and just to the best of my ability. I am a licensed real estate broker doing business in the State of Maryland.

  
DELBERT S. NULL

Appraiser, Frederick, Maryland

DSN:bl  
Attached Plat