

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

By Mr. Gastley:

Q Would you state your full name.

A Emmert R. Bowlus.

Q What is your occupation?

A Real estate broker, insurance agent, auctioneer, appraiser and general man of service.

Q How long have you been in the real estate business?

A Since approximately 1935.

Q Have you qualified in matters of appraisal in this Court in other cases?

A I have.

Q How many times would you say?

A I couldn't estimate the exact number of times, but I suppose in Equity Court, Orphan's Court and in the Circuit Court, that is condemnation cases and those of that nature, 60 or 70 times a year.

Q Are you familiar with real estate values in Frederick City?

A In general, probably more with values in the entire County.

Q Mr. Bowlus, are you familiar with the property titled in the name of Charles F. Eyler and Oneida B. Eyler, located in the Creagerstown Election District on the Appolds Road?

A I visited the property in the past two days for the purpose of reinspecting it and being more familiar with it than I was prior to that time.

Q Can you describe the property?

A Property is located on the south side of the Appolds Road. It is just a small, country home. The outbuildings are in very poor condition. The dwelling itself is not modern, no bath or central heating plant. There is a well of water at the back door. As far as the water meeting health standards, I couldn't verify that. The land is pretty much grown-up, as far as you might refer to the yard itself. The house is six (6) rooms, frame and weatherboard, with a metal roof, in general poor repair. The location is on a macadam road. It is the type of property that someone with a small amount of capital could buy; he would have to finance demand improvements and figure on property resale gain for his assets and work, or fix it up for a home.

The land, I believe, consists of two tracts. One is referred to as 2 acres