

is as good as new. The ceiling needs some patching. When I got outside I found an outside toilet, that does show in the picture; they have a barn - I don't know what the dimensions are but I put it in anyway. The barn is a frame barn with a tin roof, a chicken house and an outside toilet. The smoke house isn't in the picture. The shed is attached to the building. They all need repairs. And outside the house, the toilet, meets the house, there are no fixtures, and it needs overhauling and if they want to put in a furnace I would make the complete job out to as high as \$5,000.

Q The property has no bathroom?

A No.

Q Or no furnace?

A No furnace.

Q Could you tell from the property what would be the best method of heating it?

A I guess an oil stove. Or a coal oil stove. There was nothing around to show how it was heated. It shows there were two wells there but one of them went dry. And the other one was not in use. And there was a lot of painting inside that was needed.

Q The outside - how would you describe that?

A The outside is very poor. It needs fixing up.

Q Would you tell the Court the value you put on this property?

A Three of us did that. All three of us put it on a piece of paper and came up with \$7,250.00.

Q This appraisal includes the repairs that would have to be made in order to make it liveable?

A Yes. In the cellar we found two posts that were very soft in the ends. We found no evidence of termites or anything.. There was some dry rotting in the cellar that wouldn't take much to fix. The roof was good with no sign of leaking or anything.

Q In your opinion, is this property capable of a physical division among the six remaining persons?

A We figured they could make two apartments very easily but not more than that.