DELBERT S. NULL, a witness for the Complainants, being first duly sworn, deposes and says:

By Mr. Brown:

Q Will you state your name and occupation?

A Delbert S. Null, real estate, insurance and auctioneer.

Q How long have you been in the real estate business, Mr. Null?

A Approximately 25 years.

Q And along with your real estate sales do you make real estate appraisals?

A Yes.

Q And would you estimate how many appraisals you have made in the past 25 years?

A Oh, I have been averaging anywhere from 30 to 40 a year; more in the last decade than in the preceding fifteen years before that. So it would be five or six hundred, I don't know, Mr. Brown.

Q Now, Mr. Null, have you had occasion to make an appraisal of the Samuel Walter Brown farm?

A Yes. I made an appraisal and finished it and signed it July 31, 1964.

Q For whom did you make this appraisal?

A I was asked to make the appraisal on behalf of the State Roads Commssion of Maryland.

Q Is this property in Frederick County, Maryland?

A It is located to the south of U. S. Route 340 in Jefferson Election District No. 14. It is bound on the west by the Horine Road and on the north by U. S. Route 340.

Q Will you state for the record the result of your appraisal of this farm?

A After viewing the property and going over and talking to the tenant at that time and deducting what the State was going to take from the property because of the right of way, I came up with