an after value what the property would be worth after the road had gone through, of $73,223.62.

Q Have you had occasion to view these premises subsequent to your appraisal?

A Yes, and also I think that I could, if the Court would want it, I could furnish you with pictures of the property. I have them affixed to my appraisal but I believe if I looked at my records I could find the duplicate copies of the improvements.

Q Now, Mr. Null, will you describe the condition of the premises and enumerate the improvements on the premises?

A The dwelling was in a fair state of repair and had some poor qualities to it. The bank barn with the attached cow barn to the north of it was, in my classification, would be just fair, and the outbuildings as a whole. You could tell that the land was the primary thing involved here - excellent land - good quality land - but the improvements were of a rundown nature, not because of any one's fault, but you see the aftermath of being tenanted for many, many years and being involved in this type of an estate. If I recall, I think the - I walked up on the porch and it wasn't in too good a state of repair at all. The buildings were not too well painted. Just refreshing my memory through a picture here, I am looking at the corn house looking west, and I believe it was a hog house in front of it - I may be wrong in the designations - to the south of the bank barn - some of the weatherboarding is off and things. I am not running it down - I am merely giving you the facts the way I found them. The land is good - no question about it. The improvements were not too good.

Q If you were to reappraise this farm as of the present date, would your appraisal materially increase?

A Well, everyone knows that things change due to time, no question about that, but the improvements - I haven't been out there - the last time I was there I was on the Horine property