In the matter of the Petition of Mrs. Kaufman vs. Emily S. Walker.

On the Equity side of the Superior Court of Baltimore City.
Depositions taken by Consent before John Hanan, Commissioner for that purpose, specially appointed —

June 16th 1853 — The Solicitors for the respective parties, being present the following Witness examined —

George R. Cunnamond, being duly sworn deposes, and saith: That he knows the property in controversy in this cause — He owned said property for nearly ten years, and sold it sometime in last September to Hiano Kaufman. It was estimated (subject to the life estate of William N. Hanson) in trade for a farm at Two thousand dollars, and also subject to the Mortgage of Emily S. Walker. Deponent saw the advertisement now shown to him marked Exhibit No 1. before the sale of Mr. Israel the Trustee, and did not recognize it as the property sold by him to said Kaufman; To read that advertisement now, without having heard it spoken of, as the property held by him, he would not recognize it, as describing that property because he does not know the distance from Canal Street of said property, and he understood it was at the Corner of Lloyd and Lombard Street when it (Lloyd Street) should be opened. If Lloyd Street was continued southerly it would give it one hundred feet front on Lloyd Street. Deponent thinks there are several three story brick — Houses on Lombard Street between Canal and Lloyd Streets.

William B. Hill, a Witness for Petitioner, being duly sworn, says, That he knows the property in the proceedings in this Cause mentioned; and thinks the property worth Three thousand dollars: Deponent lives in that part of the City, and has been a Conveyancer for nearly ten years; His occupation has necessarily made him acquainted with the value of property, in that part of the City: Deponent thinks, by opening Lloyd Street said property would be enhanced in value; Deponent resides in Holland near Aisquith Street.

Cross Examined

Deponent does not recollect particularly now, any sales of property in that particular neighbourhood — It is an Old House. Deponent never examined it inside, but is familiar with the House, having passed it almost daily from childhood. Deponent supposing the Lot to be 27 feet front values it at Three thousand dollars, Deponent noticed the Alley when he looked at the property: Deponent on reading the advertisement now shown to him marked exhibit No 1. would not recognize it as Hansons Old House, because he does not know the distance from Canal Street.

Alfred W. Thompson, a Witness for the Petitioner, being duly sworn, says, that he knows the property in these proceedings mentioned; in estimating the value of said property he would consider the ground worth three dollars and fifty cents per front foot, and the improvements, at not less than sixteen hundred dollars; Deponents attention was first called to this property when Mr. Cunnamond bought it — In passing by it, deponent repeatedly stopped and looked at it — did not go inside; From deponents knowledge of the location of the property, he would recognize it by the advertisement now shown to him marked exhibit No 1. and from the further fact, that deponent repeatedly prepared

deeds for property between Hansons Lot and Canal Street, and thereby became acquainted with the distances; Deponent knew it as Hansons House from the fact, that when Mr. Cunnamond purchased it, it was subject to Hansons life Estate.

Thomas C. Early, sworn on the part of petitioner, says, He has known the property in question for ten or fifteen years. Deponent has been in the property Agency business for seventeen years, and can form a pretty fair estimate of the value of any property in Baltimore — Deponent has been familiar with this property, and has been inside the House, and he thinks it, (House and lot) worth three thousand dollars. Deponent thinks the House when originally built, must have cost ten thousand dollars. Deponent might not have recognized the property by the advertisement now shown to him marked Exhibit No 1, because it is not sufficiently described. If Deponent knew the number of feet from Canal Street, to the property, he would have recognized it from the advertisement, marked No 1, now shown him.

Monday June 20th 1853.

Richard H. Brooks, a Witness for the Petitioner; being duly sworn says, that he is now, and has been engaged, seven or eight years in the business of property Agency, and considers himself a fair judge of the value of property in Baltimore; Deponent knows this property — he rented it to Mr. Lewis Wagner, the present tenant, and the purchaser at the Trustees sale; does not know of his own knowledge, but Mr Wagner told deponent he had purchased it; Deponent rented it to Mr Lewis Wagner at 225 dolls. per annum for one year — the rent to commence, on the first day of March last: Deponent acted for Mr. Kaufman, the owner of the property; Deponent had been in treaty with Mr. Wagner for the sale of this property, and offered it to him at first for $3500. & then afterwards for less: Deponent thinks he had only one interview with Mr Wagner in relation to this property: deponent had this property in his hands for Sale for Kaufman, Kaufman wanted about $3500 — for it; Deponent considers the Lot worth about three dollars and fifty cents per front foot, and the House worth about $2000. Deponent never examined the House carefully; but he is familiar with the property, having visited Mr. Hanson, who occupied it a long time on many occasions. Deponent from the advertisement now shown to him marked exhibit No 1. Says from reading it, he would not be able to recognize it, as this property, though he had it for sale. because it states it to be near Canal Street; Deponent does not keep up with the advertisements. Deponent had a conversation with Mr Wagner about this property; he told deponent that upon his return from Europe, he would consider about it, if it could be bought for less; No offer was made by Wagner — It was held up at $3500, dollars — Deponent thinks there was an old number on the House — it is nearly obliterated.

Adjourned to June 24th 1853 —

June 24 A.M. 1853 —

Thomas Hymes — was produced, on the part of Emily S. Walker, and being duly sworn says, He lived at the North East Corner of Baltimore and Caroline Streets; he knows the property in dispute — has known it for nearly forty years — The location is not a desirable one, and the House is very much out of repair, and in order to make anything of the House, it would have to be gutted: Thinks it about 24 feet front, does not know that it has any outlet to it — there is a three foot Alley, but it does not belong to the House — deponent knows the value of the property, he own property in the neighborhood. Thinks fifteen