ground worth so much; then, after having made our assessment as a whole, we divided it up, and gave to the city of Baltimore that part which it had now in use, and to the other heirs the remainder of it.

9th x intry. Then the report is incorrect in stating that you valued the land at $8,750.00 per acre, when you did no such thing?

Answer. No, I said no such thing; we valued it so much per acre, but as a number of acres all together, in a whole.

10th x intry. Did you not value it per acre?

Answer. Yes; stating here's a lot of ground of about ten acres, which is worth so much, as an average, per acre.

11th x intry. If it was worth so much on an average, some parts must have been more valuable, and some parts less valuable?

Answer. Yes; that is so.

12th x intry. Then point out on that plat the position of the land you consider the most valuable. (Plat here shown witness.)

Answer. I consider that the portion of the land to the northwest of the blue line, going across the plat, is more valuable than the other.

13 x intry. Do you consider that Lots No 3 and No. 4, are more or less valuable than Lot No. 2?

Answer. That question was canvassed, and we were very much undecided whether there was any difference in these three, and by one of the Commissioners it was thought of so little consideration as to pitch a cent for it; but we considered that as Lots

No 3 and No. 4 had to be subdivided, it would make it easier to places on the south than on the north side.

14th x intry. What do you take Lot No. 1 to be worth per acre?

Answer. I am not prepared to answer that question; I should not think the value anything like approached the value of the upper portion.

15th x intry. Does not Lot No. 2 look to the north upon a ravine?

Answer. There is a declivity to the north.

16th x intry. Is there not a declivity on Lot No. 2, leading directly to that ravine?

Answer. I do not think so; I think the ground is level.

17th x intry. Are not Lots No. 3 and No. 4 nearer the city than Lot No. 2?

Answer. The extended point of them are 231 feet nearer.

18th x intry. In your judgment, as a real estate broker, would not Lots No. 3 and No. 4 be more desirable from their location than Lot No. 2?

Answer. I would prefer them.

19th x intry. How much would prefer them?

Answer. It is a very difficult thing to put in dollars and cents; if I had a right to put a mansion on it, as a building site it is worth considerable more, as long as nothing intervenes to prevent a view of the city; if a person has a right to improve it that way.

20th x intry. What do you estimate Lots No. 3 and No. 4 per acre, assuming you can use it as a building site?