By Mr. Robertson:

10 q. How long have you been a real estate broker?

A. Ever since the close of the war; some 18 years.

By Mr. Boarman:

11 q. Have you general knowledge of the values of property around in that particular neighborhood?

A. I have leased a good deal of ground in that locality, on this side of the park, towards the city; I suppose I have a fair knowledge.

By Commissioner Whitely:

12 q. You say this property is worth from twelve to fifteen thousand dollars per acre just as it stands there as a whole?

A. Yes, sir; I suppose it would be worth from twelve to fifteen thousand dollars an acre, judging from what I have done on the other side, by drawing a comparison.

13 q. How much more is the upper part of this property worth than the lower part; say a line was drawn right through the property, dividing it in half, which side would be worth the most money, or is it all worth from $12,000 to $15,000 an acre, in your judgment?

A. I take it this way: If you take the choice land, it would be worth more money.

14 q. You would regard the upper part as being the most choice?

A. Taking the whole tract as a body, I suppose from $12,000 to $15,000 an acre.

15 q. Suppose it were cut across, and taking the upper half, what would you say it is worth?

A. Taking the choice part, I should suppose it was

worth more money.

By Commissioner Wilson:

16 q. How much would you take of one part and add to the other to make an average?

A. Fixing the amount at $12,000 an acre, I do not think I would take anything off of the lower part; ranging from $12,000 to $15,000, the difference would come, perhaps, between the lower part and the more elevated ground.

17 q. Between the $12,000 and $15,000?

A. Yes, sir.

Cross-Examined by Mr. Poe:

1 x q. When were you last on these premises?

A. I drove by there the other day.

2 x q. Have you ever been over these specific ten acres?

A. I do not know as I have been over those exact lines; I have been as near as you could possibly come without pointing out the exact lines.

3 x q. How long ago?

A. Well, within the last three or four days.

4 x q. Did you drive over it, do you say?

A. I drove near the premises; I drove around the road; I did not get out and walk all around it; I saw the general lay of the ground.

5 x q. How much does your estimate of $12,000 or $15,000 assume as the value of the land per front foot?

A. I do not know as I exactly understand your question.

6 x q. You say you valued the land at $12,000 or $15,000 per acre; how much does that valuation give for this property by the front foot?

A. I do not know as I can understand that question.