By Commissioner Wilson:

9 q. We have got to divide this property into four parts; supposed there was a line drawn through the property dividing the upper part from the lower part, how much more valuable would you consider the upper part, on high ground, to be than the lower part?

A. Indeed, gentlemen, I really couldn't say.

10 q. Do you think there is much difference?

A. Well, I should say the upper part would be more valuable because it is more eligible for building purposes; when I say that, I do not mean to include the pump house on it; I am speaking only of the land; I do not know anything at all about the house.

11 q. If you valued the whole, say at $12,000 an acre –

A. I do.

12 q. – you might say this lower part was worth $8,000 and the other $14,000?

A. I would put a difference on the two pieces of property of about $2,000 an acre.

By Commissioner Whiteley:

13 q. If that portion is worth $10,000, this is worth $12,000?

A. Yes, sir.

14 q. Or this $12,000, and that $14,000?

A. Yes, sir.

By Commissioner Cockey:

15 q. You would put this at $10,000, and that at $14,000 – that is about it?

A. I say somewhere about that way; I would say – and you would, too, I suppose – that the higher land is the most valuable; the only question would be the difference in value; I think about $4,000 an acre, valuing one at

$10,000 and the other at $14,000 would be about the relative valuation.

By Commissioner Wilson:

16 q. If you valued the whole at $12,000, you would value this portion at $10,000, and that at $14,000?

A. Yes, sir.

By Mr. Wharton:

17 q. Will you please state whether or not you have had any transactions in real estate?

A. I have been in that business all my life.

18 q. A dealer in real estate?

A. Not a dealer, but I have been a landholder, and buying property; I suppose there is no man in the city of Baltimore – and I do not say it boastingly – who has looked into that matter more than I have; when I was a young man I used to speculate in property, and I had a good deal of it in my hands as a lawyer to take care of.

19 q. Your knowledge of the property is based upon what?

A. My knowledge is not based upon any particular thing except my knowledge of property; I think the land there ought to be valuable because the city is growing out there.

20 q. Suppose the Park Commissioners had the privilege of closing the roads and opening new ones, had the power of making improvements – building a Zoo, for instance, there – do you think that would affect your opinion of the value of the property?

A. My dear, sir, you might ask me if they were to put up a necessary there, would it affect the value; of course it would.

21 q. But supposing they have the right?

A. You might make it a dumping ground for the de-