any great depreciation of real estate in my immediate neighborhood within the last three or four years; I know the Buckley real estate; it is in my neighborhood.

The following question was put in writing at request of objector's solicitor:

Question. Don't you know that the Buckley real estate, situated within a mile and a half of Finksburg, has been offered at public sale three times by Edward Lynch, trustee of Cornelius Buckley, within the last three years, and that the last bid received by him at public sale for said land, in the Spring of 1889, on the premises, was $24.25 per acre, which was less than two thirds of the bid received by him for said land per acre at public sale, made on the premises within the year preceding said last bid.

(Objector's solicitor objects to said question.)

Answer. I do know that said real estate has been offered at public sale by said trustee three times within the last 2 or 3 years; I think it is situated 2 miles from Finksburg; I was not at said sale, but have heard and believe that $24.25 per acre was the highest bid at said last offer for sale; I don't know what bids were made for said property at any previous sale, and can't, therefore, make any comparison.

Viva Voce Examination Resumed.

I don't think $24.25 per acre is a fair value of said Buckley property; it is, in my opinion, too low by $5.75 per acre; I think it worth $30.00 per acre; as a general thing, I think that property offered at public

sale after three advertisements, is a fair test, but I cannot say it is the best test of the value of property; sometimes it may be better to sell at private sale; I suppose Harry M. Clabaugh, assignee of the property of Edward M. Buckingham, adjoining said Buckley property, did advertise said property for sale on the premises this Spring, but I don't know whether it was sold or not; I heard it was sold, and bought in by Mrs. Buckingham; but I never heard at what price; I think there was about 100 acres in the Buckingham property, and in my opinion it is worth about $25 to $27 per acre; the only farm that has been sold to my knowledge within the last six months, in the neighborhood of said Condon property, was the Griffith property, sold by Messrs Bond and Roberts, of 90 acres, for $20.75 per acre; it was distant about 2 miles; David R. Condon bought the property in question about October, 1883, for about $10,000; it has depreciated since he bought it, in my judgment, to about $45 per acre, or about $1,625; the depreciation has been caused in its not being properly managed; I don't think the property has depreciated in regard to fencing; I might have said a dozen times that said farm was depreciating on account of the fencing and farming being neglected; there was about one-half of the cleared land in grass on the day of sale; there was about 57 or 58 acres in corn in 1888; there is none of it now in wheat.

The following was put in writing to wit:

Question: Within the last year or so what has