

LAND APPRAISAL REPORT

File No.

HOPWOOD, CLARA H.

Census Tract

Map Reference

8A-6-C-18

Property Address LAKE VIEW DRIVE

City County STAFFORD State VIRGINIA Zip Code

Legal Description LOT 18 BLK C SEC 6 HIDDEN LAKE SUBDIVISION

Sale Price \$ Date of Sale Loan Term yrs. Property Rights Appraised Fee Leasehold De Minimis PUD

Actual Real Estate Taxes \$ (yr) Loan charges to be paid by seller \$ Other sales concessions

Client SANDS ANDERSON Address 725 JACKSON STREET, FREDERICKSBURG, VA.

Occupant VACANT Appraiser MICHAEL C. BOGGS Instructions to Appraiser FEE SIMPLE MARKET VALUE SUMMARY REAL ESTATE APPRAISAL

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Employment Stability	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Avg	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	75 % 1 Family	% 2-4 Family	% Apts	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	% Industrial	25 % Vacant	%	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(*) From To			Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	% Vacant	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	\$ 75,000	to \$ 200,000	Predominant Value \$ 150,000	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	1 yrs.	to 50 yrs.	Predominant Age 25 yrs.					

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): HIDDEN LAKE IS A PRIVATE SINGLE FAMILY SUBDIVISION WITH PRIVATE ROADS AND A LAKE. ALL ARE SERVED BY COMMON WELLS AND SEPTIC SYSTEMS.

Dimensions RECTANGULAR = 20,017 Sq. Ft. or Acres Corner Lot

Zoning classification SINGLE FAMILY SUBURBAN Present Improvements do do not conform to zoning regulations

Highest and best use Present use Other (specify)

Elec. <input checked="" type="checkbox"/>	Public	Other (Describe)	OFF SITE IMPROVEMENTS	Topo SLOPING
Gas <input type="checkbox"/>	TANK		Street Access <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	Size TYPICAL
Water <input type="checkbox"/>	WELL		Surface GRAVEL	Shape TYPICAL
San. Sewer <input type="checkbox"/>	SEPTIC		Maintenance <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	View TYPICAL
	Underground Elect. & Tel.		<input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter	Drainage ADEQUATE
			<input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights	

Is the property located in a HUD Identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): APPEARS TO BE A TYPICAL LOT IN HIDDEN LAKE SUBDIVISION.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	TAX MAP 8A-6-C-18	TAX MAP 19C-2-B-8A	TAX MAP 30-181	TAX MAP 54A-1-A-13 FLICKEN ROAD
Proximity to Subject				
Sales Price	\$ -	\$ 31,100	\$ 25,000	\$ 50,000
Price	\$ -	\$	\$	\$
Data Source	INSPECTION	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	DESCRIPTION 7/18	DESCRIPTION 7/18	DESCRIPTION 6/17	DESCRIPTION 7/18
Location	SUBURBAN	SIM	SIM	SUPERIOR
Site/View	0.46 ACRES	2.0 AC. -5,000	1.5 AC. -5,000	0.315 AC
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 5,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 5,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 25,000
Indicated Value of Subject		\$ 26,100	\$ 20,000	\$ 25,000

Comments on Market Data: ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND THE LACK OF THE IMPROVEMENTS. THE INCOME AND COST APPROACHES WERE NOT USED.

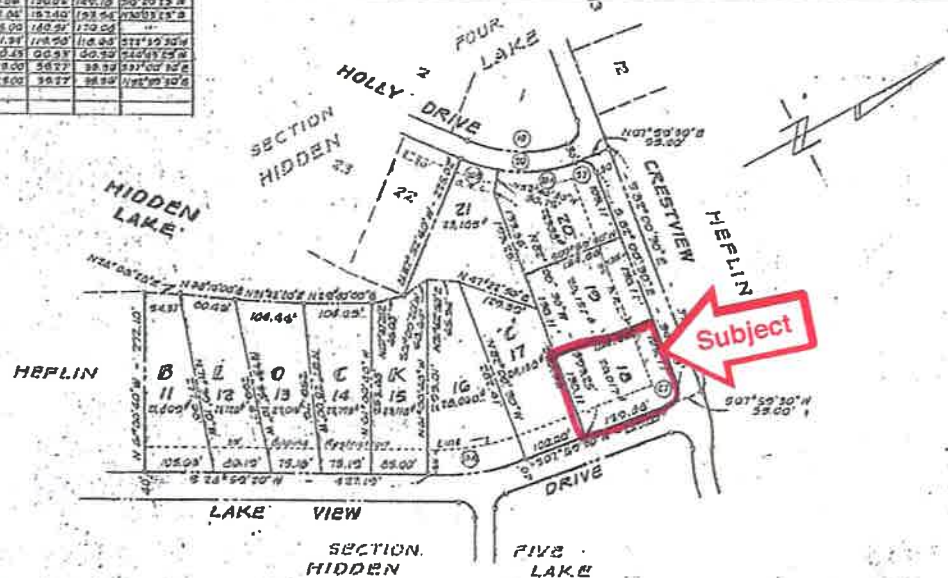
Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL REPORT IS CONTINGENT ON THE CERTIFICATION, DEFINITION AND LIMITING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THIS APPRAISAL IS FOR A POSSIBLE DELINQUENT REAL ESTATE TAX SALE AND NOTHING ELSE WHATSOEVER. THIS APPRAISAL IS CONTINGENT ON THE SUBJECT BEING ABLE TO SUPPORT A DRAIN FIELD AND SEPTIC SYSTEM FOR A MODERN HOUSE.

Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A CLOSE RANGE OF MARKET VALUES FOR THE SUBJECT.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF JULY 23, 2018 to be \$ 25,000

Appraiser(s) *Michael C. Boggs* Review Appraiser (if applicable) Did Did Not Physically Inspect Property

14	100.15	10-20-30	78.50	120.00	140.10	50°20'15"W
15	104.20	14-07-30	12.00	12.00	151.90	100°00'00"E
16	104.20	"	25.00	140.00	152.00	"
17	104.20	20-10-30	21.20	118.20	118.00	215°15'30"W
18	114.10	14-07-30	10.40	00.00	00.00	140°00'00"E
19	118.00	00-00-00	18.00	38.77	38.50	100°00'00"E
20	118.00	00-00-00	18.00	38.77	38.50	100°00'00"E
21	118.00	00-00-00	18.00	38.77	38.50	100°00'00"E



ENGINEER'S CERTIFICATE

I, Edward L. Carroll, a duly certified Civil Engineer and Land Surveyor in the state of Virginia, do hereby certify that the land shown hereon and described as Block "C", Section Six Hidden Lake, is now in the name of H. Ryland Heplin and is a portion of Tract No. 5 of the land acquired by him from Lena H. Christopher by deed dated June 26, 1948 and recorded July 2, 1948 among the land records of Stafford County, Virginia in Deed Book 64 at page 245.

I further certify that all bearings shown hereon refer to the true meridian and that iron pipe shown thereon and stone shown thereon are in place where shown and that iron pipe have been set at all lot corners shown hereon.

Given under my hand this fifth day of June Nineteen Hundred and Sixtyone

Edward L. Carroll
Edward L. Carroll
Certified Civil Engineer
and Land Surveyor



Total Area in Subdivision - 6.003 Acres

OWNER'S CERTIFICATE

I, the undersigned, do hereby certify that I am the owner of the land shown hereon and described as Block "C" Section Six Hidden Lake and that the subdivision shown hereon is with my free consent and is in accordance with my wishes.

H. Ryland Heplin
H. Ryland Heplin

PLAT OF SUBDIVISION
BLOCK "C"
SECTION SIX
HIDDEN LAKE
ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

SCALE: 1" = 100' JUNE 1961

CARROLL - KIM AND ASSOCIATES
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
Fredericksburg, Virginia



2018/07/23