

LAND APPRAISAL REPORT

File No. _____

Borrower JOHNSON, RENEE Census Tract _____ Map Reference 21-9E
 Property Address OFF THE SOUTHWEST SIDE OF DOC STONE RD
 City _____ County STAFFORD State VIRGINIA Zip Code _____
 Legal Description 2.6155 ACRES, MORE OR LESS LOT3 MAGGIE JOHNSON FAMILY DIVISION
 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 _____
 Lender/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

<p>NEIGHBORHOOD</p> <p>Location: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural Built Up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% Growth Rate: <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Under 25% Property Values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/Supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Oversupply Marketing Time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos. Present Land Use: <u>50% 1 Family</u> % 2-4 Family % Apts. % Condo % Commercial % Industrial % Vacant <u>50%</u> FARM & FORESTLAND Change in Present Land Use: <input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely (*) (*) From <u>FARM & FOREST</u> To <u>RESIDENTIAL</u> <input type="checkbox"/> Taking Place (*) Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant % Vacant Single Family Price Range: \$ <u>75,000</u> to \$ <u>350,000</u> Predominant Value \$ <u>225,000</u> Single Family Age: <u>1</u> yrs. to <u>75</u> yrs. Predominant Age <u>25</u> yrs.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Employment Stability</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Employment</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Shopping</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Schools</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Public Transportation</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Recreational Facilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Utilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Property Compatibility</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Protection from Detrimental Conditions</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Police and Fire Protection</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>General Appearance of Properties</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Appeal to Market</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): TYPICAL SUBURBAN STAFFORD COUNTY CHARACTERIZED BY LARGE TRACTS OF FARM AND FORESTLAND SLOWLY BEING DIVIDED INTO SMALLER SINGLE FAMILY HOUSE SITES. ALL ARE SERVED BY WELL AND SEPTIC SYSTEMS.

SITE

Dimensions IRREGULAR
 Zoning classification AGRICULTURE = 2.6155 Sq. Ft. or Acres Corner Lot
 Highest and best use Present use Other (specify) _____ Present Improvements do do not conform to zoning regulations
 Public Other (Describe) _____
 Elec. TANK _____
 Gas WELL _____
 Water SEPTIC _____
 San. Sewer Undergound Elec. & Tel. _____
 OFF SITE IMPROVEMENTS: Street Access Public Private; Surface DIRT; Maintenance Public Private; Storm Sewer Curbs/Gutters Street Lights
 Topo TYPICAL; Size TYPICAL; Shape TYPICAL; View TYPICAL; Drainage TYPICAL
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): OFF ROAD PARCEL.

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 21-9E	TAX MAP 60D-1-5	TAX MAP 39-32P	TAX MAP 43-43E
Proximity to Subject	---			
Sales Price	\$---	\$ 60,000	\$ 29,900	\$ 85,000
Price	\$---	\$	\$	\$
Data Source	AERIAL PHOTO	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	DESCRIPTION 2/17	DESCRIPTION 7/16 (-) \$ Adjust	DESCRIPTION 2/17 (+) \$ Adjust	DESCRIPTION 6/16 (+) \$ Adjust
Location	RURAL	SIM	SIM	SIM
Site/View	2.6155 ACRES	7.975 AC. -10000	1.16 AC +20000	4.4 AC. -20000
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 10,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 20,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 20,000
Indicated Value of Subject		\$ 50,000	\$ 49,000	\$ 65,000

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 PARCEL SUPPORTING A MODERN SEPTIC DRAIN FIELD SYSTEM.

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

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF FEBRUARY 15, 2017 to be \$ 50,000

Appraiser(s) Michael C. Boggs Review Appraiser (if applicable) Did



15. LOT 1 CAN NOT BE SUBDIVIDED FURTHER UNDER THE PROVISIONS OF SECTION 22-5, OF THE SUBDIVISION ORDINANCE.

MAGGIE JOHNSON
P.O. BOX 174
STAFFORD, VIRGINIA 22555
PHONE NO. (540) 639-0806

ESSENT, THAT THE SUBDIVISION OF LAND
Y SUBDIVISION CONTAINING AN AREA OF
LESS LOCATED IN THE ROCK HILL
COUNTY, VIRGINIA IS WITH FREE CONSENT
SIRE OF THE UNDERSIGNED OWNER THEREOF.
2nd of September 2003

UTILITY NOTE:
1. IN ACCORDANCE WITH COUNTY CODE SECTION 25-71, THIS SUBDIVISION SHALL UTILIZE THE PUBLIC WATER AND SEWER SYSTEMS.

Maggie Johnson
to:
Maggie Johnson
Family subditi
Inst: 03003871
PH 030000153
Pb 41 Pg 197
September 17,

INIA TO WIT
GED BEFORE ME THIS 2 DAY OF

SEAL THIS 2 DAY OF Sept 2003
1/07
31, 2007

HE BEST OF MY KNOWLEDGE
IS OF THE COUNTY OF
HE PLATTING OF SUBDIVISIONS
OPLIED WITH,
2 DAY OF AUGUST 2003.

THE SAID 5.8075 ACRES OF LAND MORE OR LESS,
O MAGGIE JOHNSON BY DEED, RECORDED AS
12, SAID DEED IS RECORDED IN THE CLERK'S
OF STAFFORD COUNTY, VIRGINIA.

94	DELTA	DEGREE	CHORD	CHORDING
2.00"	120			
7.31"	109			
9.49"	87			
5.90"	132			



Structures US Route (Business)
Interstate
US Route

