

# LAND APPRAISAL REPORT

File No.

**Owner** ROLAND, CHERYL      **Census Tract** \_\_\_\_\_      **Map Reference** 51B-1-13  
**Property Address** 2407 PINECREST LANE  
**City** \_\_\_\_\_      **County** SPOTSYLVANIA      **State** VIRGINIA      **Zip Code** \_\_\_\_\_  
**Legal Description** LOT 13 SEC. 1 PINEDALE FOREST SUBDIVISION  
**Sale Price \$** \_\_\_\_\_      **Date of Sale** \_\_\_\_\_      **Loan Term** \_\_\_\_\_ yrs.      **Property Rights Appraised**  Fee     Leasehold     De Minimis PUO  
**Actual Real Estate Taxes \$** \_\_\_\_\_ (yr)      **Loan charges to be paid by seller \$** \_\_\_\_\_      **Other sales concessions** \_\_\_\_\_  
**Buyer/Client** SANDS ANDERSON      **Address** 725 JACKSON STREET, FREDERICKSBURG, VA.  
**Occupant** VACANT      **Appraiser** MICHAEL C. BOGGS      **Instructions to Appraiser** FEE SIMPLE MARKET VALUE REAL ESTATE APPRAISAL

<b>Location</b> Built Up Growth Rate <input type="checkbox"/> Fully Dev. Property Values Demand/Supply Marketing Time Present Land Use    25 % 1 Family    % 2-4 Family    % Apts.    % Condo    % Commercial % Industrial    % Vacant    75 % FARM & FORESTLAND Change in Present Land Use Predominant Occupancy Single Family Price Range Single Family Age	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos. <input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*) (*) From FARM & FOREST To RESIDENTIAL <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant    % Vacant \$ 75,000 to \$ 350,000    Predominant Value \$ 175,000 1 yrs. to 75 yrs.    Predominant Age 25 yrs.	<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;"></td> <td style="text-align: center;">Good   Avg.   Fair   Poor</td> </tr> <tr><td>Employment Stability</td><td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td></tr> <tr><td>Convenience to Employment</td><td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td></tr> <tr><td>Convenience to Shopping</td><td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td></tr> <tr><td>Convenience to Schools</td><td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td></tr> <tr><td>Adequacy of Public Transportation</td><td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td></tr> <tr><td>Recreational Facilities</td><td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td></tr> <tr><td>Adequacy of Utilities</td><td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td></tr> <tr><td>Property Compatibility</td><td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td></tr> <tr><td>Protection from Detrimental Conditions</td><td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td></tr> <tr><td>Police and Fire Protection</td><td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td></tr> <tr><td>General Appearance of Properties</td><td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td></tr> <tr><td>Appeal to Market</td><td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td></tr> </table>		Good   Avg.   Fair   Poor	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"/>
	Good   Avg.   Fair   Poor																											
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"/>																											

**Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise):** TYPICAL SUBURBAN SPOTSYLVANIA COUNTY CHARACTERIZED BY LARGE TRACTS OF FARM AND FORESTLAND STEADILY BEING SUBDIVIDED SMALL SINGLE FAMILY ROADSIDE PARCELS. ALL ARE SERVED BY WELL AND SEPTIC SYSTEMS.

**Dimensions** RECTANGULAR      =      0.46      Sq. Ft. or Acres       Corner Lot  
**Zoning classification** AGRICULTURE      Present Improvements  do  do not conform to zoning regulations  
**Highest and best use**  Present use     Other (specify) \_\_\_\_\_  
**Elec.**  Public     Other (Describe) \_\_\_\_\_  
**Gas**  TANK  
**Water**  WELL  
**San. Sewer**  SEPTIC  
 Underground Elect. & Tel.

**OFF SITE IMPROVEMENTS**  
**Street Access**  Public     Private  
**Surface** ASPHALT  
**Maintenance**  Public     Private  
 Storm Sewer     Curb/Gutter  
 Sidewalk     Street Lights

**Topo** LOW  
**Size** TYPICAL  
**Shape** RECTANGULAR  
**View** TYPICAL  
**Drainage** STREAM

**Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions):** ACCORDING TO THE COMMISSIONER OF THE REVENUE, THIS PARCEL WILL NOT PERK. THUS THIS APPRAISER ASSUMES THAT THIS PARCEL IS NON-BUILDABLE AND THUS ITS HIGHEST AND BEST USE IS TO COMPLIMENT AN ADJACENT PARCEL. IT APPEARS TO HAVE A STREAM RUNNING THROUGH IT.

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 51B-1-13	TAX MAP 32-9-37		TAX MAP 81A-2-31		TAX MAP 63-A-99A	
Proximity to Subject	-						
Sales Price	\$ --	\$ 14,500		\$ 28,500		\$ 24,000	
Price	\$ --	\$		\$		\$	
Data Source	INSPECTION	MRIS		MRIS		MRIS	
Date of Sale and Time Adjustment	DESCRIPTION 8/18	DESCRIPTION 2/18	+(-)\$ Adjust	DESCRIPTION 1/18	+(-)\$ Adjust	DESCRIPTION 1/18	+(-)\$ Adjust
Location	RURAL	SIM		SIM		SIM	
Site/View	0.46 ACRE NON-BUILDABLE	5.4 AC NON-BUILDABLE		-7,250 1 ACRE BUILDABLE		-21,375 1 AC BUILDABLE	
Sales or Financing Concessions							
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 7,250		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 21,375		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 18,000	
Indicated Value of Subject		\$ 7,250		\$ 7,125		\$ 6,000	

**Comments on Market Data:** ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND THE LACK OF 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.

**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 AUGUST 15, 2018 to be \$ 7,000

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

