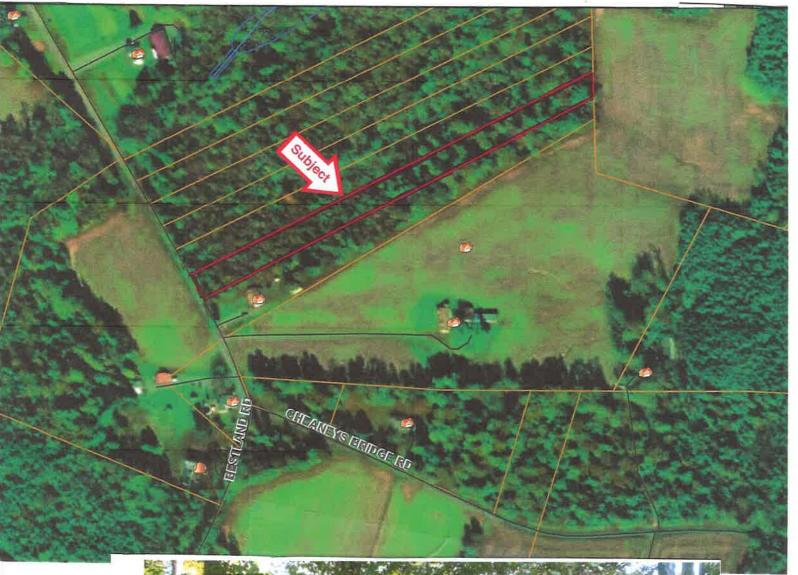
	Doctor :	TOTAL PROPERTY.				- File	No.	
Property Address E.		ETTIE PITTS		Censu	s Tract	Map Reference		50A-1-2
City	ASILAND KOAD	Сошту	ESSEX		LEDOTATA			
	6 AC. MORE OR LESS	County_	ESSEA	SI	virginia virginia	Zip Code		
Sale Price \$ —	Date of Sale	Loan Term) Vrs	Property F	lights Appraised	7 Fan Dian	oohold [De Minimis PUD
Actual Real Estate Ta	ixes \$ (yr)	Loan charges to be pai	d by seller \$	Other sal	es concessions —	- Loc Lea	senoin T	_ De Miliatris Puu
Lundon/Client		ERSON	Addres	s 725 JACKSOI	N STREET, FREDERI	CKSBURG, VA.		
Occupant	VACANT Appraise	MICHAEL C. BOO	GGS Instru	ctions to Appraise	FEE SIMPLE FAIR	R MARKET VALUE	REAL EST	TATE APPRAISAI
Location	Urban	Suburban	[7] 0					
Built Up	Over 75%	✓ 25% to 75%	Rura I I I I I I	ar 25%	Employment Stabilit		Good	Avg. Fair Poor
Growth Rate	Fully Dev. Rapid	Steady	✓ Slov		Convenience to Em		片	
Property Values		Stable	☐ Dec		Convenience to She		H	
Demand/Supply	☐ Shortage	✓ In Balance	Ove	supply	Convenience to Sch		H	
Marketing Time	Under 3 M 25 % 1 Family % 2-4 Fa		☐ Ove		Adequacy of Public			
F LICSON FAIN 026	% Industrial % Vacan		% Condo % & FORESTLAND	Commercial	Recreational Faciliti			
Change in Present La	and Use Not Likely			ng Place (*)	Adequacy of Utilities Property Compatibil		닏	
	(*) From		RESIDEN	, ,	Protection from Det		H	
Predominant Occupa		☐ Tenant	% Vac	ant	Police and Fire Prot		H	
Single Family Price R	The state of the s		forminant Value \$_		General Appearance	of Properties		
Single Family Age	1 yrs. 1	to 75 yrs. Predom	inant Age40	yrs.	Appeal to Market			
Comments including	those factors, favorable or unfa	avorable affection marketol	hilibr (o m muhlin m	ili. Litti oleooloo olee	TVDICAL	DUDAL ECCEV CO	OT BUTTLE	I A D A CTPDIZED
BY LARGE TRACTS O	OF FARM AND FORESTLAND SI	LOWLY BEING DIVIDED IN	TO SMALLER SING	era, agriudis, vie Le family hou	SE SITES. ALL ARE S	ERVED BY WELL A	ND SEPTI	IC SYSTEMS.
-	-				1127 1.2.			
Dimensions RECTAN	CHIAD							
Zoning classification					Sq. Ft. or Acres	Π. Τ	Come	
Highest and best use		ther (specify)		Present Impro	rements ✓ do	de not conten	m to zonin	g regulations
Public	Other (Describe)	OFF SITE IMPROVEMEN	NTS Topo	TYPICAL				
Elec. ✓		t Access Public	Private Size					
Gas	Transfer.	ICE ASPHALT		INFERIOR				
Water San. Sewer	diameter .		Private View					
	nderground Elect. & Tel.			age TYPICAL				
	r unfavorable including any appare		eet Lights Is the	property located	in a HUD Identified S	APPEARS TO BE I	Area?	V No Ves
		on with order sources manage that the	somments, or outer a	averse cundicions).	THIS TAKOLL	ALL ENRO TO DE	LONG AIN	D NARROW.
The undersigned has	recited three recent sales of pro	operties most similar and pr	roximate to subject	and has consider	ed these in the mark	et analysis. The de	scription in	cludes a dollar
to or more lavorable t	han the subject property, a min	us (-) adjustment is made ti	hus reducing the in	comparable prop	erbes. If a significant			
favorable than the sul	oject property, a plus (+) adjus	stment is made thus increase	sing the indicated v	value of the subject	t.	sent at use cuttipa	140MC 12 81	ICHAI IU OT IESS
ПЕМ	SUBJECT PROPERTY	COMPARABLE	NO. 1	COMP	ARABLE NO. 2	C	OMPARAE	NENO 3
Address	TAX MAP 50A-1-2	TAX MAP 51-	1-F2	TAX	MAP 35-8-2		AX MAP 31	
Proximity to Subject								
Sales Price	s	10	25,000		# 15 000			
Price	5-	S	The second secon		\$ 15,000 \$			\$ 22,900
Data Source	EXTERIOR INSPECTION	MLS			MLS		MLS	•
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust,	DESCRIPTION	N +(-)\$ Ad	ust DESCRI	PTION	+(-)\$ Adjust.
Location	9/18 RURAL	8/16		3/18		9/1		1
Site/View	2.6 ACRE	SIM 3 ACRES		SIM		SIN	-	
	NARROW SHAPE	SUPERIOR	-6,250	1.07 ACRE	100	1100710	-	+5,000
		WELL/SEPTIC	-6,000	JOFERIO	-3,750	WELL/SI	22.25	-5,725
						1, 600		-6,000
Sales or Financing								
Concessions			4					
Net Adj. (Total)		+ V - s	12,250	M+ D-	\$ 3,750		7	A C 70-
Indicated Value		10		U - L -	3 3,130	<u> </u>	✓ -	
					4			\$ 6,725
of Subject	-		12,750		\$ 18,750			6.40.475
Comments on Market		APPEARS TO BE GOOD. 1		OCCUPIED NEIG	\$ 18,750 HBORHOOD AND T	HE LACK OF IM	PROVEMI	6.40.475
Comments on Market	Data: ALL MARKET DATA COST APPROACHES WERE N	APPEARS TO BE GOOD. 1		OCCUPIED NEIG	\$ 18,750 HBORHOOD AND T	HE LACK OF IM	PROVEMI	6.40.475
Comments on Market THE INCOME AND C	COST APPROACHES WERE N	APPEARS TO BE GOOD. 1 OT USED.	DUE TO OWNER		HBORHOOD AND T		PROVEMI	\$ 16,175 :NIS.
Comments on Market THE INCOME AND C Comments and Condit DITIONS CONTAINE	COST APPROACHES WERE NO ions of Appraisal; THIS REAL D HEREIN. THE SOLE FUNCT	APPEARS TO BE GOOD. OT USED. ESTATE APPRAISAL REFITON OF THIS APPRAISAL	DUE TO OWNER PORT IS CONTING IS FOR A POSSIE	ENT ON THE CE	RTIFICATION, DEFI	NITION AND LIM	PROVEMI	\$ 16,175 .NIS.
Comments on Market THE INCOME AND C Comments and Condit DITIONS CONTAINE	COST APPROACHES WERE NO	APPEARS TO BE GOOD. OT USED. ESTATE APPRAISAL REFITON OF THIS APPRAISAL	DUE TO OWNER PORT IS CONTING IS FOR A POSSIE	ENT ON THE CE	RTIFICATION, DEFI	NITION AND LIM	PROVEMI	\$ 16,175 .NIS.
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Comments on Market THE INCOME AND C Comments and Condit DITIONS CONTAINE THIS APPRAISAL IS Final Reconciliation:	COST APPROACHES WERE NO COST APPROACHES WERE NO COST OF APPRAISAD. THIS REAL DIFFERENT ON THE SUBJICATION OF APPEAR ADJUSTMENTS, THE LIBET VALUE, AS DEFINED, OF	APPEARS TO BE GOOD. OT USED. ESTATE APPRAISAL REFION OF THIS APPRAISAL ECT SUPPORTING A MOD ESE SALES REFLECT A CLO	PORT IS CONTING IS FOR A POSSIE PERN SEPTIC DRA OSE RANGE OF M	EENT ON THE CE SLE DELINQUENT IN FIELD SYSTE VARKET VALUES	HBORHOOD AND T RTIFICATION, DEFI FREAL ESTATE TAX M. FOR THE SUBJECT	NITION AND LIM CSALE AND NOTE	TTING CO	\$ 16,175 .NIS.
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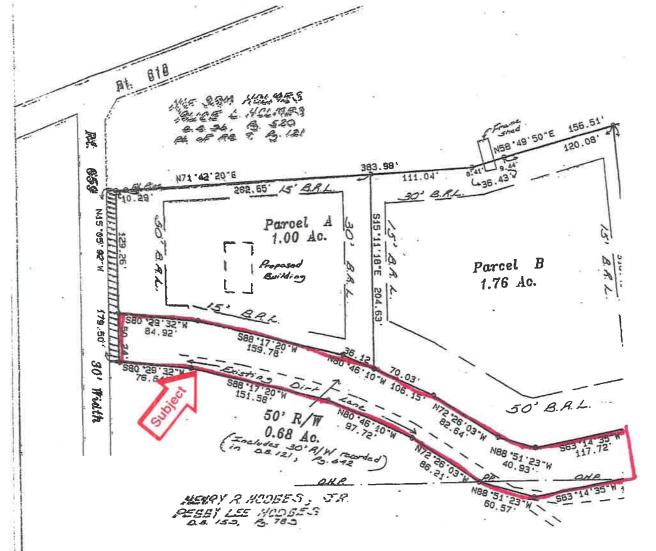
	Homeson	WEEK	S, NANIE PITTS							File No.		
	Property Address I		5, NAME FILLS			Census	s Tract _		Map R	eference	50	A-1-6
丟	City		County		ESSEX	0.		I III O D II I				
=	Legal Description 2.	6 AC. MORE OR LESS LOT	F 6 WILLIAM PITTS LANI)	LUJLA	Sta	ne	VIRGINIA	_ Z	ip Code		
를	Sale Price \$	Date of Sale			- yrs.	Dronorty D	inhto Ann	mined [7]	Fac.			D 44 1 1 1
틒	Actual Real Estate Ta	exes \$(yr)	Loan charges to be			Property R Other sale			ree	Leasehold	П	De Minimis PU
=	tends/Client	SANDS AN	NDERSON	,,		s 725 JACKSON			SBURG	VA		
	Occupant	VACANT Appra	iser MICHAEL C. I	BOGGS		ctions to Appraise					ESTAT	E APPRAISAL
Ш	Longtine											
	Location Built Up	Urban	Suburban		☑ Rura					Go	od Av	g Fair Poor
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	Property Values		☐ Steady ing ☐ Stable		Slow	- 1		nce to Employ		[] [
	Dernand/Supply	Shortag	_		Decl			nce to Shopp		[] [
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	Present Land Use		Family % Apts.	% Cond	_	Commercial		of Public Tra	ensporta	ition		
00		% Industrial % Vac		M & FORES				nal Facilities		Ļ	╛ど	
흥	Change in Present La				☐ Takir			of Utilities Compatibility		يا		-
УЕГ ЕНВОВНООВ		(*) From		То	RESIDEN			occupationity ofrom Detrim	ental Co	L Inditions		
들	Predominant Occupa	ncy 🗹 Owner	Tenant		% Vac			d Fire Protecti		7 (June 1	<u> </u>	
	Single Family Price R			redominant				ppearance of		ies E	Ī	
	Single Family Age	1yr:	s. to75 yrs. Prede	ominant Age	40		Appeal to			Ī	Ī	
	Comments including	thaco fratano formalia				L						
	BY I ADDE TRACTS O	those factors, favorable or u	mavorable, affecting marke	tability (e.g	public pa	irks, schools, view	, noise):	TYPICAL RU	JRAL E	SSEX COUNT	Y CHAI	RACTERIZED
	DI LAKOL IKACIS (OF FARM AND FORESTLAND	STOME I BEING DIVIDED	INTO SMAL	LLER SING	LE FAMILY HOUS	E SITES.	ALL ARE SER	VED BY	WELL AND SE	PTIC S	YSTEMS,
	Dimensions RECTAN	GULAR		-		2.6)- D (
	Zoning classification	AGRICULTURE				Present Improv	Sq. Ft. or A		1 do 20		mer La	
П	Highest and best use		Other (specify)			r resent improv	CHEHE	₩ 100 F] an uo	t conform to z	anung re	gulations
н	Public	Other (Describe)	OFF SITE IMPROVE	MENTS	Topo	TYPICAL						
	Elec.	and a second	reet Access 🔽 Public	Priva	ate Size	INFERIOR				* 110		
_	Gas		mace ASPHALT		Shape	TYPICAL					-	
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Н	Comments (favorable o	r unfavorable including any app	2106MSIK [] 5	dreet Lights	ls the	property located is	n a HUD k	lentified Spec	ial Floo	d Hazard Area	?	✓ No 🗌 Yes
	FRONT PARCEL.	and orabic incidents any app	eran euvase eesanenis, end	roachments,	or other ac	(verse conditions):	THIS	PARCEL AP	PEARS	TO BE A NAR	ROW S	TATE ROAD
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	The undersigned has	recited three recent sales of	properties most similar and	nm/mate (n subject	and has considered	d those in	the media -	- 1 :	75 1 1 1		
	adjustment reflecting n	market reaction to those items	s of significant variation bet	ween the s	ubject and	comparable proper	rties. If a	significant iter	गयापुडाड. ११ मा की	oudicescripuo comparable r	i inciuc roperty	is superior
		han the subject property, a m pject property, a plus (+) ad						significant iter	n in the	comparable is	interio	r to or less
r	ITEM	SUBJECT PROPERTY	COMPARAB		IIUICALEU V							
	Address	TAX MAP 50A-1-6	TAX MAP 5	-			RABLE N	21.2	-	COMPAR		
ı.		140000000000000000000000000000000000000	TOO MALE	71-1-1-2	_ 1	IAX	AAP 35-8-2			TAX MAF	31A-3-	10
100	Proximity to Subject	-							-		-	
200	Sales Price	3 -		\$ 25,000		- /	\$ 1	5,000			le.	22,900
38°	Price	5		\$			S				15	2,300
-	Data Source	EXTERIOR INSPECTION				4	MLS			M	S	
-	Date of Sale and Firme Adjustment	DESCRIPTION 9/18	DESCRIPTION	+(-)\$	Adjust.	DESCRIPTION	N 4	-(-)\$ Adjust		DESCRIPTION		+(-)\$ Adjust.
	ocation	RURAL	8/16			3/18		1 10 10 10 10 10 10 10 10 10 10 10 10 10		9/17		1 14 majace
	Site/View	2.6 ACRE	SIM 3.0 ACRES			SIM				SIM		
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L			WELL/SEPTIC		000	SUPERIOR	1	-3,750		SUPERIOR		-5,725
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18	Sales or Financing Concessions			\$							-	-
-	- Control of the Cont		-	- 8								
	let Adj. (Total) Edicated Value		+ / -	\$ 12,250		V + N -	\$ 3,	750		+ 1 -	:\$ 6	725
0	ruicated value 1 Subject	-									9	
5-				\$ 12,750			\$ 18	3,750			\$ 1	6,175
		Date: ALL MADVET DATE	A ADDEADS TO DE COOR	TAX YES OTHER							100	7
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2018/10/03

File No.

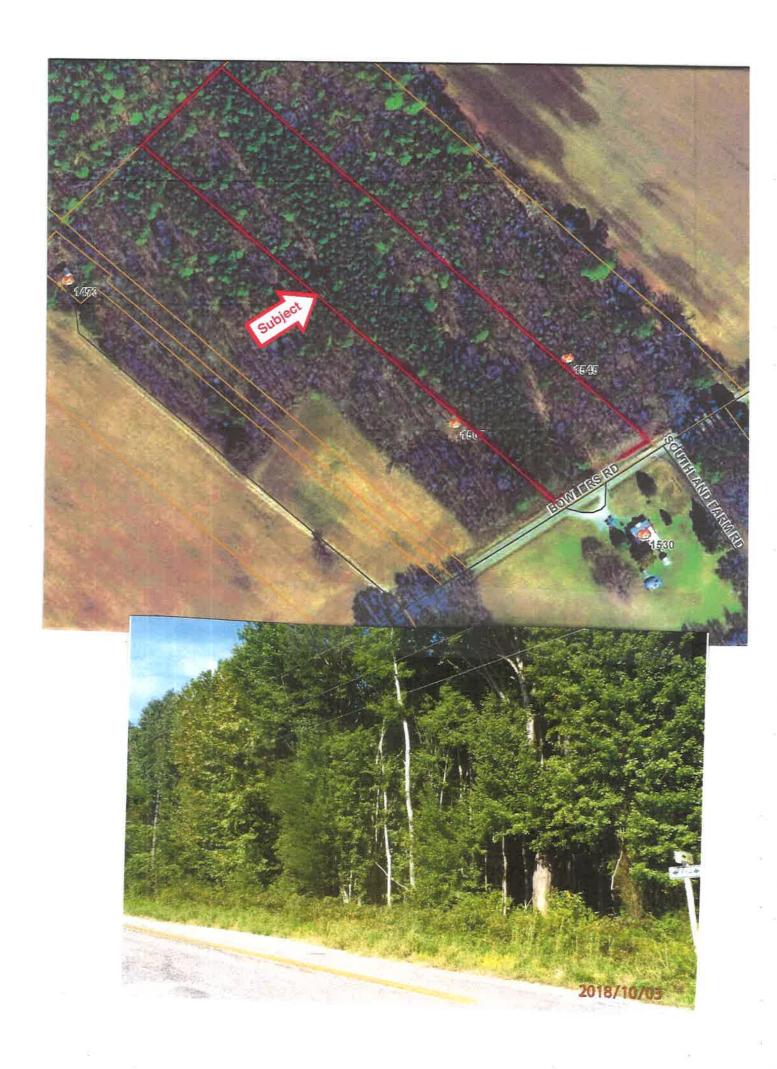
	Berrower		COLEMAN,	GARNETT	D.			r	ensus Tra	ot -	Man Deference		35-17B
	Property Address LI	NCOLN LANE							CHOUS III	u	Map Referenc	e	33-176
0	City				County		ESSEX		State	VIRGINIA	Zip Code		-
CAI	Legal Description 0.0											-	
DENTICATION	Sale Price \$ Actual Real Estate Ta		late of Sale_	Lasson	Loan To		yrs.			Appraised 🗸	Fee 🔲 Le	asehold	De Minimis PUD
≧	tander Client	-	(yr) Sands andi	Loan en Erson	arges to be	paid by s				ncessions REET, FREDERICK	CDLIDC VA		
		VACANT	Appraise		ICHAEL C. I	BOGGS						F RFAL FS	TATE APPRAISA
						-15-		CEGIS ID ADI	11 01961 _ 1.1	E SIMI LE 17 dit W	ARRET VALUE	L KLAL 60	TATE ALL KAISA
	Location		Urban		Suburban		✓ Rur	al	T	1		Good	Avg Fair Poor
	Built Up Growth Rate	Ti Fully Day	Over 75%	₽		5%	=	ler 25%		ployment Stability			
	Property Values		Rapid ncreasing	Ļ	Steady Stable		☑ Slor	-		venience to Emplo			
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<u>_</u>)	Present Land Use	25 % Family	% 2-4 Fa	mily	% Apts.	% Co	_	Commercial		reational Facilities	a is portation	H	
皇	4	% Industrial_	% Vacant				ESTLAND			quacy of Utilities			
IFIGMBORHOOD	Change in Present La	-	Not Likely		Likely (*)		_	ing Place (*)		perty Compatibility			
	Predominant Occupar		FromF	ARM & FOR	_	To	RESIDEN			ection from Detrim		ıs 🛄	
	Single Family Price R			to \$ 250.00	Tenant 00 t	Predomina	% Vac			ce and Fire Protect		片	
	Single Family Age				yrs. Pred					eral Appearance of eal to Market	riopenies	片	
							2/1	/	<u> </u>				
ď	Comments including	those factors, favo	orable or unfa	vorable, aft	ecting mark	etability (e	e.g. public p	arks, schook	s, view, no	ise): TYPICAL R	URAL ESSEX (COUNTY C	CHARACTERIZED
H	BY LARGE TRACTS C	OF FARM AND FOR	RESTLAND SL	OWLY BEI	NG DIVIDED	INTO SM	IALLER SIN	GLE FAMILY	HOUSE SI	TES. ALL ARE SER	VED BY WELL	AND SEPT	TIC SYSTEMS,
P			_										
Ĭ	Dimensions IRREGUI	.AR					-	0.68	Ça E	t. or Acres		[] Com	-1 -4
	Zoning classification	AGRICULTURE				77	.=	10000000	mproveme		do not confo	Come	
	Highest and best use	-		her (specify								THE LOCALIE	ing rogandoorio
	Public Elec.	Other (Descri	100		E IMPROVE			TYPICAL					
	Gas	TANK	15,311,511	Access ce GRAVEL	Public	:		INFERIOR		-			
	Water	WELL		enance	☐ Public	. ✓ Pi		E INFERIOR TYPICAL				_	
	San. Sewer	SEPTIC		Storm Sew		Curb/Gutt		age TYPICA	L.				****
П		nderground Elect		Sidewalk	_ 🗆	Street Lig	hts Is the	property loc	ated in a l	IUD Identified Sper	ial Flood Haza	rd Area?	V No Yes
	Comments (lavorable or	r unfavorable includi	ing any appare	nt adverse ea	asements, en	croachmer	its, or other a	dverse conditi	ons):	ACCORDING TO	THE COMMIS	SIONER C	OF THE REVENUE.
		LDABLE HOWEV							THE ADDD				TATASLOCK TRICOLAT
ŀ	THIS PARCEL IS BUI												
	LANE. THUS IS IT ES VALIUED ACCORDIN	STIMATED TO BE											
	LANE. THUS IS IT ES VALIUED ACCORDIN The undersigned has	GLY. recited three recent	NON-BUILDA	BLE HENC	CE ITS HIGH	EST AND	BEST USE	S ESTIMATE	D TO COM	IPLIMENT AN ADJ	ACENT PARCE	L. THUS I	T WAS
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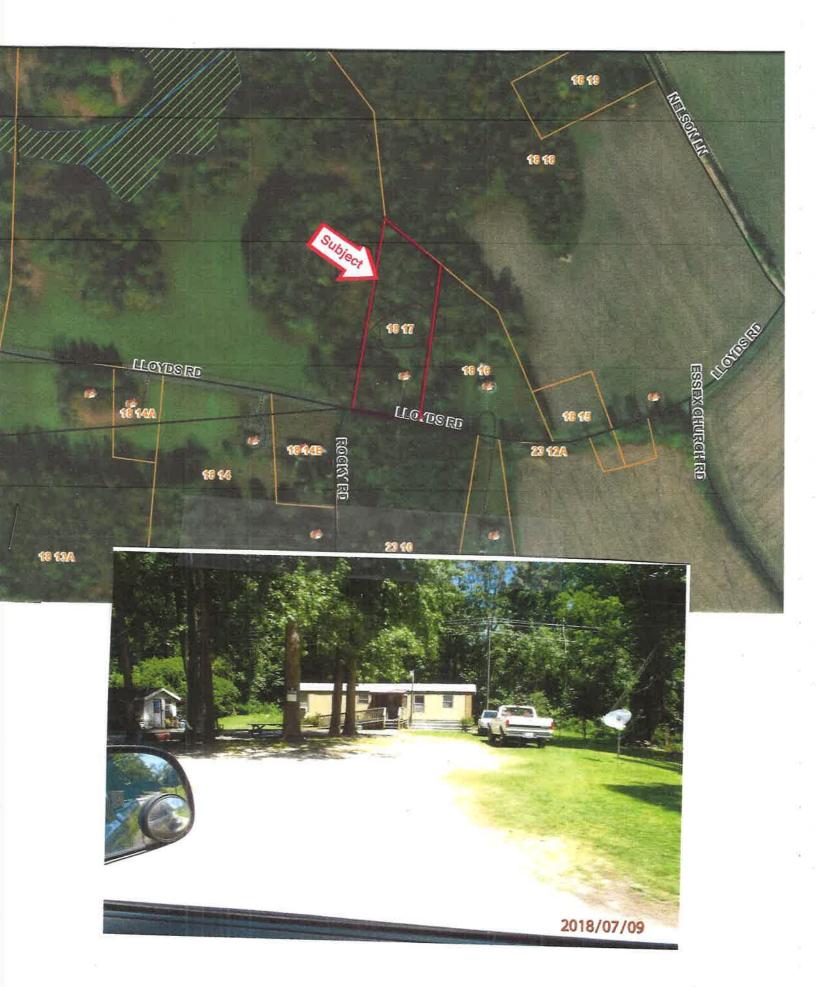


Property Address E City Legal Description 3 Sale Price \$ Actual Real Estate 1							
603 Decrription 3		County	ESSEX	State	VIRGINIA	Zip Code	
Calo Deine C	.25 AC. MORE OR LESS						
Sale Price \$ Actual Real Estate 7	Date of S axes \$ (yr)		erm y	S Property Right Other sales of	ts Appraised 🔽 F	ee 🔲 Leasehold	De Minimis PUD
tent Client	SANDS	ANDERSON		ress 725 JACKSON ST		BURG, VA.	
Occupant	VACANT App	MICHAEL C. 1	20000	ructions to Appraiser_F			ESTATE APPRAISAL
Location	Urbar	Suburban	ı 🔽 R	ural			ad Aug. Fels. D
Built Up	Over	75% 🗹 25% to 79			nployment Stability	G00	od Avg. Fair Poor
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Property Values Demand/Supply	☑ Increa	- =			nvenience to Shoppin		
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	25 % 1 Family % 2	-4 Family % Apts.	_		lequacy of Public Tran creational Facilities	sportation	
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Change in Present L	and Use Not L (*) From				operty Compatibility		
Predominant Occup			To RESID		otection from Detrimer lice and Fire Protectio		
Single Family Price	Range \$ 50,000	to \$ 250,000	Predominant Value	75,000 Ge	neral Appearance of F		
Single Family Age	_1_	yrs. to75 yrs. Pred	Iominant Age		peal to Market		
Comments including	Tithose factors, tavorable o	r unfavorable affection made	rahahilihu (a.m. muhiti	node ashed	siss). TVDICAL DIT	DAI ECCEV COUNTY	CHADACTEDISTO
BY LARGE TRACTS	OF FARM AND FORESTLA	r unfavorable, affecting mark ND SLOWLY BEING DIVIDED	и литу (e.g. pudi) DINTO SMALLER SI	parks, schools, view, n NGLE FAMILY HOUSES	ITES. ALL ARE SERVI	RAL ESSEX COUNTY ED BY WELL AND SFE	TIC SYSTEMS
					Jan Servi	DI TIBLE PLAD SEI	. 110 0101Billo,
Dimension promi	NCIT AD						
Dimensions RECTA Zoning classification			=	3.25 Sq.	Pt. or Acres	☐ Con	ner Lot
Highest and best us		Other (specify)		Present Improvem	ents ✓ do 📙	do not conform to zor	ning regulations
Public	Other (Describe)	OFF SITE IMPROVE		DO TYPICAL			
Elec.	marks of the standard	Street Access Public			15-		
Gas Water	Tarmer .	Surface ASPHALT Maintenance Public	Sh	ape TYPICAL			
San, Sewer	SEPTIC	Storm Sewer	the first of the second	W TYPICAL ninage APPEARS TO BI	ELOW		
	Underground Elect. & Tel.	Sidewalk	Street Lights Is 1	he property located in a	Company of the Compan	al Flood Hazard Area?	✓ No ☐ Yes
Comments (favorable	or unfavorable including any a	apparent adverse easements, en	croachments, or other	r adverse conditions):	THIS LOT APPEAR	RS TO BE WET NATU	IRED.

andreament composited	THEMSEL LEGISTURY IN RECORD IN	arms of cionificant undistion by				ialvsis. The description	relloh e sehulari
favorable than the su	rbject property, a plus (+) SUBJECT PROPERT	adjustment is made thus inc	exween the subject to thus reducing the reasing the indicate	indicated value of subject.	e H a minuilianut iu		
favorable than the su	bject property, a plus (+)	adjustment is made thus incl	texture in the subject of thus reducing the reasing the indicate of the subject o	indicated value of subject.	s. If a significant item ct; if a significant item ABLE NO. 2	in the comparable pr in the comparable is	roperty is superior interior to or less ABLE NO. 3
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	roperty Address	1506 LLOVDS	DD			Census Tra	act I	Vlap Reference _		18-17
3	ity	1330 LLOTD3	KD	County	ESSEX	State	VIRGINIA	Zip Code		
	egal Description	5.0 AC. MORE	OR LESS			Orațe _	121011121	Zip Code		
	Sale Price \$	T	Date of Sale	Loan To		Property Right:	s Appraised 🔽 F	ee 🔲 Leaset	hold	De Minimis PUD
å,	ctual Real Estate	Jaxes \$	SANDS AND	Loan charges to be			ncessions	DUDO VII		
	occupant	IMPROVED	Appraise			ss 725 JACKSON ST			AI ESTA	TE APPRAISAL
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90	hange in Present		☐ Not Likely		☐ Tal		perty Compatibility		APPEAR A	
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	redominant Occup ingle Family Price		✓ Owner \$ 75,000	Tenant to \$ 250,000	% Va redominant Value \$		ice and Fire Protection		_ = :	
	ingle Family Age		-	to 75 yrs. Pred			neral Appearance of I neal to Market	Properses	_ = :	즭무 무
ı,										
G T	Omments including	ng those factors,	, favorable or unfa	avorable, affecting mark	etability (e.g. public p	parks, schools, view, no	oise): TYPICAL RU	RAL ESSEX COU	NTY CH	ARACTERIZED
	I LARGE TRACT	OF PARM AND	FORESTLAND SI	LOWLY BEING DIVIDED	INTO SMALLER SIN	GLE FAMILY HOUSE SI	TES. ALL ARE SERV	ED BY WELL ANI	D SEPTIC	SYSTEMS,
							1/4 7			
	imensions RECT		IDE		= _		Pt. or Acres		Comer L	.ot
	oning classification			ther (specify)		Present Improveme	ents 🗹 do 🔲	de not conform t	to zaning	regulations
1	Public	Other (De		OFF SITE IMPROVE	MENTS Topo	TYPICAL				
	lec.		10,74-1-01	Access Public						
-	as later	TANK WELL		ICE ASPHALT		ne INFERIOR				
44	ал. Sewer	SEPTIC		tenance Public Storm Sewer		TYPICAL TYPICAL				
			lect. & Tel.	Sidewalk	Street Lights Is th	e property located in a l	HUD Identified Speci	al Flood Hazard A	rea?	✓ No Yes
C	omments (favorable	or unfavorable in	cluding any appare	ent adverse easements, en	croachments, or other	adverse conditions):	ACCORDING TO T	HE COMMISSIO	NER OF	THE REVENUE.
-1 C	ONTAIN A WELL	AND SEPTIC SY	OER SINGLE WID	E MOBILE HOME OWN	ED BY MABLE TATE	HAYES. ACCORDING T	TO THE COMMISSIO	NER OF THE REV	ENUE, T	HIS PARCEL
T	ne undersigned ha	s recited three r	ecent sales of pri	operties most similar and	proximate to subject	t and has considered th	ese in the market ar	anhorin. The decor	1 4 1	
-	decentatic temperatif	market reaction						MUNASIS THE HESITA	ETRON INC	tirdes a dollar
10	or more favorable	e than the subject	I IN BIOSE HERITS I	u siditecani yanarin de	mylikeli ine sulhiert ar	ri comosrable omnorios	H a cinnificant item	in the common to	-t	At the Court
-	SE STRUCT DE LOS CONTRACTOR	A RESTAURANT OF STREET	t property, a mini	of significant variation be us (-) adjustment is mad stment is made thus incl	aween the subject and the interior of the inte	of comparable properties	H a cinnificant item	in the enmand	-t	At the Court
fa	vorable than the s	subject property,	t property, a mini a plus (+) adjus T PROPERTY	ui signuicaun variation de US (-) adiustment is mad	nween the subject and the thus reducing the i reasing the indicated	of comparable properties	i. If a significant item it, if a significant item	in the comparab	ole proper ole is inte	ty Is superior rior to or less
fa	vorable than the	subject property,	ct property, a mini a plus (+) adjus	us (-) adjustment is made thus incl	tween the subject and the subj	d comparable properties indicated value of subject value of the subject.	i. It a significant item it; if a significant item BLE NO. 2	in the comparab	-t	ty is superior rior to or less E NO. 3
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Ш	Property Address OF	E EASTSIDE O		INS, PAUL			Censi	us Tract	M	ap Reference	52-65
Ē	City	F EASTSIDE O	F U.S. 17		Соилту	ESSEX		tate V	IRGINIA	7in Code	
	Legal Description 1 A							mic		Zip Code	
DEBLIERCATION	Sale Price \$		Date of Sale		Loan Ten	m y	S Property	Rights Appra	ised 🗸 Fe	e 🔲 Leasehold	De Minimis PUD
3	Actual Real Estate Tax	/es \$	(yr) SANDS ANDE	Loan cha	arges to be pa	aid by seller \$ _	Other sa	les concess	ions		
	Cocupant		Appraiser		CHAEL C. BO		ess 725 JACKSO				STATE APPRAISAL
	- Companie			TVII		ins	TULIUTIS IO APPRAIS	EL LEE SIM	LL PAIR MAR	NET VALUE REAL E	OTATE MEEKAISAI
	Location		✓ Urban		Suburban	□R				Goo	d Avg. Fair Poor
H	Built Up Growth Rate		✓ Over 75% Rapid	⊢	25% to 75%		nder 25%		ent Stability		
	Property Values	g rusy bev.	Increasing	H	Steady Stable	Ø S	ow eclining		ice to Employm ice to Shapping		
	Demand/Supply		Shortage	Ī	In Balance	_	versupply		ice to Schools	-	
	Marketing Time		Under 3 Mo	_	4-6 Mos.		ver 6 Mos.		of Public Trans	portation	
를	Present Land Use _2	15_% 1 Family Industria			% Apts	_% Condo _ 75	% Commercial		nal Facilities	_	
Ĭ.	Change in Present Lar		✓ Not Likely		Likely (*)	Пт	aking Place (*)		of Utilities Compatibility		
инсивовнопр	-		(*) From				and fract ()		from Detrimen	tal Conditions	
	Predominant Occupan		✓ Owner		Tenant		acant	Police and	Fire Protection		
	Single Family Price Ra Single Family Age	inge \$		to \$ 250,00		edominant Value : minant Age			ppearance of Pr	operties	
								Appeal to			
	Comments including to	hose factors, f	avorable or unfa	vorable, afte	ecting market	ability (e.g. public	parks, schools, vis	ew, noise):	TYPICAL RUR	AL ESSEX COUNTY	CHARACTERIZED
	BY LARGE TRACTS OF	F FARM AND F	ORESTLAND SL	OWLY BEIN	G DIVIDED IN	ITO SMALLER SII	IGLE FAMILY ROAL	DSIDE PARCI	ELS. ALL ARE S	ERVED BY WELL AN	D SEPTIC SYSTEMS.
				-							
Ĭ	Dimensions RECTANG					=	1.00	Sq. Ft. or A	cres	Con	ner Lot
	Zoning classification		-				Present Impro	overnents	✓ do 🔲	da not conform to zo	
	Highest and best use Public	Other (Des		ther (specify) E improvem	ENTS T-	DO TYPICAL				
	Elec. ✓			t Access	Public	Private Si					
_	Gas	TANK		ce DIRT		Sh	ape TYPICAL		414),411		
SIT	Water San. Sewer	WELL SEPTIC		lenance Storm Sewe	Public						
				Sidewalk		-C	the property locates	d in a little lei	eatified Cassis	Flood Hazard Area?	✓ No Yes
	Comments (tavorable or				sements, encr	oachments, or other	r adverse conditions)	: WOO		OF THE EAST SIDE	
	TRAIL.										
			-	-							
	The undersigned has madiustment reflection on	ecited three rec	cent sales of pro	perties most	t similar and	proximate to subi	ect and has conside	ered these in	the madest and	hrsis The description	includes a dollar
	adjustment reflecting m to or more tavorable th	REPORT CONTROL	to miose ments t	JI SHUTHINGAITH	vanason nerv	then the subject	and comparable pro	nortine H a	cionificant itam	in the components of	mande la minuscrior
	favorable than the sub	ject property, a	a plus (+) adjus	iment is ma	ide thus incre	oring the indicate	HINICARED VAIDE CI	SUDJECE II a	signincant mem	in the comparable is	
	ПЕМ	SUBJECT	ma on annua			asing the himean	o value of the subje	ひしし.			WHENOT BU OF 185S
۱	Address		A 1000		COMPARABL		7	PARABLE N	0.2	COMPAR	ABLE NO. 3
		TAX M	PRUPERTY AP 52-65			E NO. 1	COM			COMPAR TAX MA	ABLE NO. 3
	Proximity to Subject	TAX M	A 1000		COMPARABL	E NO. 1	COM	PARABLE N		3-44 (MERIALIA)	ABLE NO. 3
緩	Sales Price	\$ —	A 1000		COMPARABL	E NO. 1	COM	PARABLE NI X MAP 35-8-4		3-44 (MERIALIA)	ABLE NO. 3 P 35-8-8
ALYSIS	Sales Price Price	\$ — \$ —	AP 52-65 		TAX MAP 3	E NO. 1 5-8-2	COM	PARABLE NI X MAP 35-8-4		3-44 (MERIALIA)	ABLE NO. 3
AMALYSIS	Sales Price Price Data Source	\$ — \$ — AERIAL	AP 52-65 - - - PHOTO		TAX MAP 3	E NO. 1 5-8-2 \$ 15,000 \$	COM	PARABLE NI X MAP 35-8-4	5,000	TAX MA	ABLE NO. 3 P 35-8-8
A AMALYSIS	Sales Price Price	\$ — \$ — AERIAL DESCI	AP 52-65 	DES	TAX MAP 3	E NO. 1 15-8-2 \$ 15,000	COM	PARABLE NI X MAP 35-8-4		TAX MA ML DESCRIPTION	ABLE NO. 3 P 35-8-8
KET DATA AMALYSIS	Sales Price Price Data Source Date of Sale and Time Adjustment Location	\$ — \$ — AERIAL DESCI 9	PHOTO RIPTION //18 IRAL	DES!	TAX MAP 3 MLS CRIPTION 3/18 PERIOR	E NO. 1 5-8-2 \$ 15,000 \$	COM TAX	PARABLE NI X MAP 35-8-4 \$ 1 \$ MLS	5,000	TAX MA	ABLE NO. 3 P 35-8-8
KET DATA AMALYSIS	Sales Price Price Data Source Date of Sale and Time Adjustment	\$ — \$ — AERIAL DESCI 9	PHOTO RIPTION //18	DES!	TAX MAP 3 MLS CRIPTION 3/18	E NO. 1 15-8-2 \$ 15,000 \$ +(-)\$ Adjus	COM TAX t. DESCRIPTI 2/18	PARABLE NI X MAP 35-8-4 \$ 1 \$ MLS	5,000 -(-)\$ Adjust	TAX MA ML DESCRIPTION 4/18	ABLE NO. 3 P 35-8-8 \$ 15,000 \$ \$ +(-)\$ Adjust.
KET DATA AMALYSIS	Sales Price Price Data Source Date of Sale and Time Adjustment Location	\$ — \$ — AERIAL DESCI 9	PHOTO RIPTION //18 IRAL	DES!	TAX MAP 3 MLS CRIPTION 3/18 PERIOR	E NO. 1 15-8-2 \$ 15,000 \$ +(-)\$ Adjus	t DESCRIPTI 2/18 SUPERIO	PARABLE NI X MAP 35-8-4 \$ 1 \$ MLS	5,000 -(-)\$ Adjust	MIL DESCRIPTION 4/18 SUPERIOR	ABLE NO. 3 P 35-8-8 \$ 15,000 \$ \$ +(-)\$ Adjust.
KET DATA AMALYSIS	Sales Price Price Data Source Date of Sale and Time Adjustment Location	\$ — \$ — AERIAL DESCI 9	PHOTO RIPTION //18 IRAL	DES!	TAX MAP 3 MLS CRIPTION 3/18 PERIOR	E NO. 1 15-8-2 \$ 15,000 \$ +(-)\$ Adjus	t DESCRIPTI 2/18 SUPERIO	PARABLE NI X MAP 35-8-4 \$ 1 \$ MLS	5,000 -(-)\$ Adjust	MIL DESCRIPTION 4/18 SUPERIOR	ABLE NO. 3 P 35-8-8 \$ 15,000 \$ \$ +(-)\$ Adjust.
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MARKET DATA ANALYSIS	Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	\$ — AERIAL DESCI 9. RU 1 A	PHOTO RIPTION //18 PRAL CRE	DESI SUF 1.0	MLS CRIPTION 3/18 PERIOR 07 AC	E NO. 1 15-8-2 \$ 15,000 \$ -3,750 \$ 3,760 \$ 11,250	t DESCRIPTI 2/18 SUPERIO 1.1 AC	PARABLE NI X MAP 35-8-4 \$ 1 \$ MLS ION 4	5,000 -(-)\$ Adjust -3,750	MIL DESCRIPTION 4/18 SUPERIOR 1.25 AC	ABLE NO. 3 P 35-8-8 \$ 15,000 \$ \$ +(-)\$ Adjust. -3,750 -1,000 \$ 4,750
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Essex County WebMap Viewer



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AA PP SS SS DD DC TI	or more tavorable vorable than the s ITEM Iddress Oximity to Subject these Price lice that Source the of Sale and the Adjustment catlon leaview les or Financing incessions It Adj. (Total) licated Value Subject ITEM INCOME AND INTERNATIONAL INTERN	than the subject property. SUBJECT TAX M T	MARKET DA ACRES MARKET DA ACRES MARKET DA CHES WER Sal: THIS R HE SOLE FU CON THE SI STMENTS,	DN DN TA APPEAR E NOT USED NCTION OF JBJECT SUPI	I APPRAISA THIS APPR THIS APPR THIS APPRAISA	RABLE N MAP 35-8 S S MLS N L REPC AISAL I MODE	## The Subject a is reducing the indicate in its reducing	DESI 1.61 DESI 1.61 ARRET V.	MLS CRIPTION 3/18 SIM I ACRES D NEIGHBOI THE CERTIF IQUENT REA SYSTEM. ALUES FOR	# a significant item # a significant item # a significant item # 15,000	DESCRIF 8/16 SUPER 2.00	MILS PTION STORY OF THE ROVEM	s 7,500 \$ 22,500	Adjust 000
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	Borrowar	VCIIV 1	LESLIE & ELAINE				File No.	
	Property Address E		LESLIE & ELAINE		Census Tract	M	ap Reference 2	6C-9-D-9
8	City		Сошту	ESSEX	State	VIRGINIA	Zip Code	
SA		OT 9 BLK D GWYNNFIELD			Utalc		Zip Gode	
DENTIFICATION	Sale Price \$	Date of Sal			s. Property Rights A	ppraised 🗸 Fe	e Leasehold	De Minimis PUD
IBU	Actual Real Estate Ta	EXES \$(yr)	Loan charges to be pai		Other sales conc			
	Lender/Client Occupant	VACANT Appra			ress 725 JACKSON STRE			ATE ADDRAIGAL
	оосирын	Арріг	MICHAEL C. BO	inst	tructions to Appraiser_FEE:	SIMPLE FAIR MAI	KET VALUE REAL EST	ATE APPRAISA
	Location	Urban	✓ Suburban	ΠR	ural		Good	Avg. Fair Poor
	Built Up	☑ 0ver 75		□ ur	nder 25% Emplo	yment Stability		o n n l
		Fully Dev. Rapid	☐ Steady			nience to Employn	nent 🔲	
	Property Values Demand/Supply	✓ Increas ☐ Shortag	_	-		nience to Shopping	,	
	Marketing Time	Under 3			****	nience to Schools		
		50 % 1 Family % 2-4		_		acy of Public Transitional Facilities	sponation	
윤		% Industrial % Vac	cant 50 % FARM	& FORESTLAND		acy of Utilities	H	
BOR	Change in Present La			☐ Ta	aking Place (*) Proper	ty Compatibility		
JEIGHBORHOOD	Predominant Occupa	ncy (*) From	FARM & FOREST To	0 RESIDE	11000	tion from Detrimen		
=	Single Family Price R			dominant Value \$		and Fire Protection of Appearance of P		
	Single Family Age	1yı	s. to 75 yrs. Predom			to Market		第二二二
	Commonts in the first	about A. a. a. a. a.						
	CHAPACTERIZED BY	THOSE FACTORS, TAYOFADIR OF I	infavorable, affecting marketa AND FORESTLAND SLOWLY	bility (e.g. public	parks, schools, view, noise): TYPICAL SUBI	JRBAN ESSEX COUNTY	CHARACTERIZED
	WATER AND SEPT		AND FORESTLAND SLOWLT	DEING DIVIDED	INTO SMALLER SINGLE FA	WILY HOUSE SITE	S. MOST ARE SERVED	BA LORLIC
					-			
	Dimensions RECTAN				0.34 Sq. Pt.	or Acres	Corner	Lot
	Zoning classification Highest and best use		Det. (7)		Present Improvements	do 🗌	do not conform to zonin	
	Public	Other (Describe)	Other (specify) OFF SITE IMPROVEME	NTC To	DO TYPICAL			
	Elec. ✓		reet Access Public		8 TYPICAL			
المتوا	Gas	TANK Si	urface ASPHALT		ape TYPICAL			
SILE	Water ✓	SEPTIC M	aintenance Public	Private Vie				
	San. Sewer	Inderground Elect. & Tel.			ninage WET NATURED			
			parent adverse easements, encro	eet Lights Is ti	he property located in a HUI	Didentified Specia	I Flood Hazard Area? EARS TO BE WET NAT	V No ☐ Yes
	IN THE OPINION OF	THIS APPRAISER IS NOT S	UTTABLE FOR A HOUSE, HENC	CE ITS HIGHEST	AND BEST USE IS TO COM	PLIMENT AN ADJA	ACENT PARCEL.	DRED. 11103
	ACCORDING TO TH	E COMMISSIONER OF THE	REVENUE'S NOTES, THIS LOT	`WILL NOT PER	К,			
	The undersinged has	racitad turns recent color of	meanation must similar a state	1				
		MANAGE LONDON TO BLOSE HIGH	properties most similar and properties of significant variation between	MEN THE CHANGE S	ind composishia accoming t	a mineral linear	for the commercial t	
						a significant item	in the comparable is int	erior to or less
	(TEM	SUBJECT PROPERTY	ljustment is made thus increa-					
	Address	TAX MAP 26C-9-D-9	COMPARABLE TAX MAP 37		COMPARABLI		COMPARAB	
			TAX WAF 37	Π- 3	TAX MAP 37	H-3	TAX MAP 26C	-4-B-14
	Proximity to Subject	17:						
00.1	Sales Price Price	\$-		\$ 20,000		\$ 20,000	1	
450	Data Source	S						§ 43,000
×		EXTERIOR INSPECTIO		\$		\$		\$ 43,000 \$
ã.	Date of Sale and	EXTERIOR INSPECTION	N MLS		MLS		MLS	\$
	Time Adjustment			+(-)\$ Adjust	MLS t. DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION DESCRIPTION	
SOL I	Time Adjustment Location	DESCRIPTION 9/18 SUBURBAN	N MLS DESCRIPTION 4/18 SIM		MLS		MLS	\$
va i	Time Adjustment	DESCRIPTION 9/18 SUBURBAN LOT	N MLS DESCRIPTION 4/18 SIM LOT	+(-)\$ Adjust	MLS DESCRIPTION 4/18 SIM LOT		MLS DESCRIPTION 6/18 SIM LOT	\$
va i	Time Adjustment Location	DESCRIPTION 9/18 SUBURBAN	N MLS DESCRIPTION 4/18 SIM		MLS t. DESCRIPTION 4/18 SIM		DESCRIPTION 6/18 SIM	\$
va i	Time Adjustment Location	DESCRIPTION 9/18 SUBURBAN LOT	N MLS DESCRIPTION 4/18 SIM LOT	+(-)\$ Adjust	MLS DESCRIPTION 4/18 SIM LOT	+(-)\$ Adjust	MLS DESCRIPTION 6/18 SIM LOT	\$ +(-)\$ Adjust
WARK	Time Adjustment Location Site/View	DESCRIPTION 9/18 SUBURBAN LOT	N MLS DESCRIPTION 4/18 SIM LOT	+(-)\$ Adjust	MLS DESCRIPTION 4/18 SIM LOT	+(-)\$ Adjust	MLS DESCRIPTION 6/18 SIM LOT	\$ +(-)\$ Adjust
MARKE	Time Adjustment Location	DESCRIPTION 9/18 SUBURBAN LOT	N MLS DESCRIPTION 4/18 SIM LOT	+(-)\$ Adjust	MLS DESCRIPTION 4/18 SIM LOT	+(-)\$ Adjust	MLS DESCRIPTION 6/18 SIM LOT	\$ +(-)\$ Adjust
Name of the second	Time Adjustment Location Site/View Sales or Financing	DESCRIPTION 9/18 SUBURBAN LOT	N MLS DESCRIPTION 4/18 SIM LOT WATER/SEWER	+(-)\$ Adjust	MLS DESCRIPTION 4/18 SIM LOT WATER/SEWER	+(-)\$ Adjust	DESCRIPTION 6/18 SIM LOT SUPERIOR	\$ +(-)\$ Adjust -38,700
WARK	Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value	DESCRIPTION 9/18 SUBURBAN LOT	N MLS DESCRIPTION 4/18 SIM LOT WATER/SEWER	+(-)\$ Adjust	MLS DESCRIPTION 4/18 SIM LOT WATER/SEWER	+(-)\$ Adjust	DESCRIPTION 6/18 SIM LOT SUPERIOR	\$ +(-)\$ Adjust
WARK	Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	DESCRIPTION 9/18 SUBURBAN LOT WET NATURED	N MLS DESCRIPTION 4/18 SIM LOT WATER/SEWER LOT SIM LOT WATER/SEWER	+(-)\$ Adjust -15,000	MLS DESCRIPTION 4/18 SIM LOT WATER/SEWER	+(-)\$ Adjust -15,000	DESCRIPTION 6/18 SIM LOT SUPERIOR	+(-)\$ Adjust -38,700
A. C.	Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market	DESCRIPTION 9/18 SUBURBAN LOT WET NATURED Data: ALL MARKET DA'	N MLS DESCRIPTION 4/18 SIM LOT WATER/SEWER TA APPEARS TO BE GOOD.	+(-)\$ Adjust -15,000	MLS DESCRIPTION 4/18 SIM LOT WATER/SEWER	+(-)\$ Adjust -15,000	DESCRIPTION 6/18 SIM LOT SUPERIOR	+(-)\$ Adjust -38,700
WARK	Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market	DESCRIPTION 9/18 SUBURBAN LOT WET NATURED	N MLS DESCRIPTION 4/18 SIM LOT WATER/SEWER TA APPEARS TO BE GOOD.	+(-)\$ Adjust -15,000	MLS DESCRIPTION 4/18 SIM LOT WATER/SEWER	+(-)\$ Adjust -15,000	DESCRIPTION 6/18 SIM LOT SUPERIOR	+(-)\$ Adjust -38,700
MAIR	Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND (Comments and Condit	DESCRIPTION 9/18 SUBURBAN LOT WET NATURED Data: ALL MARKET DA' COST APPROACHES WERE	N MLS DESCRIPTION 4/18 SIM LOT WATER/SEWER TA APPEARS TO BE GOOD. NOT USED. CAL ESTATE APPRAISAL REF	+(-)\$ Adjust -15,000 15,000 DUE TO OWNE	MLS L. DESCRIPTION 4/18 SIM LOT WATER/SEWER PROCCUPIED NEIGHBORE NGENT ON THE CERTIFIC	+(-)\$ Adjust -15,000 -15,000 -15,000 -15,000 -15,000 -15,000 -15,000 -15,000 -15,000 -15,000 -15,000	DESCRIPTION 6/18 SIM LOT SUPERIOR ACK OF IMPROVEME	\$ +(-)\$ Adjust38,700 \$ 38,700
MAIR	Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND (Comments and Condit	DESCRIPTION 9/18 SUBURBAN LOT WET NATURED Data: ALL MARKET DA' COST APPROACHES WERE	N MLS DESCRIPTION 4/18 SIM LOT WATER/SEWER TA APPEARS TO BE GOOD.	+(-)\$ Adjust -15,000 15,000 DUE TO OWNE	MLS L. DESCRIPTION 4/18 SIM LOT WATER/SEWER PROCCUPIED NEIGHBORE NGENT ON THE CERTIFIC	+(-)\$ Adjust -15,000 -15,000 -15,000 -15,000 -15,000 -15,000 -15,000 -15,000 -15,000 -15,000 -15,000	DESCRIPTION 6/18 SIM LOT SUPERIOR ACK OF IMPROVEME	\$ +(-)\$ Adjust38,700 \$ 38,700
MARK	Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND (Comments and Condit	DESCRIPTION 9/18 SUBURBAN LOT WET NATURED Data: ALL MARKET DA' COST APPROACHES WERE	N MLS DESCRIPTION 4/18 SIM LOT WATER/SEWER TA APPEARS TO BE GOOD. NOT USED. CAL ESTATE APPRAISAL REF	+(-)\$ Adjust -15,000 15,000 DUE TO OWNE	MLS L. DESCRIPTION 4/18 SIM LOT WATER/SEWER PROCCUPIED NEIGHBORE NGENT ON THE CERTIFIC	+(-)\$ Adjust -15,000 -15,000 -15,000 -15,000 -15,000 -15,000 -15,000 -15,000 -15,000 -15,000 -15,000	DESCRIPTION 6/18 SIM LOT SUPERIOR ACK OF IMPROVEME	\$ +(-)\$ Adjust38,700 \$ 38,700
MARK WARK	Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND C Comments and Condit DITIONS CONTAINE	DESCRIPTION 9/18 SUBURBAN LOT WET NATURED Data: ALL MARKET DA' COST APPROACHES WERE D HEREIN. THE SOLE FUN	N MLS DESCRIPTION 4/18 SIM LOT WATER/SEWER TA APPEARS TO BE GOOD. NOT USED. SAL ESTATE APPRAISAL REF	+(-)\$ Adjust -15,000 -15,000 DUE TO OWNE LIS FOR A POSS	MLS L. DESCRIPTION 4/18 SIM LOT WATER/SEWER R OCCUPIED NEIGHBORE NGENT ON THE CERTIFIC SIBLE DELINQUENT REAL	+(-)\$ Adjust -15,000 3 15,000 0 OOD AND THE L ATION, DEFINITION ESTATE TAX SAL	DESCRIPTION 6/18 SIM LOT SUPERIOR ACK OF IMPROVEME	\$ +(-)\$ Adjust38,700 \$ 38,700
MARK WARK	Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND C Comments and Condit DITIONS CONTAINE	DESCRIPTION 9/18 SUBURBAN LOT WET NATURED Data: ALL MARKET DA' COST APPROACHES WERE D HEREIN. THE SOLE FUN	N MLS DESCRIPTION 4/18 SIM LOT WATER/SEWER TA APPEARS TO BE GOOD. NOT USED. CAL ESTATE APPRAISAL REF	+(-)\$ Adjust -15,000 -15,000 DUE TO OWNE LIS FOR A POSS	MLS L. DESCRIPTION 4/18 SIM LOT WATER/SEWER R OCCUPIED NEIGHBORE NGENT ON THE CERTIFIC SIBLE DELINQUENT REAL	+(-)\$ Adjust -15,000 3 15,000 0 OOD AND THE L ATION, DEFINITION ESTATE TAX SAL	DESCRIPTION 6/18 SIM LOT SUPERIOR ACK OF IMPROVEME	\$ +(-)\$ Adjust38,700 \$ 38,700
	Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND C Comments and Condit DITIONS CONTAINE Final Reconciliation:	DESCRIPTION 9/18 SUBURBAN LOT WET NATURED Data: ALL MARKET DA' COST APPROACHES WERE D HEREIN. THE SOLE FUN AFTER ADJUSTMENTS, T	N MLS DESCRIPTION 4/18 SIM LOT WATER/SEWER TA APPEARS TO BE GOOD. NOT USED. SAL ESTATE APPRAISAL REPORTION OF THIS APPRAISAL THESE SALES REFLECT A CL	+(-)\$ Adjust -15,000 -15,000 DUE TO OWNE LIS FOR A POSS OSE RANGE OF	MLS L. DESCRIPTION 4/18 SIM LOT WATER/SEWER R OCCUPIED NEIGHBORE NGENT ON THE CERTIFIC SIBLE DELINQUENT REAL	+(-)\$ Adjust -15,000 3 15,000 0 OOD AND THE L ATION, DEFINITION ESTATE TAX SAL	DESCRIPTION 6/18 SIM LOT SUPERIOR ACK OF IMPROVEME	\$ +(-)\$ Adjust38,700 \$ 38,700
	Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND C Comments and Condit DITIONS CONTAINE Final Reconciliation:	DESCRIPTION 9/18 SUBURBAN LOT WET NATURED Data: ALL MARKET DA' COST APPROACHES WERE D HEREIN. THE SOLE FUN AFTER ADJUSTMENTS, T	N MLS DESCRIPTION 4/18 SIM LOT WATER/SEWER TA APPEARS TO BE GOOD. NOT USED. SAL ESTATE APPRAISAL REF	+(-)\$ Adjust -15,000 -15,000 DUE TO OWNE LIS FOR A POSS OSE RANGE OF	MLS L. DESCRIPTION 4/18 SIM LOT WATER/SEWER R OCCUPIED NEIGHBORE NGENT ON THE CERTIFIC SIBLE DELINQUENT REAL	+(-)\$ Adjust -15,000 -	MLS DESCRIPTION 6/18 SIM LOT SUPERIOR ACK OF IMPROVEME ON AND LIMITING COI E AND NOTHING ELSE	\$ +(-)\$ Adjust38,700 \$ 38,700
	Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND C Comments and Condit DITIONS CONTAINE Final Reconciliation:	DESCRIPTION 9/18 SUBURBAN LOT WET NATURED Data: ALL MARKET DA' COST APPROACHES WERE D HEREIN. THE SOLE FUN AFTER ADJUSTMENTS, T	DESCRIPTION 4/18 SIM LOT WATER/SEWER TA APPEARS TO BE GOOD. NOT USED. AL ESTATE APPRAISAL REFICTION OF THIS APPRAISAL THESE SALES REFLECT A CL	+(-)\$ Adjust -15,000 -15,000 DUE TO OWNE LIS FOR A POSS OSE RANGE OF	MLS L. DESCRIPTION 4/18 SIM LOT WATER/SEWER PROCCUPIED NEIGHBORN NGENT ON THE CERTIFIC SIBLE DELINQUENT REAL MARKET VALUES FOR TO	+(-)\$ Adjust -15,000 -	DESCRIPTION 6/18 SIM LOT SUPERIOR ACK OF IMPROVEME	\$ +(-)\$ Adjust38,700 \$ 38,700
	Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND C Comments and Condit DITIONS CONTAINE Final Reconciliation:	DESCRIPTION 9/18 SUBURBAN LOT WET NATURED Data: ALL MARKET DA' COST APPROACHES WERE D HEREIN. THE SOLE FUN AFTER ADJUSTMENTS, T	DESCRIPTION 4/18 SIM LOT WATER/SEWER TA APPEARS TO BE GOOD. NOT USED. AL ESTATE APPRAISAL REFICTION OF THIS APPRAISAL THESE SALES REFLECT A CL	+(-)\$ Adjust -15,000 -15,000 DUE TO OWNE LIS FOR A POSS OSE RANGE OF	MLS L. DESCRIPTION 4/18 SIM LOT WATER/SEWER PROCCUPIED NEIGHBORN NGENT ON THE CERTIFIC SIBLE DELINQUENT REAL MARKET VALUES FOR TO	+(-)\$ Adjust -15,000 -15,000 -15,000 OOD AND THE L ATION, DEFINITION ESTATE TAX SAL HE SUBJECT.	MLS DESCRIPTION 6/18 SIM LOT SUPERIOR ACK OF IMPROVEME DN AND LIMITING COME E AND NOTHING ELSE D be \$ 5,000	\$ +(-)\$ Adjust -38,700 \$ 4,300 NTS.
	Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND C Comments and Condit DITIONS CONTAINE Final Reconciliation:	DESCRIPTION 9/18 SUBURBAN LOT WET NATURED Data: ALL MARKET DA' COST APPROACHES WERE D HEREIN. THE SOLE FUN AFTER ADJUSTMENTS, T	DESCRIPTION 4/18 SIM LOT WATER/SEWER TA APPEARS TO BE GOOD. NOT USED. CAL ESTATE APPRAISAL REPROTION OF THIS APPRAISAL THESE SALES REFLECT A CL	+(-)\$ Adjust -15,000 -15,000 DUE TO OWNE LIS FOR A POSS OSE RANGE OF	MLS L. DESCRIPTION 4/18 SIM LOT WATER/SEWER PROCCUPIED NEIGHBORN NGENT ON THE CERTIFIC SIBLE DELINQUENT REAL MARKET VALUES FOR TO SEPTEMBER 15	+(-)\$ Adjust -15,000 -15,000 -15,000 OOD AND THE L ATION, DEFINITION ESTATE TAX SAL HE SUBJECT.	MLS DESCRIPTION 6/18 SIM LOT SUPERIOR ACK OF IMPROVEME ON AND LIMITING COI E AND NOTHING ELSE	\$ +(-)\$ Adjust -38,700 \$ 4,300 NTS.

Essex County WebMap Viewer



Tax Parcels (layer currently under construction)

Essex County, Virginia \varnothing County of Essex, Virginia . Accuracy is not guaranteed and no warranties are expressed or implied.

	A-1-1/1-1-1-1						File No.	
	Property Address E F		SLIE & ELAINE		Census Trac	t Ma	ap Reference	26C-9-D-10
<u>=</u>	City		County_	ESSEX	State	VIRGINIA	Zip Code	
DENTIFICATION	Sale Price \$	T 10 BLK D GWYNNFIELD Date of Sale			Property Dishty	hand to [7] s	—	
	Actual Real Estate Tax	CES \$ (VT)	Loan charges to be pa				e LL Leasehold	De Minimis PUD
=	tenden/Client Occupant	SANDS AN VACANT Apprais	DERSON	Addre	725 JACKSON STR	EET, FREDERICKSB		On A on A some A so A s
	оосиран	Applas	WITCHALL C. DO	instr	octions to Appraiser_FEE	SIMPLE FAIR MAR	KET VALUE REAL E	STATE APPRAISA
	Location Built Up	☐ Urban ✓ Over 759	✓ Suburban 25% to 75%	☐ Ru				Avg. Fair Poor
	Growth Rate	Fully Dev Rapid	Steady	[7] Sko		oyment Stability enience to Employm	ent 📙	
	Property Values Demand/Supply	Increasin			aining Conv	enience to Shopping		
	Marketing Time	Shortage			*** /	enience to Schools uacy of Public Trans	nostation	
8	Present Land Use	50 % 1 Family % 2-4	arnity% Apts	_% Condo9		eational Facilities	portation	
	Change in Present Lar	% Industrial% Vaca		& FORESTLAND		uacy of Utilities erty Compatibility		
NEIGHBORHOOD		(*) From		0 RESIDE	NTIAL Prote	ction from Detriment	tal Conditions	
Ė	Predominant Occupan Single Family Price Ra		Tenant to \$ 250,000 Pre-	% Va dominant Value S		e and Fire Protection ral Appearance of Pr		
	Single Family Age		to 75 yrs. Predom			al to Market	operaes	
	Comments including t	those factors, favorable or un	favorable affection markets	hility (e.a. nuhlie i	erke echanic viaw nai	-a\- TYPICAI SIIRII	IRRAN FSSEX COLINT	V CHARACTERIZED
	CHARACTERIZED BY	LARGE TRACTS OF FARM A	ND FORESTLAND SLOWLY	BEING DIVIDED I	NTO SMALLER SINGLE F	AMILY HOUSE SITE	S. MOST ARE SERVE	D BY PUBLIC
	WATER AND SEPTIO	C SYSTEMS.						
	Dimensions RECTANG				0.34 Sq. Pt.	or Acres	Com	er Lot
	Zoning classification Highest and best use	RESIDENTIAL-2	Other (specify)		Present Improvemen	ts ☑ do 🔲 d	da not conform to zon	ing regulations
	Public	Other (Describe)	OFF SITE IMPROVEME	NTS Topo	TYPICAL			
	Elec. ✓ Gas	THE WATER TO STATE OF THE PARTY	et Access Public	Private Size				
E	Water 🔽	Mai	ntenance Public	Private View	TYPICAL TYPICAL			
	San. Sewer	SEPTIC nderground Elect. & Tel.		3.7 PATRICIA (1982)	nage WET NATURED			
	Comments (favorable or	unfavorable including any appa	rent adverse easements, encro	achments, or other	e property located in a Ht	THIS PARCEL APPE	ARS TO BE WET NA	TURED, THUS
	IN THE OPINION OF	THIS APPRAISER IS NOT SUI COMMISSIONER OF THE R	TABLE FOR A HOUSE, HEN	CE ITS HIGHEST A	ND BEST USE IS ESTIMA	TED TO COMPLIME	NT AN ADJACENT PA	ARCEL
	to or more favorable th	ectied three recent sales of parties reaction to those items an the subject property, a miject property, a plus (+) adjust SUBJECT PROPERTY TAX MAP 26C-9-D-10	nus (-) adiustment is made :	thus reducing the sing the indicated	of comparable properties.	If a significant item If a significant item LE NO. 2	in the comparable pro in the comparable is i	perty is superior nterior to or less BLE NO. 3
ı	Proximity to Subject		ļ				TAX WAF 20	
S.	Sales Price	s —		\$ 20,000		\$ 20,000		\$ 43,000
er i	Price Data Source	S — EXTERIOR INSPECTION		\$	177	\$		\$
8	Date of Sale and	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust	DESCRIPTION	
	Time Adjustment Location	9/18 SUBURBAN	4/18 SIM		4/18	T To Nojusta	6/18	+(-)\$ Adjust.
4 1	Site/View	LOT	LOT		LOT		SIM	
1		NON-PERK	WATER/SEWER	-15,000	WATER/SEWER	-15,000	SUPERIOR	-38,700
ı								I.
-	Sales or Financing	-						
ľ	Concessions							
	Vet Adj. (Total) ndicated Value		- S	15,000	- T +	\$ 15,000	_ + V -	\$ 38,700
	of Subject			5,000		\$ 5,000		£ 4.000
	Comments on Market E	Data: ALL MARKET DATA OST APPROACHES WERE IN	APPEARS TO BE GOOD.	DUE TO OWNER	OCCUPIED NEIGHBOR	HOOD AND THE LA	ACK OF IMPROVEN	\$ 4,300 IENTS.
L		1/157						
	Comments and Condition DITIONS CONTAINED	ons of Appraisal: THIS READ HEREIN. THE SOLE FUNC	L ESTATE APPRAISAL REI TION OF THIS APPRAISAI	PORT IS CONTIN L IS FOR A POSSI	GENT ON THE CERTIFIC BLE DELINQUENT REAL	CATION, DEFINITION LESTATE TAX SALI	ON AND LIMITING C E AND NOTHING EL	ON- SE WHATSOEVER.
1	inal Reconciliation:	AFTER ADJUSTMENTS, TH	ESE SALES REFLECT A CL	OSE RANGE OF	MARKET VALUES FOR 1	THE SUBJECT.		
•	ESTIMATE THE MAR	RET VALUE, AS DEFINED, O	F SUBJECT PROPERTY AS	OF S	EPTEMBER 15	2018 to	be \$ 5,000	
	<i></i>							
	Muka ppraider(s)	of C Bog		ser (if applicable)		Did I	Did Not Physically Ins	pect Property

Essex County WebMap Viewer



Essex County, Virginia © County of Essex, Virginia. Accuracy is not guaranteed and no warrantles are expressed or implied.

Actual Real Estate Taxes \$	Date of Sale	County Loan The Loan charges to be ERSON Suburbar Suburbar Steady Stable In Balanc Suburbar Steady Likely (*) FARM & FOREST Tenant to \$ 250,000 In Tenant To \$ 250,000 Tenant To \$ 250,000 Tenant To \$ 250,000 Tenant Tenant	paid by selier \$	Other sales co ress 725 JACKSON STE tructions to Appraiser FE ural Inder 25% Emp low Con versupply Con versupply Con ver 6 Mos. Ade (% Commercial Con Ade	REET, FREDERICKSB E SIMPLE FAIR MAR Redyment Stability venience to Employm venience to Schools quacy of Public Trans reational Facifities quacy of Utilities venty Compatibility ection from Detriment and Fire Protection eral Appearance of Preal to Market	Good	Avg. Fair Poor V
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Cocupant VACAN Location Built Up Growth Rate	SANDS AND SANDS AND T Appraise Urban Over 75% Rapid Increasing Shortage Under 3 M Family % 2-4 Fa Industrial % Vacan (*) From J Owner \$ 50,000 1 yrs. 1	Loan charges to be ERSON MICHAEL C. Suburbar 25% to 7 Steady Stable In Balanc 4-6 Mos. 4-6 Mos. Tenant T	paid by seller \$ Add BOGGS Ins To To To To	Other sales co ress 725 JACKSON STE tructions to Appraiser FE ural Inder 25% Emp low Con versupply Con versupply Con ver 6 Mos. Ade (% Commercial Con Ade	REET, FREDERICKSB E SIMPLE FAIR MAR Redyment Stability venience to Employm venience to Schools quacy of Public Trans reational Facifities quacy of Utilities venty Compatibility ection from Detriment and Fire Protection eral Appearance of Preal to Market	Good	Avg. Fair Poor V
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Zoning classification AGRI Highest and best use Public Ot Elec. Gas TANK			=	0.90 Sn F	or Acres		el et
Highest and best use Public Ot Elec. TANK				Present Improveme	t. or Acres	Come 🔲 Come do not conform to zoni	
Elec.		ther (specify)		. resont trapiosestic	E av E (ad not contourn to zoni	iy regulations
Gas TANK	her (Describe)	OFF SITE IMPROVE		po TYPICAL			
		t Access Public					
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San. Sewer SEPT	- HADIN		Private Vi	W TYPICAL ainage APPEARS TO BE	WET NATURED		
Undergro	ound Elect. & Tel.	Sidewalk	Street Lights Is	the property located in a H		Flood Henry 4 C	[/Ne□v
Comments (favorable or unfavo	rable including any appare	ent adverse easements, en	croachments, or other	r adverse conditions):	THIS PARCEL APPE	ARS TO BE LOW AND	✓ No Yes WEST NATURED.
THUS ITS HIGHEST AND BE	EST USE IS ESTIMATED	TO COMPLIMENT AN	ADJACENT PARCI	L. THUS IT WAS VALUE	D ACCORDINGLY. T	HE COMMISSIONER C	F THE REVENUE'S
NOTE THAT IT IS A "LOW I	PARCEL*.						
adjustment reflecting market of to or more tayorable than the favorable than the subject profile. ITEM S Address	amplear brobbert, a tittit	NO 1.1 OMBIDO NOTE 12 11 PM	reasing the indicate	BOUNTARDE VARIO AT CHAINA	RENO. 2	in the comparable is in COMPARA TAX MAP	Herior to or less
Drovimity to Cubinet							
Proximity to Subject Sales Price \$			0.505	-			
Price S-			\$ 15,000 \$		\$ 15,000		\$ 15,000
	ERIOR INSPECTION	MLS		MLS	\$	100	\$
Date of Sale and	DEDCE:	DECODIDATION	+(-)\$ Adjus		+(-)\$ Adjust	DESCRIPTION	+(-)\$ Adjust.
	DESCRIPTION	DESCRIPTION		11911	Toplast	DECOMM HOM	THE 12 MURIST 1
Time Adjustment	9/18	3/18		2/18	1	4/18	T. I Ty Turpact
Time Adjustment Location	9/18 RURAL	3/18 SIM		SIM		4/18 SIM	
Time Adjustment Location Site/View	9/18	3/18 SIM 1.07 ACRES		SIM 1.1 ACRES		SIM 1.25 ACRES	
Time Adjustment Location Site/View	9/18 RURAL 0.90 ACRE	3/18 SIM	-11,250	SIM	-11,250	SIM	-11,250
Time Adjustment Location Site/View	9/18 RURAL 0.90 ACRE	3/18 SIM 1.07 ACRES		SIM 1.1 ACRES	-11,250	SIM 1.25 ACRES	
Time Adjustment Location Site/View LO	9/18 RURAL 0.90 ACRE	3/18 SIM 1.07 ACRES		SIM 1.1 ACRES	-11,250	SIM 1.25 ACRES	
Time Adjustment Location Site/View LO Sales or Financing	9/18 RURAL 0.90 ACRE	3/18 SIM 1.07 ACRES		SIM 1.1 ACRES	-11,250	SIM 1.25 ACRES	
Time Adjustment Location Site/View Lo Sales or Financing Concessions	9/18 RURAL 0.90 ACRE	3/18 SIM 1.07 ACRES SUPERIOR	-11,250	SIM 1.1 ACRES SUPERIOR	-11,250	SIM 1.25 ACRES	
Time Adjustment Location Site/View LO Sales or Financing	9/18 RURAL 0.90 ACRE	3/18 SIM 1.07 ACRES		SIM 1.1 ACRES	-11,250 \$ 11,250	SIM 1.25 ACRES SUPERIOR	
Time Adjustment Location Site/View Lo Sales or Financing Concessions Net Adj. (Total)	9/18 RURAL 0.90 ACRE W WET NATURED	3/18 SIM 1.07 ACRES SUPERIOR	-11,250	SIM 1.1 ACRES SUPERIOR		SIM 1.25 ACRES SUPERIOR	-11,250
Time Adjustment	9/18	3/18					



Property Address										C6		
City	OFF 3.C 033		Cour	ıtv	ESSEX	Stat	· a	VIRGINIA	7in Cad	je	* == 5	
Legal Description			O DEER PARK						∠职 ∪00)G		
Sale Price \$		Date of Sale _	Loar	Term	yrs	Property Ri	ghts Appr	raised 🗸	Fee L	easehold	☐ De Mini	imis PUD
Actual Real Estate	Taxes \$	(yr)	Loan charges to	be paid by s	seller \$	Other sale:	s concess	sions				
Lender/Client Occupant	VACANT	Annraise		C. BOGGS		725 JACKSON				IE REAL E	STATE APPI	RAISAL
					#15UU	COURS IN APPRAISE!	. LL 311V	THE PART IN	AND VALL	A WEAT E	omie al fi	WILLIAM TO THE
Location		Urban	Suburi		✓ Run					Goo	d Avg. Fair	Poor
Built Up Growth Rate	Diran bar	Over 75%	☑ 25% to		Und			ent Stability				
Property Values	☐ Fully Dev	I horeasing	☐ Steady		☑ Slov			nce to Employ				
Demand/Supply		Shortage	✓ In Baia		☐ Dec			nce to Shappi nce to School	-			
Marketing Time		Under 3 Me	os. 🔽 4-6 M	OS.	☐ Ove			y of Public Tra				片
Present Land Use		% 2-4 Fa	mily% Apts.	% Co	ondo%			nal Facilities	,			
Change in Present	% Industria	The latest section in		ARM & FOI				y of Utilities				
Change in Present		Not Likely	FARM & FOREST	(*) To	L Tak	ing Place (*)		Compatibility n from Detrima	-4-1025			
Predominant Occup	рапсу	✓ Owner	Tenant	10	% Vac			n kom bernni d Fire Protecti		ons _		
Single Family Price		50,000	to \$ 250,000		ant Value \$	75,000		ppearance of				
Single Family Age		yrs. t	1075yrs. Pr	redominant	Age4	0 утѕ.	Appeal to					
Comments include	na those factore of	avorable or unf-	worshie attention—	. خاندا بطوراور	(an auhite -	arka ashasis d	m=11	TYDICAL DI	IDAI DOODY	COLINITS	CHADACTE	מללום
BY LARGE TRACTS	S OF FARM AND I	FORESTLAND SI	avorable, affecting ma LOWLY BEING DIVID	ED INTO SM	(e.g. public p Maller sind	WITS, SCHOORS, VIEW GLE FAMILY HOUS	, noise) : E sites	ALL ARE SERV	/ED BY WELL	L AND SEE	TIC SYSTEM	IS.
								DER.	21 11001			,
-					-			77.7				
Dimensions IRREG		DE.		- 64			iq. Ft. or /			Con	ner Lot	
Highest and best u			ther (specify)			Present Improve	ements	√ do	da not cont	form to zor	ring regulation	ons
Public			OFF SITE IMPRO	VEMENTS	Topo	TYPICAL						
Elec.		Stree	t Access Pu		rivate Size							
Gas 📙	TANK	5,2210.0	ce GRAVEL	990	Shap	e INFERIOR	-11:					
Water San. Sewer	WELL SEPTIC		tenance Pu	blic ✓ F	Private View							
Joan. Jewer	Underground Ele		Storm Sewer	Curb/Gut Street Lie		age TYPICAL					[7]	О
Comments (favorable			ent adverse easements,	ancoschme	unts or other a	property located in	n a HUD k APP	EARS TO BE .	iai Fiood Haz A Typical I	ard Area? LOT ON A	PRIVATE R	OAD Yes
				or or organization	ME, OF ORIGINA	dverse communis).		Liste To DE	TTTTOTEL	201 011 11	TRUTTLER	OID.
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The undersioned ha	s recited three rec	rent cales of no	marties most similar	and newdow	eta la audical	and has sould	1 M . 1					
to or more tavorable favorable than the s	than the subject subject property, a	property, a mining plus (+) adjust PROPERTY	operties most similar of significant variation us (-) adjustment is r strinent is made thus COMPAF	nade thus n	educing the in the indicated	of comparable proper adicated value of survalue of the subject	rties, II a bject; if a t.	significant iter significant iter	n in the com	oparable pr oparable is	operty is sup Interior to or	
to or more tavorable favorable than the s	than the subject subject property, a SUBJECT TAX MA	property, a mini a plus (+) adjus	us (-) adjustment is restment is made thus	nade thus n	educing the in the indicated	d comparable proper adicated value of su value of the subject COMPA	rties. If a	significant iter significant iter	n in the com	oparable pr oparable is	operty is sup Interior to or ABLE NO.3	
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to or more tavorable favorable than the s	than the subject subject property, a SUBJECT TAX MA	property, a mining plus (+) adjust PROPERTY	us (-) adjustment is restment is made thus	RABLE NO. 1	e subject and educing the in the indicated	d comparable proper adicated value of su value of the subject COMPA	ties. II a bject; if a t. ARABLE N MAP 24-2-3	significant iter significant iter	n in the com	parable proparable is	ABLE NO. 3 117-1-46	erior less
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to or more tavorable favorable than the s ITEM Address Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment	than the subject bubject property, a subject p	property, a mini a plus (+) adjus PROPERTY P 17-1-10 HOTOGRAPH RIPTION //18	Symmetri Variation Ist (-) adjustment is not the street is made thus COMPAF TAX N DESCRIPTIO 6/18	made thus noncreasing to RABLE NO. 1 RABLE NO. 1 IAP 47-7-1 \$ 25.0	e suspect an educing the in the indicated	o comparable proper of survalue of the subject COMPA TAX N	rises, III a bject, if a l. RABLE N AAP 24-2-3 S S MLS	significant iter significant iter	n in the com	parable proparable is COMPAR. TAX MAP	ABLE NO. 3 117-1-46 \$ 37,900	erior less
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