

# LAND APPRAISAL REPORT

File No.

BOONE, LETTIE PITTS

Census Tract

Map Reference

50A-1-2

Property Address EASTLAND ROAD

City \_\_\_\_\_ County ESSEX State VIRGINIA Zip Code \_\_\_\_\_

Legal Description 2.6 AC. MORE OR LESS

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 \_\_\_\_\_

Owner/Client SANDS ANDERSON

Address 725 JACKSON STREET, FREDERICKSBURG, VA.

Occupant VACANT

Appraiser MICHAEL C. BOGGS

Instructions to Appraiser: FEE SIMPLE FAIR MARKET VALUE REAL ESTATE APPRAISAL

Location  Urban  Suburban  Rural

Built Up  Over 75%  25% to 75%  Under 25%

Growth Rate  Fully Dev.  Rapid  Steady  Slow

Property Values  Increasing  Stable  Declining

Demand/Supply  Shortage  In Balance  Oversupply

Marketing Time  Under 3 Mos.  4-6 Mos.  Over 6 Mos.

Present Land Use 25% 1 Family \_\_\_\_\_ % 2-4 Family \_\_\_\_\_ % Apts \_\_\_\_\_ % Condo \_\_\_\_\_ % Commercial \_\_\_\_\_ % Industrial \_\_\_\_\_ % Vacant 75% FARM & FORESTLAND

Change in Present Land Use  Not Likely  Likely (\*)  Taking Place (\*)

(\*) From FARM & FOREST To RESIDENTIAL

Predominant Occupancy  Owner  Tenant \_\_\_\_\_ % Vacant

Single Family Price Range \$ 50,000 to \$ 250,000 Predominant Value \$ 75,000

Single Family Age 1 yrs. to 75 yrs. Predominant Age 40 yrs.

	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 RURAL ESSEX 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.

Dimensions RECTANGULAR = 2.6 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 Elec. & Tel. \_\_\_\_\_

OFF SITE IMPROVEMENTS

Street Access  Public  Private

Surface ASPHALT

Maintenance  Public  Private

Storm Sewer  Curb/Gutter

Sidewalk  Street Lights

Topo TYPICAL

Size TYPICAL

Shape INFERIOR

View TYPICAL

Drainage TYPICAL

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): THIS PARCEL APPEARS TO BE LONG AND NARROW.

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 50A-1-2	TAX MAP 51-1-F2	TAX MAP 35-8-2	TAX MAP 31A-3-10
Proximity to Subject	-	-	-	-
Sales Price	\$ --	\$ 25,000	\$ 15,000	\$ 22,900
Price	\$ --	\$	\$	\$
Data Source	EXTERIOR INSPECTION	MLS	MLS	MLS
Date of Sale and Time Adjustment	DESCRIPTION 9/18	DESCRIPTION 8/16	DESCRIPTION 3/18	DESCRIPTION 9/17
		+(-)\$ Adjust.	+(-)\$ Adjust.	+(-)\$ Adjust.
Location	RURAL	SIM	SIM	SIM
Site/View	2.6 ACRE	3 ACRES	1.07 ACRES	1.50 ACRES
	NARROW SHAPE	SUPERIOR	SUPERIOR	SUPERIOR
		-6,250	+7,500	+5,000
		WELL/SEPTIC	-3,750	-5,725
		-6,000		-6,000
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 12,250	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,750	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 6,725
Indicated Value of Subject		\$ 12,750	\$ 18,750	\$ 16,175

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 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 SUPPORTING A MODERN SEPTIC DRAIN FIELD SYSTEM.

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 SEPTEMBER 15 2018 to be \$ 16,000

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

Review Appraiser (if applicable)

Michael C. Boggs Real Estate



# LAND APPRAISAL REPORT

File No.

WEEKS, NANIE PITTS

Census Tract --- Map Reference 50A-1-6

Property Address EASTLAND ROAD

City --- County ESSEX State VIRGINIA Zip Code ---

Legal Description 2.6 AC. MORE OR LESS LOT 6 WILLIAM PITTS LAND

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 FAIR MARKET VALUE REAL ESTATE APPRAISAL

Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	Good	Avg	Fair	Poor
Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	<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 type="checkbox"/> Steady	<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	<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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	25 % 1 Family % 2-4 Family % Apts. % Condo % Commercial			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	% Industrial % Vacant 75 % FARM & FORESTLAND			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input type="checkbox"/> Not Likely	<input checked="" type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(*) From FARM & FOREST To RESIDENTIAL			<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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	\$ 50,000 to \$ 250,000		Predominant Value \$ 75,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	1 yrs. to 75 yrs.		Predominant Age 40 yrs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				<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 RURAL ESSEX 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.

Dimensions RECTANGULAR = 2.6 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  Curby/Gutter

Sidewalk  Street Lights

Topo TYPICAL

Size INFERIOR

Shape TYPICAL

View TYPICAL

Drainage TYPICAL

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): THIS PARCEL APPEARS TO BE A NARROW STATE ROAD FRONT 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 50A-1-6	TAX MAP 51-1-F2	TAX MAP 35-8-2	TAX MAP 31A-3-10
Proximity to Subject	---			
Sales Price	\$ ---	\$ 25,000	\$ 15,000	\$ 22,900
Price	\$ ---	\$	\$	\$
Data Source	EXTERIOR INSPECTION	MLS	MLS	MLS
Date of Sale and Time Adjustment	DESCRIPTION 9/18	DESCRIPTION 8/16	DESCRIPTION 3/18	DESCRIPTION 9/17
Location	RURAL	SIM	SIM	SIM
Site/View	2.6 ACRE	3.0 ACRES	1.07 ACRES	1.50 ACRES
	NARROW SHAPE	SUPERIOR	SUPERIOR	SUPERIOR
		-6,250	+7,500	+5,000
		WELL/SEPTIC	-3,750	-5,725
		-6,000		-6,000
Sales or Financing Concessions				
Net Adj. (Total)	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 12,250	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,750	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 6,725	
Indicated Value of Subject	\$ 12,750	\$ 18,750	\$ 16,175	

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 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 SUPPORTING A MODERN SEPTIC DRAIN FIELD SYSTEM.

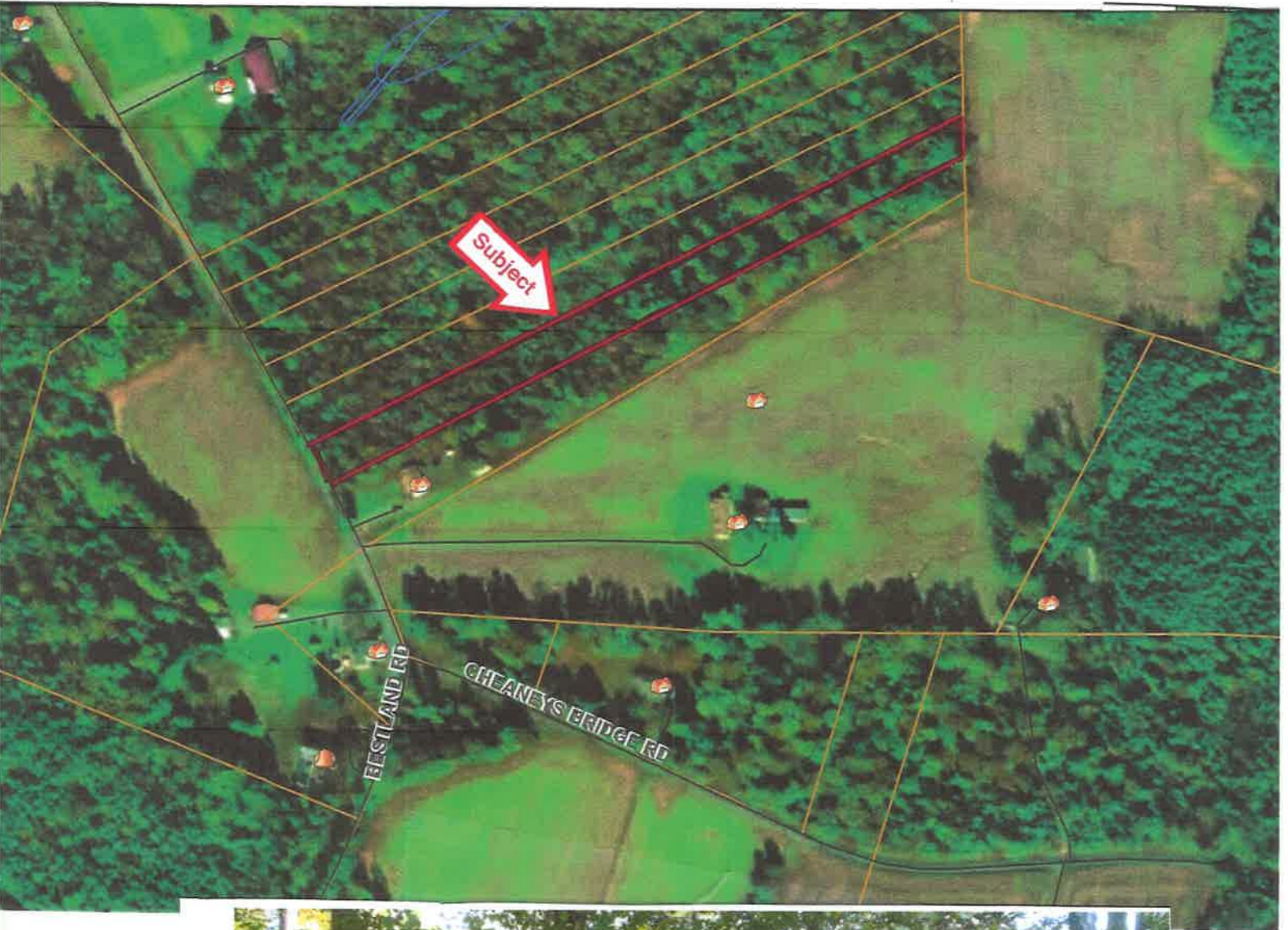
Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A CLOSE RANGE OF MARKET VALUES FOR THE SUBJECT.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF SEPTEMBER 15 2018 to be \$ 16,000

Appraiser(s) Michael C. Boggs  Did  Did Not Physically Inspect Property

Review Appraiser (if applicable)

Michael C. Boggs Real Estate



# LAND APPRAISAL REPORT

File No.

**Borrower** COLEMAN, GARNETT D.      **Census Tract** \_\_\_\_\_      **Map Reference** 35-17B

**Property Address** LINCOLN LANE

**City** \_\_\_\_\_      **County** ESSEX      **State** VIRGINIA      **Zip Code** \_\_\_\_\_

**Legal Description** 0.68 AC. MORE OR LESS

**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 FAIR MARKET VALUE REAL ESTATE APPRAISAL

<b>Location</b>	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	
<b>Built Up</b>	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	
<b>Growth Rate</b> <input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input checked="" type="checkbox"/> Slow	
<b>Property Values</b>	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	
<b>Demand/Supply</b>	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	
<b>Marketing Time</b>	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	
<b>Present Land Use</b>	25 % 1 Family	% 2-4 Family	% Apts.	% Condo
	% Industrial	% Vacant	75 % FARM & FORESTLAND	
<b>Change in Present Land Use</b>	<input type="checkbox"/> Not Likely	<input checked="" type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)	
	(*) From FARM & FOREST To RESIDENTIAL			
<b>Predominant Occupancy</b>	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	% Vacant	
<b>Single Family Price Range</b>	\$ 50,000 to \$ 250,000		Predominant Value \$ 75,000	
<b>Single Family Age</b>	1 yrs. to 75 yrs.		Predominant Age 40 yrs.	

<b>Employment Stability</b>	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Avg.	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<b>Convenience to Employment</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Convenience to Shopping</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Convenience to Schools</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Adequacy of Public Transportation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Recreational Facilities</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Adequacy of Utilities</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Property Compatibility</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Protection from Detrimental Conditions</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Police and Fire Protection</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Appearance of Properties</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Appeal to Market</b>	<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 RURAL ESSEX 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.

**Dimensions** IRREGULAR = 0.68 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) \_\_\_\_\_

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

**Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions):** ACCORDING TO THE COMMISSIONER OF THE REVENUE, THIS PARCEL IS BUILDABLE, HOWEVER ACCORDING TO THE RECORDED PLAT, IT IS THE OPINION OF THIS APPRAISER THAT IT IS LOCATED IN THE ROADWAY OF LINCOLN LANE. THUS IS IT ESTIMATED TO BE NON-BUILDABLE. HENCE ITS HIGHEST AND BEST USE IS ESTIMATED TO COMPLIMENT AN ADJACENT PARCEL. THUS IT WAS VALUED ACCORDINGLY.

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	
<b>Address</b>	TAX MAP 35-17B	TAX MAP 35-8-2		TAX MAP 35-8-4		TAX MAP 55-1	
<b>Proximity to Subject</b>	-						
<b>Sales Price</b>	\$ --	\$ 15,000		\$ 15,000		\$ 30,000	
<b>Price</b>	\$ --	\$		\$		\$	
<b>Data Source</b>	AERIAL PHOTO	MLS		MLS		MLS	
<b>Date of Sale and Time Adjustment</b>	DESCRIPTION 9/18	DESCRIPTION 3/18	+(-)\$ Adjust.	DESCRIPTION 2/18	+(-)\$ Adjust.	DESCRIPTION 8/16	+(-)\$ Adjust.
<b>Location</b>	RURAL	SIM		SIM		SIM	
<b>Site/View</b>	0.68 ACRE NON-BUILDABLE	1.07 ACRES SUPERIOR		1.1 ACRES SUPERIOR		2.0 ACRES SUPERIOR	
		-13,500		-13,500		-1,000 -27,500	
<b>Sales or Financing Concessions</b>							
<b>Net Adj. (Total)</b>		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 13,500		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 13,500		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 28,500	
<b>Indicated Value of Subject</b>		\$ 1,500		\$ 1,500		\$ 1,500	

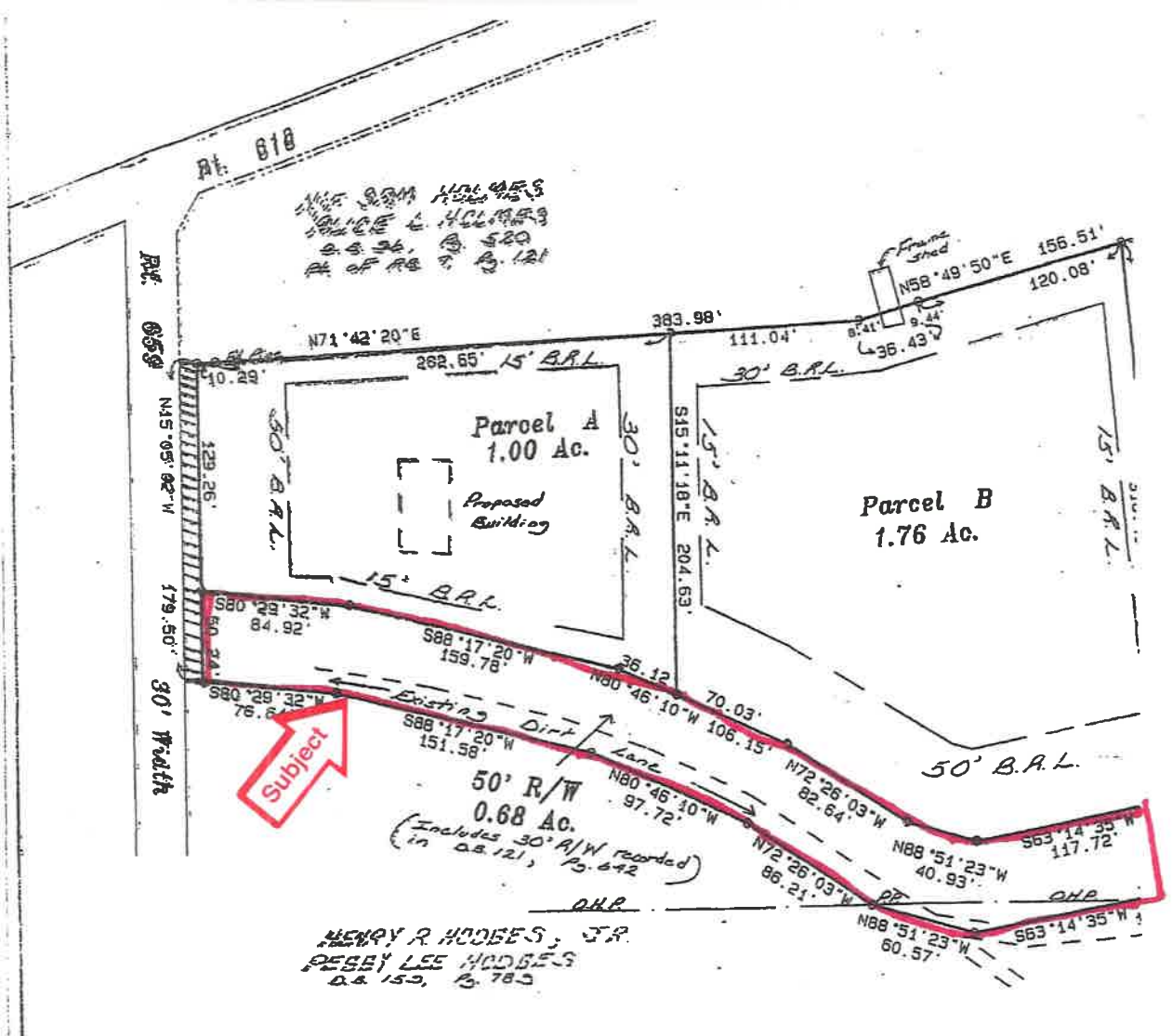
**Comments on Market Data:** ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND THE LACK OF IMPROVEMENTS, THE INCOME AND COST APPROACHES WERE NOT USED.

**Comments and Conditions of Appraisal:** THIS 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 CLOSE RANGE OF MARKET VALUES FOR THE SUBJECT.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF SEPTEMBER 15 2018 to be \$ 1,500

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



SURVEYOR'S CERTIFICATE



# LAND APPRAISAL REPORT

File No.

DELEVER, BLANCHE A.

Census Tract

Map Reference

53D-1-5

Property Address BOWLERS RD

City

County ESSEX

State VIRGINIA

Zip Code

Legal Description 3.25 AC. MORE OR LESS

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 FAIR MARKET VALUE REAL ESTATE APPRAISAL

IDENTIFICATION

NEIGHBORHOOD

SITE

MARKET DATA ANALYSIS

RECONCILIATION

Location  Urban  Suburban  Rural

Built Up  Over 75%  25% to 75%  Under 25%

Growth Rate  Fully Dev.  Rapid  Steady  Slow

Property Values  Increasing  Stable  Declining

Demand/Supply  Shortage  In Balance  Oversupply

Marketing Time  Under 3 Mos.  4-6 Mos.  Over 6 Mos.

Present Land Use 25% 1 Family % 2-4 Family % Apts. % Condo % Commercial

% Industrial % Vacant 75% FARM & FORESTLAND

Change in Present Land Use  Not Likely  Likely (\*)  Taking Place (\*)

(\*) From FARM & FOREST To RESIDENTIAL

Predominant Occupancy  Owner  Tenant % Vacant

Single Family Price Range \$ 50,000 to \$ 250,000 Predominant Value \$ 75,000

Single Family Age 1 yrs. to 75 yrs. Predominant Age 40 yrs.

	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 RURAL ESSEX 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.

Dimensions RECTANGULAR = 3.25 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

Water

San. Sewer

Underground Elect. & Tel.

OFF SITE IMPROVEMENTS

Street Access  Public  Private

Surface ASPHALT

Maintenance  Public  Private

Storm Sewer  Curb/Gutter

Sidewalk  Street Lights

Topo TYPICAL

Size TYPICAL

Shape TYPICAL

View TYPICAL

Drainage APPEARS TO BE LOW

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): THIS LOT APPEARS TO BE WET NATURED.

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 53D-1-5	TAX MAP 47-7-1	TAX MAP 47-7-2	TAX MAP 41-1-D
Proximity to Subject				
Sales Price	\$ --	\$ 25,000	\$ 25,000	\$ 45,000
Price	\$ --	\$	\$	\$
Data Source	EXTERIOR INSPECTION	MLS	MLS	MLS
Date of Sale and Time Adjustment	DESCRIPTION 9/18	DESCRIPTION 6/18 +(-)\$ Adjust.	DESCRIPTION 6/18 +(-)\$ Adjust.	DESCRIPTION 8/17 +(-)\$ Adjust.
Location	RURAL	SIM	SIM	SIM
Site/View	3.25 ACRES WET NATURED	4.95 ACRES SUPERIOR -5,000 -6,250	7.15 ACRES SUPERIOR -6,000 -6,250	10.03 ACRES SUPERIOR -15,000 -11,250
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 11,250	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 12,250	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 26,250
Indicated Value of Subject		\$ 13,750	\$ 12,750	\$ 18,750

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 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 SUPPORTING A MODERN SEPTIC DRAIN FIELD SYSTEM.

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 SEPTEMBER 15 2018 to be \$ 14,000

Appraiser(s) *Michael C Boggs*  Did  Did Not Physically Inspect Property

Review Appraiser (if applicable)

[Y2K]

Michael C. Boggs Real Estate









# LAND APPRAISAL REPORT

File No.

**Appraiser** TOMPKINS, PAUL      **Census Tract** \_\_\_\_\_ **Map Reference** 52-65

**Property Address** OFF EASTSIDE OF U.S. 17

**City** \_\_\_\_\_ **County** ESSEX **State** VIRGINIA **Zip Code** \_\_\_\_\_

**Legal Description** 1 AC. MORE OR LESS

**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** \_\_\_\_\_

**Appraiser/Client** SANDS ANDERSON **Address** 725 JACKSON STREET, FREDERICKSBURG, VA.

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

<b>Location</b>	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural		
<b>Built Up</b>	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%		
<b>Growth Rate</b> <input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input checked="" type="checkbox"/> Slow		
<b>Property Values</b>	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining		
<b>Demand/Supply</b>	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply		
<b>Marketing Time</b>	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.		
<b>Present Land Use</b> 25 % 1 Family _____ % 2-4 Family _____ % Apts. _____ % Condo _____ % Commercial _____ % Industrial _____ % Vacant _____ %					
<b>Change in Present Land Use</b>	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)		
<b>Predominant Occupancy</b>	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	_____ % Vacant		
<b>Single Family Price Range</b> \$ 50,000 to \$ 250,000 <b>Predominant Value \$</b> 75,000					
<b>Single Family Age</b> 1 yrs. to 75 yrs. <b>Predominant Age</b> 40 yrs.					

<b>Employment Stability</b>		Good	Avg.	Fair	Poor
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 RURAL ESSEX COUNTY CHARACTERIZED BY LARGE TRACTS OF FARM AND FORESTLAND SLOWLY BEING DIVIDED INTO SMALLER SINGLE FAMILY ROADSIDE PARCELS. ALL ARE SERVED BY WELL AND SEPTIC SYSTEMS.

**Dimensions** RECTANGULAR = 1.00 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) \_\_\_\_\_

<b>Elec.</b>	<input checked="" type="checkbox"/>	<b>OFF SITE IMPROVEMENTS</b>	<b>Topo</b>	TYPICAL	
<b>Gas</b>	<input type="checkbox"/>		<b>Street Access</b> <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	<b>Size</b>	TYPICAL
<b>Water</b>	<input type="checkbox"/>		<b>Surface</b> DIRT	<b>Shape</b>	TYPICAL
<b>San. Sewer</b>	<input type="checkbox"/>		<b>Maintenance</b> <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	<b>View</b>	TYPICAL
	<input type="checkbox"/>		<b>Storm Sewer</b> <input type="checkbox"/> <b>Curb/Gutter</b> <input type="checkbox"/>	<b>Drainage</b>	TYPICAL

**Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions):** WOODED PARCEL OF THE EAST SIDE OF TIDEWATER TRAIL.

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
<b>Address</b>	TAX MAP 52-65	TAX MAP 35-8-2	TAX MAP 35-8-4	TAX MAP 35-8-8
<b>Proximity to Subject</b>	---			
<b>Sales Price</b>	\$ ---	\$ 15,000	\$ 15,000	\$ 15,000
<b>Price</b>	\$ ---	\$	\$	\$
<b>Data Source</b>	AERIAL PHOTO	MLS	MLS	MLS
<b>Date of Sale and Time Adjustment</b>	DESCRIPTION 9/18	DESCRIPTION 3/18	DESCRIPTION 2/18	DESCRIPTION 4/18
<b>Location</b>	RURAL	SUPERIOR -3,750	SUPERIOR -3,750	SUPERIOR -3,750
<b>Site/View</b>	1 ACRE	1.07 AC	1.1 AC	1.25 AC -1,000
<b>Sales or Financing Concessions</b>				
<b>Net Adj. (Total)</b>		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 3,750	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 3,750	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 4,750
<b>Indicated Value of Subject</b>		\$ 11,250	\$ 11,250	\$ 10,250

**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 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 CLOSE RANGE OF MARKET VALUES FOR THE SUBJECT.

**I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF** SEPTEMBER 15 2018 **to be \$** 11,250

*Michael C Boggs*  
Appraiser(s)  Did  Did Not Physically Inspect Property

Review Appraiser (if applicable)

[Y2K]

# Essex County WebMap Viewer



# LAND APPRAISAL REPORT

File No.

**Appraiser:** HILL, GEORGE L.      **Census Tract:** \_\_\_\_\_      **Map Reference:** 52-86A  
**Property Address:** WHITE MARSH ROAD  
**City:** \_\_\_\_\_      **County:** ESSEX      **State:** VIRGINIA      **Zip Code:** \_\_\_\_\_  
**Legal Description:** 2.0 AC. MORE OR LESS  
**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 FAIR MARKET VALUE REAL ESTATE APPRAISAL

<b>Location</b>	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural						
<b>Built Up</b>	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%						
<b>Growth Rate</b>	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input checked="" type="checkbox"/> Slow						
<b>Property Values</b>	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining						
<b>Demand/Supply</b>	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply						
<b>Marketing Time</b>	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.						
<b>Present Land Use</b>	<input type="checkbox"/> 25 % 1 Family	<input type="checkbox"/> 2-4 Family	<input type="checkbox"/> % Apts.	<input type="checkbox"/> % Condo	<input type="checkbox"/> % Commercial				
	<input type="checkbox"/> % Industrial	<input type="checkbox"/> % Vacant	<input type="checkbox"/> 75 % FARM & FORESTLAND						
<b>Change in Present Land Use</b>	<input type="checkbox"/> Not Likely	<input checked="" type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)						
	(*) From FARM & FOREST To RESIDENTIAL								
<b>Predominant Occupancy</b>	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> % Vacant						
<b>Single Family Price Range</b>	\$ 75,000 to \$ 250,000		<b>Predominant Value \$</b>	100,000					
<b>Single Family Age</b>	1 yrs. to 75 yrs.		<b>Predominant Age</b>	40 yrs.					

<b>Employment Stability</b>		<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Avg.	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
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 RURAL ESSEX 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.

**Dimensions:** TRIANGULAR      =      2.0      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  
**Off Site Improvements:** Street Access  Public  Private; Surface ASPHALT; Maintenance  Public  Private; Storm Sewer  Curb/Gutter; Sidewalk  Street Lights  
**Topo:** TYPICAL    **Size:** TYPICAL    **Shape:** TRIANGLE    **View:** TYPICAL    **Drainage:** TYPICAL  
**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):** THIS PARCEL APPEARS TO BE A TYPICAL STATE ROAD FRONT 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	
<b>Address</b>	TAX MAP 52-86A	TAX MAP 35-8-8		TAX MAP 35-8-1		TAX MAP 55-1	
<b>Proximity to Subject</b>							
<b>Sales Price</b>	\$ --	\$ 15,000		\$ 15,000		\$ 30,000	
<b>Price</b>	\$ --	\$		\$		\$	
<b>Data Source</b>	EXTERIOR INSPECTION	MLS		MLS		MLS	
<b>Date of Sale and Time Adjustment</b>	DESCRIPTION 9/18	DESCRIPTION 4/18	+(-)\$ Adjust.	DESCRIPTION 3/18	+(-)\$ Adjust.	DESCRIPTION 8/16	+(-)\$ Adjust.
<b>Location</b>	RURAL	SIM		SIM		SUPERIOR	
<b>Site/View</b>	2.0 ACRES	1.25 ACRES	+5,000	1.61 ACRES	+5,000	2.00	-7,500
<b>Sales or Financing Concessions</b>							
<b>Net Adj. (Total)</b>		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 5,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 5,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 7,500
<b>Indicated Value of Subject</b>		\$ 20,000		\$ 20,000		\$ 22,500	

**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 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 SUPPORTING A MODERN SEPTIC DRAIN FIELD SYSTEM.

**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** SEPTEMBER 15      2018      to be \$ 21,000

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

[Y2K]



# LAND APPRAISAL REPORT

File No.

**Borrower** KELLY, LESLIE & ELAINE **Census Tract** \_\_\_\_\_ **Map Reference** 26C-9-D-9

**Property Address** E BANBURY ROAD

**City** \_\_\_\_\_ **County** ESSEX **State** VIRGINIA **Zip Code** \_\_\_\_\_

**Legal Description** LOT 9 BLK D GWYNNFIELD 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** \_\_\_\_\_

**Lender/Client** SANDS ANDERSON **Address** 725 JACKSON STREET, FREDERICKSBURG, VA.

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

<b>Location</b>	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	<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"/>
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"/>																																																												
<b>Built Up</b>	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%																																																													
<b>Growth Rate</b>	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input checked="" type="checkbox"/> Slow																																																													
<b>Property Values</b>	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining																																																													
<b>Demand/Supply</b>	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply																																																													
<b>Marketing Time</b>	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.																																																													
<b>Present Land Use</b>	50 % 1 Family _____ % 2-4 Family _____ % Apts. _____ % Condo _____ % Commercial _____																																																															
<b>Change in Present Land Use</b>	<input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*)																																																															
<b>Predominant Occupancy</b>	(*) From <u>FARM &amp; FOREST</u> To <u>RESIDENTIAL</u>																																																															
<b>Single Family Price Range</b>	\$ 75,000 to \$ 250,000 <b>Predominant Value \$</b> 100,000																																																															

**Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise):** TYPICAL SUBURBAN ESSEX COUNTY CHARACTERIZED BY LARGE TRACTS OF FARM AND FORESTLAND SLOWLY BEING DIVIDED INTO SMALLER SINGLE FAMILY HOUSE SITES. MOST ARE SERVED BY PUBLIC WATER AND SEPTIC SYSTEMS.

**Dimensions** RECTANGULAR = 0.34 Sq. Ft. or Acres  Corner Lot

**Zoning classification** RESIDENTIAL-2 **Present Improvements**  do  do not conform to zoning regulations

**Highest and best use**  Present use  Other (specify) \_\_\_\_\_

<b>Elec.</b> <input checked="" type="checkbox"/>	<b>Gas</b> <input type="checkbox"/>	<b>Water</b> <input checked="" type="checkbox"/>	<b>San. Sewer</b> <input type="checkbox"/>	<b>Underground Elect. &amp; Tel.</b> <input type="checkbox"/>	<b>OFF SITE IMPROVEMENTS</b>	<b>Topo</b> <u>TYPICAL</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Street Access</b> <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<b>Size</b> <u>TYPICAL</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Surface</b> <u>ASPHALT</u>	<b>Shape</b> <u>TYPICAL</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Maintenance</b> <input type="checkbox"/> Public <input type="checkbox"/> Private	<b>View</b> <u>TYPICAL</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Storm Sewer</b> <input type="checkbox"/> <b>Curb/Gutter</b> <input type="checkbox"/>	<b>Drainage</b> <u>WET NATURED</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Sidewalk</b> <input type="checkbox"/> <b>Street Lights</b> <input type="checkbox"/>	<b>Is the property located in a HUD Identified Special Flood Hazard Area?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

**Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions):** THIS PARCEL APPEARS TO BE WET NATURED. THUS IN THE OPINION OF THIS APPRAISER IS NOT SUITABLE FOR A HOUSE, HENCE ITS HIGHEST AND BEST USE IS TO COMPLIMENT AN ADJACENT PARCEL. ACCORDING TO THE COMMISSIONER OF THE REVENUE'S NOTES, THIS LOT WILL NOT PERK.

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	
<b>Address</b>	TAX MAP 26C-9-D-9	TAX MAP 37H-5		TAX MAP 37H-3		TAX MAP 26C-4-B-14	
<b>Proximity to Subject</b>	---						
<b>Sales Price</b>	\$ --	\$ 20,000		\$ 20,000		\$ 43,000	
<b>Price</b>	\$ --	\$		\$		\$	
<b>Data Source</b>	EXTERIOR INSPECTION	MLS		MLS		MLS	
<b>Date of Sale and Time Adjustment</b>	<b>DESCRIPTION</b> 9/18	<b>DESCRIPTION</b> 4/18	<b>+(-)\$ Adjust.</b>	<b>DESCRIPTION</b> 4/18	<b>+(-)\$ Adjust.</b>	<b>DESCRIPTION</b> 6/18	<b>+(-)\$ Adjust.</b>
<b>Location</b>	SUBURBAN	SIM		SIM		SIM	
<b>Site/View</b>	LOT	LOT		LOT		LOT	
	WET NATURED	WATER/SEWER -15,000		WATER/SEWER -15,000		SUPERIOR -38,700	
<b>Sales or Financing Concessions</b>							
<b>Net Adj. (Total)</b>		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 15,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 15,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 38,700	
<b>Indicated Value of Subject</b>		\$ 5,000		\$ 5,000		\$ 4,300	

**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 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 CLOSE RANGE OF MARKET VALUES FOR THE SUBJECT.

**ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF** SEPTEMBER 15 2018 **to be \$** 5,000

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

**Review Appraiser (if applicable)** \_\_\_\_\_

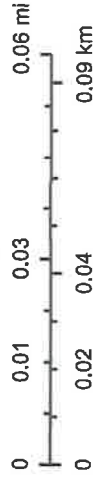
# Essex County WebMap Viewer



10/8/2018 10:23:25 AM

- Site Address Points Road Centerlines
- Driveways
- Tertiary
- Tax Parcels (layer currently under construction)

1:2,257



Commonwealth of Virginia, Microsoft



# LAND APPRAISAL REPORT

File No.

KELLY, LESLIE & ELAINE

Census Tract

Map Reference

26C-9-D-10

Property Address E BANBURY ROAD

City \_\_\_\_\_ County ESSEX State VIRGINIA Zip Code \_\_\_\_\_

Legal Description LOT 10 BLK D GWYNNFIELD 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 \_\_\_\_\_

Buyer/Client SANDS ANDERSON

Address 725 JACKSON STREET, FREDERICKSBURG, VA.

Occupant VACANT Appraiser MICHAEL C. BOGGS

Instructions to Appraiser FEE SIMPLE FAIR MARKET VALUE REAL ESTATE APPRAISAL

IDENTIFICATION

MEASURE/RECORD

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady
Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.
Present Land Use	<u>50</u> % 1 Family	<u>  </u> % 2-4 Family	<u>  </u> % Apts. <u>  </u> % Condo <u>  </u> % Commercial
	<u>  </u> % Industrial	<u>  </u> % Vacant	<u>50</u> % FARM & FORESTLAND
Change in Present Land Use	<input type="checkbox"/> Not Likely	<input checked="" type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)
	(*) From <u>FARM &amp; FOREST</u> To <u>RESIDENTIAL</u>		
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>  </u> % Vacant
Single Family Price Range	\$ <u>75,000</u> to \$ <u>250,000</u>		Predominant Value \$ <u>100,000</u>
Single Family Age	<u>1</u> yrs. to <u>75</u> yrs.		Predominant Age <u>40</u> yrs.

Employment Stability	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Avg.	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
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 ESSEX COUNTY CHARACTERIZED BY LARGE TRACTS OF FARM AND FORESTLAND SLOWLY BEING DIVIDED INTO SMALLER SINGLE FAMILY HOUSE SITES. MOST ARE SERVED BY PUBLIC WATER AND SEPTIC SYSTEMS.

SITE

Dimensions RECTANGULAR = 0.34 Sq. Ft. or Acres  Corner Lot

Zoning classification RESIDENTIAL-2 Present Improvements  do  do not conform to zoning regulations

Highest and best use  Present use  Other (specify) \_\_\_\_\_

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

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): THIS PARCEL APPEARS TO BE WET NATURED. THUS IN THE OPINION OF THIS APPRAISER IS NOT SUITABLE FOR A HOUSE, HENCE ITS HIGHEST AND BEST USE IS ESTIMATED TO COMPLIMENT AN ADJACENT PARCEL. ACCORDING TO THE COMMISSIONER OF THE REVENUE'S NOTES, THIS IS A NON-PERK LOT.

MARKET DATA ANALYSIS

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 26C-9-D-10	TAX MAP 37H-5	TAX MAP 37H-3	TAX MAP 26C-4-B-14
Proximity to Subject	---			
Sales Price	\$ --	\$ 20,000	\$ 20,000	\$ 43,000
Price	\$ --	\$	\$	\$
Data Source	EXTERIOR INSPECTION	MLS	MLS	MLS
Date of Sale and Time Adjustment	DESCRIPTION 9/18	DESCRIPTION 4/18	DESCRIPTION 4/18	DESCRIPTION 6/18
Location	SUBURBAN	SIM	SIM	SIM
Site/View	LOT	LOT	LOT	SIM
	NON-PERK	WATER/SEWER -15,000	WATER/SEWER -15,000	SUPERIOR -38,700
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 15,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 15,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 38,700
Indicated Value of Subject		\$ 5,000	\$ 5,000	\$ 4,300

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 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.

RECONCILIATION

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 SEPTEMBER 15 2018 to be \$ 5,000

Appraiser(s) Michael C Boggs  Did  Did Not Physically Inspect Property

Review Appraiser (if applicable)

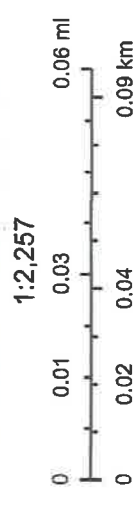
Michael C. Boggs Real Estate

# Essex County WebMap Viewer



10/8/2018 10:23:25 AM

- Site Address Points
- Road Centerlines
- Driveways
- Tertiary
- Tax Parcels (layer currently under construction)



Commonwealth of Virginia, Microsoft

# LAND APPRAISAL REPORT

File No. \_\_\_\_\_

Appraiser KERNS, CHARLES J. SR.

Census Tract      Map Reference 19-28

Property Address ST. MATHEWS CHURCH ROAD

City      County ESSEX State VIRGINIA Zip Code     

Legal Description 0.90 AC. MORE OR LESS

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 FAIR MARKET VALUE REAL ESTATE APPRAISAL

IDENTIFICATION

NEIGHBORHOOD

SITE

MARKET DATA ANALYSIS

RECONCILIATION

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%	<input type="checkbox"/> Under 25%	Employment Stability	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Avg	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
Growth Rate	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input checked="" type="checkbox"/> Slow	Convenience to Employment	<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 Shopping	<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	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	<input type="checkbox"/> 25 % 1 Family	<input type="checkbox"/> % 2-4 Family	<input type="checkbox"/> % Apts.	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> % Industrial	<input type="checkbox"/> % Vacant	<input type="checkbox"/> % Condo	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	75 % FARM & FORESTLAND			Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input type="checkbox"/> Not Likely	<input checked="" 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 <u>FARM &amp; FOREST</u> To <u>RESIDENTIAL</u>			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	<input type="checkbox"/> % Vacant	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	\$ <u>50,000</u> to \$ <u>250,000</u>		Predominant Value \$ <u>75,000</u>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	<u>1</u> yrs. to <u>75</u> yrs.	Predominant Age <u>40</u> yrs.						

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): TYPICAL RURAL ESSEX 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.

Dimensions IRREGULAR = 0.90 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. <input checked="" type="checkbox"/>	Public	OFF SITE IMPROVEMENTS	Topo <u>TYPICAL</u>
Gas <input type="checkbox"/>	Other (Describe)	Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Size <u>TYPICAL</u>
Water <input type="checkbox"/>	<u>TANK</u>	Surface <u>ASPHALT</u>	Shape <u>INFERIOR</u>
San. Sewer <input type="checkbox"/>	<u>WELL</u>	Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	View <u>TYPICAL</u>
	<u>SEPTIC</u>	<input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter	Drainage <u>APPEARS TO BE WET NATURED</u>
	<u>Underground Elect. &amp; Tel.</u>	<input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights	

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): THIS PARCEL APPEARS TO BE LOW AND WEST NATURED. THUS ITS HIGHEST AND BEST USE IS ESTIMATED TO COMPLEMENT AN ADJACENT PARCEL. THUS IT WAS VALUED ACCORDINGLY. THE COMMISSIONER OF THE REVENUE'S NOTE THAT IT IS A 'LOW 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 19-28	TAX MAP 35-8-2		TAX MAP 35-8-4		TAX MAP 35-8-8	
Proximity to Subject	---						
Sales Price	\$ --	\$ 15,000		\$ 15,000		\$ 15,000	
Price	\$ --	\$		\$		\$	
Data Source	EXTERIOR INSPECTION	MLS		MLS		MLS	
Date of Sale and Time Adjustment	DESCRIPTION 9/18	DESCRIPTION 3/18	+(-)\$ Adjust.	DESCRIPTION 2/18	+(-)\$ Adjust.	DESCRIPTION 4/18	+(-)\$ Adjust.
Location	RURAL	SIM		SIM		SIM	
Site/View	0.90 ACRE LOW WET NATURED	1.07 ACRES SUPERIOR	-11,250	1.1 ACRES SUPERIOR	-11,250	1.25 ACRES SUPERIOR	-11,250
Sales or Financing Concessions							
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 11,250	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 11,250	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 11,250
Indicated Value of Subject		\$ 3,750		\$ 3,750		\$ 3,750	

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 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 CLOSE RANGE OF MARKET VALUES FOR THE SUBJECT.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF SEPTEMBER 15 2018 to be \$ 3,750

*Michael C Boggs*  
Appraiser(s)

Review Appraiser (if applicable)  Did  Did Not Physically Inspect Property



# LAND APPRAISAL REPORT

File No.

**Appraiser** LANE, WALTER E. **Census Tract** \_\_\_\_\_ **Map Reference** 17-1-10  
**Property Address** OFF S.R. 635  
**City** \_\_\_\_\_ **County** ESSEX **State** VIRGINIA **Zip Code** \_\_\_\_\_  
**Legal Description** 3.79 AC. MORE OR LESS LOT 10 DEER PARK  
**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 FAIR MARKET VALUE REAL ESTATE APPRAISAL

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%	<input type="checkbox"/> Under 25%	Employment Stability	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Avg.	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
Growth Rate	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input checked="" type="checkbox"/> Slow	Convenience to Employment	<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 Shopping	<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	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	25 % 1 Family	% 2-4 Family	% Apts.	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	% Industrial	% Vacant	75 % FARM & FORESTLAND	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input type="checkbox"/> Not Likely	<input checked="" type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(*) From FARM & FOREST To RESIDENTIAL			Protection from Detrimental Conditions	<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	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	\$ 50,000 to \$ 250,000		Predominant Value \$ 75,000	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	1 yrs. to 75 yrs.		Predominant Age 40 yrs.	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 RURAL ESSEX 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.

**Dimensions** IRREGULAR = 3.79 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) \_\_\_\_\_ **OFF SITE IMPROVEMENTS** **Topo** TYPICAL  
**Gas**  TANK **Street Access**  Public  Private **Size** TYPICAL  
**Water**  WELL **Surface** GRAVEL **Shape** INFERIOR  
**San. Sewer**  SEPTIC **Maintenance**  Public  Private **View** TYPICAL  
 Underground Elect. & Tel.  Storm Sewer  Curb/Gutter **Drainage** TYPICAL  
 Sidewalk  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 ON A PRIVATE ROAD.

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 17-1-10	TAX MAP 47-7-1		TAX MAP 24-2-3		TAX MAP 17-1-46	
Proximity to Subject	-						
Sales Price	\$ --	\$ 25,000		\$ 26,000		\$ 37,900	
Price	\$ --	\$		\$		\$	
Data Source	AERIAL PHOTOGRAPH	MLS		MLS		MLS	
Date of Sale and Time Adjustment	DESCRIPTION 9/18	DESCRIPTION 6/18	+(-)\$ Adjust.	DESCRIPTION 7/15	+(-)\$ Adjust.	DESCRIPTION 7/18	+(-)\$ Adjust.
Location	RURAL	SIM		SIM		SIM	
Site/View	3.79 ACRE	4.95 ACRES	-5,000	5.18 ACRES	-5000	10.9 ACRES	-19,950
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"/> -	\$ 18,950
Indicated Value of Subject		\$ 20,000		\$ 21,000		\$ 18,950	

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 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 CAPABLE OF SUPPORTING A SEPTIC DRAINFIELD SYSTEM.

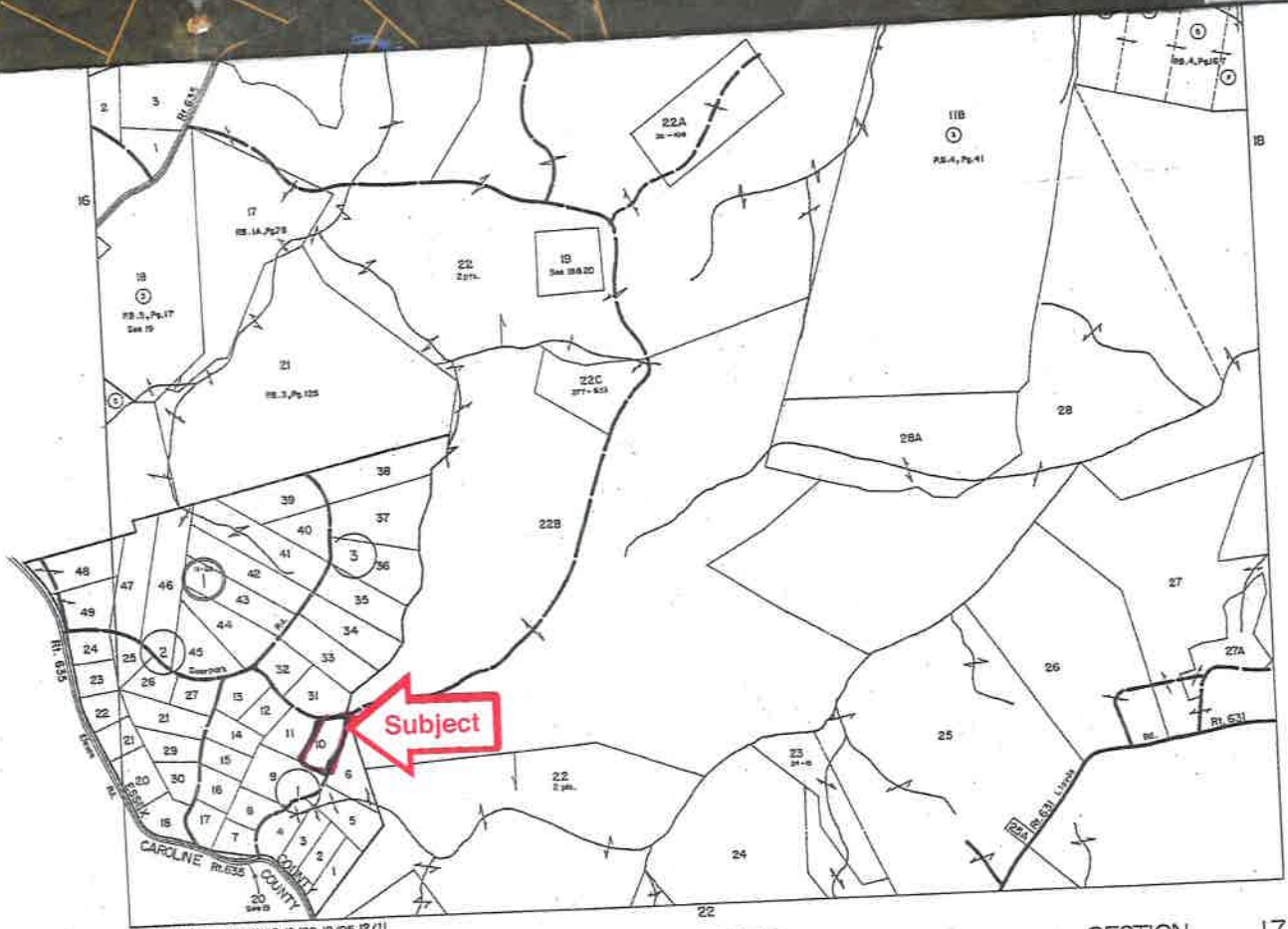
Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A CLOSE RANGE OF MARKET VALUES FOR THE SUBJECT.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF SEPTEMBER 15 2018 to be \$ 20,000

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



Subject



Subject

REV. 65.1/66, 1/82, 7/85, 12/00, 12/05, 12/11  
SCALE IN FEET  
0 500 1000 1500 2000

OCCUPAGA DISTRICT

SECTION 17

THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE PUBLIC RECORDS OFFICE OF THE COUNTY OF CAROLINE, NORTH CAROLINA.

# LAND APPRAISAL REPORT

File No.

**Borrower** REESE, WAYNE TRACY      **Census Tract** \_\_\_\_\_ **Map Reference** 36-17

**Property Address** DESHA ROAD

**City** \_\_\_\_\_ **County** ESSEX **State** VIRGINIA **Zip Code** \_\_\_\_\_

**Legal Description** 10.826 AC. MORE OR LESS

**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 FAIR MARKET VALUE REAL ESTATE APPRAISAL

<b>Location</b>	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural						
<b>Built Up</b>	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%						
<b>Growth Rate</b>	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input checked="" type="checkbox"/> Slow						
<b>Property Values</b>	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining						
<b>Demand/Supply</b>	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply						
<b>Marketing Time</b>	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.						
<b>Present Land Use</b>	25 % 1 Family	% 2-4 Family	% Apts.	% Condo	% Commercial				
	% Industrial	% Vacant	75 % FARM & FORESTLAND						
<b>Change in Present Land Use</b>	<input type="checkbox"/> Not Likely	<input checked="" type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)						
	(*) From FARM & FOREST To RESIDENTIAL								
<b>Predominant Occupancy</b>	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	% Vacant						
<b>Single Family Price Range</b>	\$ 50,000 to \$ 250,000		<b>Predominant Value \$</b> 75,000						
<b>Single Family Age</b>	1 yrs. to 75 yrs.		<b>Predominant Age</b> 40 yrs.						

<b>Employment Stability</b>		<b>Good</b>	<b>Avg.</b>	<b>Fair</b>	<b>Poor</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Convenience to Employment</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Convenience to Shopping</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Convenience to Schools</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Adequacy of Public Transportation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Recreational Facilities</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Adequacy of Utilities</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Property Compatibility</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Protection from Detrimental Conditions</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Police and Fire Protection</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Appearance of Properties</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Appeal to Market</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 RURAL ESSEX 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.

**Dimensions** IRREGULAR = 10.826 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) \_\_\_\_\_

<b>Elec.</b>	<input checked="" type="checkbox"/>	<b>Gas</b>	<input type="checkbox"/>	<b>Water</b>	<input type="checkbox"/>	<b>San. Sewer</b>	<input type="checkbox"/>	<b>Underground Elec. &amp; Tel.</b>	<input type="checkbox"/>
	Public		TANK		WELL		SEPTIC		
	Other (Describe)								

**OFF SITE IMPROVEMENTS**

**Street Access**  Public  Private

**Surface** ASPHALT

**Maintenance**  Public  Private

Storm Sewer  Curb/Gutter

Sidewalk  Street Lights

**Topo** TYPICAL

**Size** TYPICAL

**Shape** TYPICAL

**View** TYPICAL

**Drainage** TYPICAL

**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):** THIS PARCEL APPEARS TO BE LONG AND NARROW AND FRONTS HOSKINS CREEK MARSH.

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
<b>Address</b>	TAX MAP 36-17	TAX MAP 41-1-D	TAX MAP 54B-5-3,6B,7A	
<b>Proximity to Subject</b>				
<b>Sales Price</b>	\$ -	\$ 45,000	\$ 45,000	\$
<b>Price</b>	\$ -	\$	\$	\$
<b>Data Source</b>	EXTERIOR INSPECTION	MLS	MLS	MLS
<b>Date of Sale and Time Adjustment</b>	DESCRIPTION 9/18	DESCRIPTION 8/17	DESCRIPTION 5/16	DESCRIPTION +(-)\$ Adjust.
<b>Location</b>	RURAL	SIM	SIM	SIM
<b>Site/View</b>	10.826 ACRE FRONTS HOSKINS CREEK	10.03 ACRES NONE	6.33 AC. ACCESS TO RIVER	+4,500
<b>Sales or Financing Concessions</b>				
<b>Net Adj. (Total)</b>		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 4,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 4,500	<input type="checkbox"/> + <input type="checkbox"/> - \$
<b>Indicated Value of Subject</b>		\$ 49,500	\$ 49,500	\$

**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 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 SUPPORTING A MODERN SEPTIC DRAIN FIELD SYSTEM.

**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** SEPTEMBER 15 2018 **to be \$** 49,500

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

Review Appraiser (if applicable)

[Y2K]

Michael C. Boggs Real Estate

