	SOUTHE				E (ESTATE)			Cer	nsus Tra	ct	Man B	2eference		27-45
	Property Address	OFF THE EAST:	SIDE OF F	OREST LA	NE				DU3 110	OI	neath to	reieieile		21-45
SI	City					County _	KING GEOR	GE	State	VA		Zip Code		-
2	Legal Description 3													
DENTITION	Sale Price \$ _	loven 6	Date of	Sale		Loan Ten	π yr	s. Propert	y Rights	Appraised [√ Fee	☐ Leaseh	old [De Minimis PU
Ē	Actual Real Estate 1	ales \$	SAND	(T) IS ANDERS	Loan charge	s to be pa	aid by seller \$	Other	sales co	ncessions —				
	Occupant	VACANT	A	norsicar	MICHA	AFI C RC		725 JACKS						
				bhiggs:	WHOTH	ALL C. DC		nuctions to Appra	iser	FEE SIMPLE M	ARKET V	ALUE REAL	ESTA	TE APPRAISAL
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ġ	Change in Present L	and Use	☐ Not	Likely	الما ك	cely (*)	□ Ta	king Place (*)		erty Compatibili			Ħ	
FISHBORHOOD	Predominant Occupa		() From	FAR	M & FOREST	T	ToRESIDE	NTIAL		ection from Detr		onditions		
	Single Family Price I	-	125 000	ner		nant	% Va		Polic	e and Fire Prote	ection			
	Single Family Age		125,000		400,000	Pre	edominant Value \$	175,000	Gen	eral Appearance	of Proper	rties		
B	ongo rarmy rigo			_ yis. w	40 yrs.	Predon	minant Age	75 yrs.	App	eal to Market				
3	Comments including	those factors	favorable	Ot unfouce	able affection		- b-102b (b-11		_					
	NEIGHBORHOOD C	HACTERIZED B	Y LARGE	TRACTS OF	OWNER OF	Y HARKER	adminy (e.g. public	Parks, schools, i	VIEW, NO	se): TYPICAL	RURAL K	CING GEORG	GE CO	UNTY
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ı	Highest and best use			Other	(specify) —			· rosont mip	TO POLITICE	113 V 00		A CORBUITE E) ZONIN	g regulations
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40	Gas 📋	TANK		Surface I			Sha	pe TYPICAL						
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Ų				Sto	rm Sewer			nage ADEQUAT	E			1500-		
	Commonto /franchio	Inderground Ele	ect. & Tel.	Side	ewalk	Str	reet Lights Is th	e property locate	ed in a H	UD Identified So	ecial Floo	od Hazard An	ea?	✓ No Yes
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Michael C. Boggs Real Estate

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Н	Comments (favorable or	unfavorable includ	ing any appare	ent adverse ease	ments enc	roachments or	other adverse or	y located in a h	IUD Identified Spec NARROW INFERI	ial Flood Hazard A	rea?	✓ No Yes
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File No.

	Property Address So	OUTH SIDE OF S.R.	3				Census Tract			uce	
를	City	S		County	KING GE	ORGE	State	VA	Zin Co	de	
DENTITICATION	Legal Description O.										
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	Occupant	VACANT	Appraiser	MICHAEL C. B		Instructions to Ap				REAL EST	ATE APPRAISAL
-	Location		Urban	Поль							
_	Built Up	H	Over 75%	Suburban 25% to 75		Rural Under 25%	Emple	oyment Stability	,	Goo	d Avg. Fair Poor
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HIGHBORHOOD				75 % FARM	% Condo AND FORESTI	% Commercial AND		ational Facilities uacy of Utilities	-	片	
6	Change in Present La		Not Likely	Likely (*)	П	Taking Place (*)		rty Compatibilit		<u></u>	
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i	7 7 3		j.o. to		иннаси Аус	40 yrs.	Appea	al to Market			
	Comments including	those factors, favor	able or unfavorat	ole, affecting marke	tability (e.g. pu	blic parks, schools	s, view, nois	e): TYPICAL	RURAL KING	GEORGE C	OUNTY
	NEIGHBORHOOD CH PARCELS. ALL ARE	IACTERIZED BY LA	RGE TRACTS OF	OWNER OCCUPIED	FARM AND FO	DRESTLAND STEA	DILY BEING	DIVIDED INTO	SMALLER SIN	GLE FAMIL	Y ROAD SIDE
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Į,	San. Sewer	SEPTIC		n Sewer (Curb/Gutter	Drainage ADEQU					
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	Actual Real Estate Ta	xes \$(paid by seller \$			Fee L Leasehold	De Minimis PUD
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					151 55				
	Comments including	those factors, favorable	or unfavorab	le, affecting mark	etability (e.g. public	parks, schools, view, r	ioise): TYPICAL R	URAL KING GEORGE	COUNTY
		IACTERIZED BY LARGE			D FARM AND FORES	TLAND STEADILY BEI	NG DIVIDED INTO S	MALLER SINGLE FAM	ILY ROAD SIDE
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-	Dimensions IRREGUL	AD							
	Zoning classification			-			PL or Acres		mer Lat
	Highest and best use		Other (specify)		Present Improvem	ients 🗹 do 📘	de not conform to ze	oning regulations
	Public	Other (Describe)		FF SITE IMPROVE	MENTS Ton	o LEVEL			
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		nderground Elect. & Te			Street Lights Is th	e property located in a	HUD Identified Spec	ial Flood Hazard Area	? No Yes
	Comments (favorable or	r unfavorable including an	y apparent adv	erse easements, en	croachments, or other	adverse conditions):	ACCORDING TO	THE COMMISSIONE	OF THE REVENUE.
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City	OF 72 civeryou	County	KING GEORG	E State	VA	71	p Code	
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A PRIVATE SUBDIVI	ISION WITH PRIVATE ROADS.	POOL AND CLUBHOUSE	. IT IS MANAGED BY	A PROPERTY OWNE	RS ASSOCIATION	ON	INTERIOR INCOME.	DENTINE LANGS
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Dimensions TRIANG	ULAR			20,000 So.				
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Michael C. Boggs Real Estate



Property Address JAMES MADISON DR City County KING GEORGE State VA Zip Code Sale Price S Date of Sale Loan Term yrs Property Rights Appraised V fee Lear Actual Real Estate Javes S William County KING GEORGE V Fee Lear		23A-3-20
		DUNT 3 E0
Legal Description LOT 20 SECTION 3 PRESIDENTIAL LAKES Sale Price S - Date of Sale Loan Term Vrs Property Bioths Appraised 7 Legal Term		
Sale Price S Date of Sale Loan Term yrs Property Binhts Appraised 171 Fee 171 Loan		0
LOW Francisco VIS Property Rights Appraised V Loo Loo		
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Court Charles to be half by scales Other taley concessions		
Addless 120 JACKSON 51 FREDERICKSBURG VA		-
Occupant VACANT Appraiser MICHAEL C. BOGGS Instructions to Appraiser FEE SIMPLE MARKET VALUE RE	AL ESTA	ATE APPRAISAL
Location Urban V Suburban Rural	Grood	d Avg. Fair Pox
Built Up Growth Date Growth D	1000	
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Present Land Use 90 % 1 Family 10 % 2.4 Family % Apts % Condo % Commercial Recreational Facilities Sample		7 -
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Listing 1 Jakob Piace (*) Property Compatibility		
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Police and Fire Protection	Ξ	
omigit Family Price Range \$ 125,000 to \$ 400,000 Predominant Value \$ 175,000 General Appearance of Provincias	\exists	
Single Family Age	片	岩岩岩
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Comments including those factors, favorable of unfavorable, affecting marketability (e.g. public parks, schools, view, noise): SECTION 8 IS A PART OF P	DECIDE	NECTAL LANCE
A PRIVATE SUBDIVISION WITH PRIVATE ROADS, POOL AND CLUBHOUSE. IT IS MANAGED BY A PROPERTY OWNERS ASSOCIATION.	RESIDE	INTIAL LAKES
OBOSTOSCE W SIMMARED BY AT ROTERTY OWNERS ASSOCIATION.		
Dimensions RECTANGULAR CONTROLLER		
Inning election RESIDENTIAL 1	Come	r Lot
Present Improvements I de T de estados	to zanin	ng regulations
Treasure and Division (Specify)		3 3
Public Other (Describe) OFF SITE IMPROVEMENTS Topo SLOPING		
ec. Street Access Public Private Size TYPICAL		
AS JANK Surface ASPHALT Shape RECTANGULAR		
Vater PRIVATE Maintenance Public ✓ Private View TYPICAL.		
an, Sewer SEPTIC Storm Sewer Curt/Gutter Drainage INFERIOR		
Underground (1) and Fig. 17 and 17 an		programme and the
comments (favorable or influence) to including any control of the property located in a HUD Identified Special Flood Hazard /	Area?	✓ No Y
ESTIMATED TO BE A BUILDABLE	LOT	
the Understanded has recited three teacht sales of proportion most similar and annial to the control of the con		
faustment reflecting market reaction to those items of similar and procurate to simplet and has considered these in the market analysis. The descr	ription in	rcludes a dollar
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	Sales or Financing			-				1	-					
	Concessions									ij.				
	Net Adj. (Total)			_ 🛛 +	\[\rightarrow \]	S	5,000	$1_{\Pi^{\pm}}$	V -	\$ 5,000	-	□ + ✓	- : 5	5,000
	Indicated Value of Subject							-					-	
=	Comments on Marke	et Data - ALL M	ARKET D	ATA APPEAR	S TO BE G		35,000 UE TO OWN	ER OCCUPI	ED NEIGHBO	\$ 40,000 RHOOD AND	LACK OF	IMPROVEMEN	\$	35,000 F INCLIME
	AND COST APPRO	The Control of the Co			J TO BE C	002. 4		JI 000011		ACTOOD TEXT	LINCK OI	TANI NO VENIEN	10, 11	IL HACOME
	0	4/51									- Commission Innie			
	Comments and Conc CONTAINED HERE!	Appraise of Appraise	MCTION C	SUMMARY RI	EAL ESTAT	TE APPR	AISAL IS CO	NTIGENT O	N THE CERT	TFICATION, D	EFINITIO	N. AND LIMITI	NG CO	NDITIONS
	THIS APPRAISAL I											AND NOTHIN	G ELSE	WHAISOEVER
2	Final Reconciliation:	AFTER ADJUS	STMENTS,	THESE SALE	S REFLEC	T A WID	E RANGE OF	VALUES F	OR THE SUB	JECT.				
Š								Way.						
	ESTIMATE THE M	ARKET VALUE, A	S DEFINE	D, OF SOBJE	CT PROPE	RTY AS C)F	JUN	E 1	20	19 to t	ne \$ 35,000		
								3011	_			# 9 JJ,UUU		
	mus	Real (7	3	,									
			/	JUX YV	200					Did	l Di	d Not Physically	n Jucano	of Demonstra
	Appraiser(s)			-00	Paulan	Annestee	r (it applicabl	-1		~ 🗀 🗀		a mort mjoroda	y miopei	cc Property

[Y2K]

							File No.		
Roriower JORD Property Address	ON, EDDIE OR COSE BOTH SIDES OF DIX	BY, RENEE			Census Tra	ect	Map Reference 9D-	1->63	
		County	KING	GEORG	E State	VA	Zip Code		
City Legal Description : Sale Price \$	3.35 ACRES, MORE O		orm	140	December District	Access to T			
Actual Real Estate Ta		Loan charges to be		yr: eller \$			Fee Leasehold	De Minim	iis PUD
Lamich Client 24	NDS ANDERSON			Addre	ss 904 PRINCES	S ANNE ST. FR	EDERICKSBURG	, VA	
Occupant VACAN	Appr CAISAL FOR THE SOL	raiser MICHAEL C. BC	GGS	Inst	ructions to Appraiser F	EE SIMPLE MA	RKET VALUE SU	MMARY RE	AL
Location	Urban	Suburbar		X Ru		A SALE	God	od Avg. Fair F	Pnor
Built Up	Over 7	7	5%	-		ployment Stability	do	X X	001
Growth Rate Property Values	Fully Dev Rapid	Steady		× se	72	nvenience to Employ		\times	۵.
Demand/Supply	Shorta		e.		200	nvenience to Shoppir nvenience to Schools	•	X	
Marketing Time	Under		-		1.27.1.29.29.1	equacy of Public Trai		\$	
Present Land Use		4 Family % Apts.	% Co		% Commercial Rec	creational Facilities		X	
Change in Present La	% Industrial % Va and Use X Not Lik			RESTLAN		equacy of Utilities		X	
29		FARM & FOREST		ESIDENT		perty Compatibility tection from Detrime	ntal Conditions	XXXXX	
Predominant Occupa		1 1		% Va	cant Pol	ice and Fire Protectio		X	
Single Family Price R Single Family Age	, , , , , , , , , , , , , , , , , , , ,	to \$ 350,000 rs. to 40 yrs. Pred		ant Value \$		neral Appearance of I	Properties	X	
oligio rainily rigo	, ,	13.10 40 yrs. Fled	ioiiiiiaji(/	age	25 yrs. App	eal to Market	\\	X	ail.
ALL ARE SEWI	those factors, favorable or un ZED BY LARGE PARC RVED WELL AND SEI EGULAR	EL OF ROAD FRONT	T TRAC	XTS SLC	OWLY BEING DIVI	DED IN TO SM	NG GEORGE COL ALLER ROADSIDI	JNTY E PARCELS	5,
Zoning classification	AGRICULTURE-2			3)	3.35 Sq. F Present Improvemer			ner Lot	
Highest and best use	➤ Present use	Other (specify)				100	do not conform to zon	my regulations	
Public Elec.	Other (Describe)	OFF SITE IMPROVE		1 1	ROLLING				
Elec, X		treet Access Public urface GRAV/ASPHAL			TYPICAL DE IRREGULAR				
Water X	- N	12/1/20			TYPICAL				
San Sewer	SEPTIC .		Curb/Gutt		nage ADEQUATE			5.4	
	Inderground Elect & Tel unfavorable including any appar		Street Lig		e properly located in a Ht		Flood Hazard Area? ED PARCEL APP	EARS TO B	Yes
DIVIDED BY DI	XON LANE. THIS API	PRAISER ASSUMES	THAT	THIS PAF	RCEL CAN SUPPO	ORT A SEPTIC	DRAINFIELD FOR	A MODERI	N
HOUSE.									
favorable than the sub ITEM Address TAX MA. Proximity to Subject	than the subject property, a ject property, a plus (+) adju SUBJECT PROPERTY P 9D-1-3	minus (-) adjustment is mai stment is made thus increasi COMPARAB TAX MAP 1-16H	ing the inc	dicated value	ndicated value of subject of the subject. COMPARAE TAX MAP 26-92N	LE NO. 2		ABLE NO. 3	.000
Price	s		\$	41,000		\$ 30,000		\$ 20	,000
Data Source	INSPECTION	MRIS			MRIS		MRIS		
Date of Sale and Time Adjustment	DESCRIPTION 11/13	DESCRIPTION 5/13	+(-)\$ Adjust	DESCRIPTION 12/12	+(-)\$ Adjust	DESCRIPTION 2/12	+(-)\$ Ac	djust.
Location	RURAL	SIM			SIM		SIM		
Sitn/View	3.35 AC	5 AC		-10,000	2,3 ACRES	+10,000	2.4 ACRES	+10,	,000
Sales or Financing Concessions								Ţ.	
Net Adj. (Total)		+ ×-	\$	-10,000	X + -	\$ 10,000	X+ -	\$ 10.	,000
Indicated Value			T*	10,000		10,000		. 10	000
of Subject			\$	31,650		\$ 40,000	IEIOUE OB:::=		000
	ENTS, THE INCOME		CHES	WERE N	OT USED.				
	ions of Appraisal: THIS D LIMITING CONDITI EAL ESTATE TAX SA		EREIN.	THE SC	LE FUNCTION OF				
Final Reconciliation:	AFTER ADJUSTM	ENTS THESE SALES	S REFL	ECT A C	LOSE RANGE OF	MARKET VALU	E FOR THE SUB	JECT.	
Markan	RKET VALUE, AS DEFINED,	OF SUBJECT PROPERTY	AS OF		NOVEMB	ER 15 2013			
MICHAEL C. BC	OGGS	D #440	intere or	nonlies to test		Did	PLAINTIF	F'S	
Appraiser(s)		Review App	oraiser (if	appiicable)			EXHIB	Contract of	

[Y2K]

													No.	
a.	Descript Address		KIDD, ROBER	T E. AND EST	THER C.				Census T	ract	Ma	p Reference		23A-3-67
	Property Address City						KINIC C	CORCE						
9	Legal Description LO	T 67 SECTION	A 3 DDECIDE	UTIAI IAKE		unty_	KING G	EURGE	State	V	'A	Zip Code		
	Sale Price \$ _					en Torre			David Did		. 🗔 .			7.
	Actual Real Estate Ta	yes S —	Oate of Sale	l oan el	harme to	ali letii n ba nai	id by coller ©	_ yrs.	Property High Other sales	its Appraise	d [√] He	e L Leas	sehold	De Minimis PUL
ᄚ	Lander/Client		SANDS AN	DERSON	naryes u	u uc ha	n dy schel s	Address 72	25 JACKSON S	T FREDERI	CKSBURG	VA		
	Occupant	VACANT	Apprais	serN	IICHAEI	L C. BO							AL ESTA	TE APPRAISAL
									(10.00 miles					
-	Location		Urban		Subu		5	Rural			7,4		Good	Avg. Fair Poor
-	Built Up Growth Rate	Fully Dev	Over 759		_	to 75%	<u>_</u>	Under 259		mployment :				
_	Property Values	T Land Dev	Rapid Increasing		Stead		L	Slow			to Employm		Ц	
-	Demand/Supply		☐ Shortage		stable		_	Declining Oversuppl		onvenience onvenience	to Shopping		Ц	티뉘님
	Marketing Time		Under 3	Mos.	4-61			Over 6 Mo	·		io scrioois Public Trans	nortation	H	범범
اء	Present Land Use	90 % 1 Family	10 % 2-4	Family			_% Condo _			ecreational		portation	8	
₽	_		al% Vaca		%					dequacy of			ŏ	
EIGHEONHOUD	Change in Present La		✓ Not Like!		Likel			Taking Pla		roperty Com				
	Predominant Occupar		(*) From		٦.	To	0					al Conditions		
81	Single Family Price R		125,000	tn \$ 400.0] Tena		dominant Va	% Vacant			e Protection			
	Single Family Age			. to 40						eneral Appe Doeal to Ma	arance of Pr	operaes	片	
	, ,				, just	1100011	midsk rigo _		-) ¹³ . L	thea to wa	INGL			
۱	Comments including	those factors, f	lavorable or ur	nfavorable, af	Hecting r	marketa	bility (e.g. pı	ublic parks, s	schools, view,	noise): SE	CTION 5 IS	A PART OF	PRESIDE	NTIAL LAKES
ı	A PRIVATE SUBDIVIS	SION WITH PR	IVATE ROADS	POOL AND	CLUBH	OUSE.	IT IS MANAC	ED BY A PR	OPERTY OWN	ERS ASSOC	IATION.			
8														
4	Dimensions IRREGUL	AP	_					20	0004				_	
	Zoning classification		L-1		-	-		0.000		. Pt. or Acre			Come	
	Highest and best use			Other (specil	fv)				esent Improver	nents [4] 00 [] 0	ia not comon	m to zonii	ng regulations
	Public	Other (Des			TE IMPR		ENTS	Topo SLOF	PING					
-	Elec. ✓		Str	eet Access	☐ P	ublic	✓ Private						11.72	
-	Gas	TANK	1000	riace ASPHA					TANGULAR					
241	Water San, Sewer	PRIVATE SEWER		intenance	_		✓ Private							
	_	nderground Ele		Storm Sev	0.00		rb/Gutter	Drainage _1			Party and the letter		State of the state	
	Comments (favorable or					☐ 90	eet Lights	is the prope	erty located in	a HUD Ident	ified Special G LOT THA	Flood Hazaro	Area?	V No Yes
_		SHIPP CONDING TO			tramasc:	e onem								
ı.			3 500	ardin auverse e	easement	is, encro	achments, or	UNIO GUVEI SE	condidans).	SLOT IIV	G LUI INA	I AFFEARS	10 55 10	
				ardin auverse e	asement	s, encro	achments, or	unio auverse	conditions);	SLOT IN	G LOT THA	I AFFEARS	10 55 10	
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	The undersigned has a	HOUNCE EARLINGS	cent sales of to those items	properties mo	st simila	er and p	roximate to s	subject and l	has considered	these in the	: market and	lysis. The de	scription i	ncludes a dollar
	The undersigned has a	han the subject	cent sales of to those items	properties mo	st simila it variatio	er and p	roximate to seen the subje	subject and left and com	has considered parable properti	these in the	: market and	lysis. The de	scription i	ncludes a dollar
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or the c	The undersigned has a adjustment reflecting in to or more tavorable that the suit flavorable than the suit flavorable tha	subject property, SUBJECT TAX MA	cent sales of to those items property, a maplus (+) adj	properties mo s of significan mus (-) adjus justment is m	st similar it variation streent is nade thus COMP/ TAX	er and pon between made is increased and page MAP 23.	roximate to seen the subjithus reducing sing the india NO. 1	subject and lect and com, the indicate cated value (has considered parable properti d value of subj of the subject. COMPAR TAX MAR	these in the ies. If a signification of the ies. If a significant is a significant	e market ana nificant item nificant item	hysis. The de- in the compa in the compa CC T/	scription is trable prograble is in OMPARA MAP 2:	ncludes a dollar perty is superior iterior to or less BLE NO. 3 3A-2-84
or the c	The undersigned has a adjustment reflecting in to or more tavorable that the substances of the substan	subject property, SUBJECT TAX MA S S INSP	cent sales of to those items property, a ma plus (+) adj	properties mo s of significan mus (-) adjus justment is m	st similar it variation street is adde thus COMPA TAX	er and pon between made is increased and page MAP 23.	roximate to seen the subjidus reducing sing the indi	subject and lect and com, the indicate cated value (has considered parable properti d value of subj of the subject. COMPAR TAX MAR	these in the ies. If a signification of the ies. If a significant is a significant	e market ana nificant item nificant item	hysis. The de- in the compa in the compa CI T/	scription is a scription of the scriptio	nicludes a dollar perty is superior referior to or less BLE NO. 3 3A-2-84
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CC Stry MV 12000	The undersigned has a adjustment reflecting in to or more tavorable than the suffavorable to Sales Price. Data Source Data Source Data Source Data Gould Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market AND COST APPROAL Comments and Condit CONTAINED HEREIN THE VALUE IS CONT	Data: ALL N CHES WERE N CHES WERE N AFTER ADJU	CERT Sales Of to those items property, a ma plus (+) adj I PROPERTY P 23A-3-67 ECTION RIPTION WARKET DATE TERRAIN MARKET DATE TO THE SUBJECT OF THE SUBJECT ISTMENTS, TO STATE THE SUBJECT ISTMENTS TO STATE THE SUBJECT IS STATE THE SUBJECT ISTMENTS TO STATE THE SUBJECT IS STATE THE SUBJECT	properties mo of of significan inus (-) adjus inus	SCRIPTI 6/18 SIM SIM SIM SIM SIM STATE A ABLE O	MRIS GOOD. TE API APPRAIS OF SUPP	socimate to seen the subjithus reducing sing the india NO. 1 A-2-5 S 30,000 S +(-)\$ A CPRAISAL IS OF A CORTING A 1 IDE RANGE	djust. djust. WNER OCC CONTIGENT A POSSIBLE MODERN D OF VALUES	has considered parable properties of the subject. COMPARTAX MAF TAX MAF TAX MAF M DESCRIPTION 12/17 SIM SIM SUPERIOR TON THE CER DELINQUENT RAIN FIELD S S FOR THE SU	these in the ies. If a signification of the ies. If a signific	e market ana nificant item nif	DESCRI DESCRI 5/1 SIN SUPER ON. AND LII LE AND NOT N HOUSE.	Scription is rable prograble is in the program of t	perty is superior referior to or less BLE NO. 3 3A-2-84 \$ 57,000 \$ +(-)\$ Adjust -14,250 \$ 14,250 \$ 42,750 TS, THE INCOME

File No.

Property Address			JN J. & RUSEMARY		Cen	sus Tract	M	ap Reference	23A-5	5-16
City Legal Description I	OT 16 SECTIO	N 5 PRESIDENTI	County	KING GEO	RGE	State	VA	Zip Code	_	
Sale Price S -		Date of Sale	Loan T	erm - 1	rs. Property	/ Rights Appra	ised 17 Fe	e T Leasehold	Пре	Minimic PUD
Actual Real Estate	Taxes \$	(yr) SANDS ANDE	Loan charges to be	paid by seller \$ _	Other s	ales concessi	ons			INNIHING F QQ
tenda/Client Occupant	VACANT	Appraiser			ress 725 JACKS			VA ET VALUE REAL ES	TATE AD	INDIAGO
					STREGOIS IN APPLA	iser recisi	WIFLE WARRI	ST VALUE REAL ES	MILA	TRAISAL
Location Built Up		Urban V Over 75%	✓ Suburbar 25% to 73		Rurai		10.17	Go		Fair Poor
	Fully Dev.		Steady		Under 25% Slow		nt Stability ce to Employn	nent [
Property Values	,	Increasing	Stable	Ĭ.	Declining	•	ce to Shopping		= ==	ĦŌ.
Demand/Supply Marketing Time		Shortage Under 3 Mo	In Balanc	_	Oversupply		ce to Schools		<u> </u>	
	90 % 1 Famil		s. 🔽 4-6 Mos. nity% Apts.	% Condo	Over 6 Mos. % Commercial		of Public Trans al Facilities	sportation [
	% Industri	al% Vacant	%				of Utilities			
Change in Present I	Land Use	Not Likely			Taking Place (*)		ompatibility			
Predominant Occup	ancy	(*) From ✓ Owner		10%	Vacant		from Detrimen	ital Conditions [
Single Family Price	Range \$	125,000	0 \$ 400,000	Predominant Value	\$ 175,000		pearance of P		5 7	
Single Family Age		yrs. to	40 yrs, Pred	lominant Age	40 yrs.	Appeal to	Market	[
Comments includin	g those factors,	favorable or unfav	vorable, affecting mark	etability (e.a. nuhli	ic narks schools v	riew noise):	SECTION 5 IS	A PART OF PRESI	DENTIAL	LAKES
A PRIVATE SUBDI	VISION WITH PE	RIVATE ROADS, P	OOL AND CLUBHOUS	E. IT IS MANAGEI	BY A PROPERTY	OWNERS ASS	OCIATION.			
					-					
Dimensions IRREG					22,907	Sq. Ft. or A	cres	По	mer Lot	
Zoning classification								do not conform to 2		ulations
Highest and best us Public	se Pres Other (De	sent use 0th	ner (specify)		****				5 75	
Elec.	Other (De		OFF SITE IMPROVE Access Public	c Private S	opo SLOPING TYPICAL					
Gas 🔲	TANK		e ASPHALT	S	hape RECTANGUL	AR.		-		
Water San. Sewer	PRIVATE		enance Public	C Private V						
		ect. & Tel.			rainage TYPICAL	ad in a Ulim lat	and Caracia	(Card Heart Land	a [/	71 w 17 w
Comments (favorable	or untavorable in	cluding any apparen	it adverse easements, en	ocroachments, or oth	er adverse condition:	s): SLOP	ind LOT THA	Flood Hazard Area T APPEARS TO TO	UCH THE	No Yes E REPARIAN
PART OF THE LAK	E, BUT NOT ENG	DUGH USUABLE V	VATERFRONT FOR A I	DOCK.						
					77					
IN OR HIDIC INTUINE	ubject property,	t property, a minus	f significant variation b s (-) adjustment is ma ment is made thus inc COMPARAI TAX MAP	oe mus reducing the creasing the indicate BLE NO. 1	ted value of the sub	t subject if a	significant item	in the comparable COMPA	property is inferior in RABLE NO	to or less
Proximity to Subject							-			
Sales Price	5-			\$ 30,000	+	\$ 57	7,000		\$ 50	000
Price	5			\$		\$			\$	
Data Source Date of Sale and		RIPTION	DESCRIPTION			MRIS			IRIS	
Time Adjustment		6/18	6/18	+(-)\$ Adju	IST. DESCRIP 5/17		(-)\$ Adjust.	DESCRIPTION 12/17	+	(-)\$ Adjust.
Location		URBAN	SIM		SIM			SIM		
Site/View		_OT TERRAIN	SIM		SIM			SIM	- 1	
		12/d daily	Silvi		SUPER	IOR	-14,250	SUPERIOR		-12,500
Sales or Financing	-								T.	
Concessions						7				
Net Adj. (Total)				S	+ 0	- \$ 14	,250	- + V	- \$ 12	,500
Indicated Value of Subject				\$ 30,000			7			
Comments on Mark			APPEARS TO BE GOO		ER OCCUPIED NE	IGHBORHOO	2,750 D AND LACK	OF IMPROVEMEN	\$ 37. 15. THE II	,500 NCOME
AND COST APPRO					1					
Comments and Con-	ditions of Apprai	sal: THIS SUMN	MARY REAL ESTATE A	APPRAISAL IS CO	NTIGENT ON THI OSSIBLE DELINQU	E CERTIFICAT JENT REAL ES	TON, DEFINIT	TON. AND LIMITIN	NG COND	ITIONS TATSOEVER
Final Reconciliation:			SE SALES REFLECT A	WIDE RANGE O	F VALUES FOR TH	IE SUBJECT.				
			SE SALES REFLECT A	WIDE RANGE O	F VALUES FOR TH	IE SUBJECT.		***************************************		
Final Reconciliation:	AFTER ADJU	USTMENTS, THE	SE SALES REFLECT A		F VALUES FOR TH JUNE 15	IE SUBJECT.	2018	to be \$ 37,500		
Final Reconciliation:	AFTER ADJU	USTMENTS, THE	SUBJECT PROPERTY						Increase D	Trinertu
Final Reconciliation:	AFTER ADJU	USTMENTS, THE	SUBJECT PROPERTY		JUNE 15			to be \$ 37,500 Did Not Physically	Inspect Pr	roperty

	Summer		IGS, CHARLES & EMMA		Census Tra	ct	Man Delamana	14A-4-38
	Property Address				_ OGISUS III		Map Reference	14A-4-30
ğ	City		Count	y KING GEOR	GE State	VA	Zip Code	
Š		EC 3 LOT 38 FAIRVIEW						
E	Sale Price \$	Date of S	Sale Loan	Term — yrs	S. Property Rights	Appraised 7	Fee Leasehold	Do Minimio DU
á	Actual Real Estate T	axes \$ - (vr	 Loan charges to be 	e paid by seller \$	Other sales co	ncessions —	Loc Treasenoin	LI DE MITHTAS PU
	Lunder/Client Occupant	SANDS	SANDERSON	Addre	725 JACKSON ST.		G, VA	
		Ap	praiser MICHAEL C.	BOGGS Inst	uctions to Appraiser	FEE SIMPLE MARI	KET VALUE REAL ESTA	ATE APPRAISAL
	Location	✓ Urba	outding	n 🔲 Ru	rai		Good	1 Avg. Fair Poor
П	Built Up	Over				ployment Stability	GDU	I Avy Fall Poor
П		🗹 Fully Dev. 🔲 Rapi	d Steady	☐ Sk		venience to Employ	ment 📙	日十十
П	Property Values	✓ Incre		☐ De	clining Con	venience to Shoppi		
П	Demand/Supply	☐ Shor				venience to School		
П	Marketing Time	Unde				quacy of Public Tra		임님님
9	Present Land Use	95 % 1 Family % 2	2-4 Family% Apts	% Condo9		reational Facilities	nsportation	불님님
Ē		% Industrial% \	Vacant _5 %			quacy of Utilities	ä	
ĕ	Change in Present L					perty Compatibility	봄	
IFICHEDRHOUD			FARM & FOREST	To RESIDE	- ''	ection from Detrime	ental Conditions 🔲	
블	Predominant Occupa		er 🔲 Tenant	% Va		ce and Fire Protection		
	Single Family Price F		10 0	Predominant Value \$	150,000 Gen	eral Appearance of		
	Single Family Age		yrs. to 75 yrs. Pred	dominant Age5		eal to Market		计计员
	Comments include:							
	ON THE POTONA	mose factors, favorable o	or unfavorable, affecting mark	cetability (e.g. public p	oarks, schools, view, no	ise): FAIRVIEW B	EACH IS A WATERFRO	ONT COMMUNITY
	SYSTEMS.	RIVER WITH WATER FROM	NT LOTS AND WATER ACCES	S LOTS IMPROVED W	TTH MOSTLY OLDER SIN	IGLE FAMILY HOME	ES SERVED BY PUBLIC V	VATER AND SEWER
П	SISTEMS.							
	Dimensions RECTAN	IGULAR						
	Zoning classification	RESIDENTIAL				. or Acres	✓ Come	er Lot
	Highest and best use		Other (specify)		Present Improvemen	nts ☑ do [_]	do not conform to zoni	ng regulations
	Public	Other (Describe)	OFF SITE IMPROVE	MENTS Topo	LEVEL			
	Elec. ✓			C Private Size	TYPICAL		***	
	Gas 🔲	TANK	Surface ASPHALT		e TYPICAL			
S	Water ✓		Maintenance Public	Private View	TYPICAL			
	San. Sewer		Storm Sewer		nage ADEQUATE			
	L	Inderground Elect. & Tel.	Sidewalk	Street Lights Is the	nronarty located in a U	ID Identified Specie	Dood Heart Land	
	Comments (tavorable o	r unfavorable including any a	apparent adverse easements, en	croachments, or other a	adverse conditions):	APPEARS TO BE A	TYPICAL LOT.	✓ No Yes
	.,							
	The undersigned has	recited three recent sales	of properties most similar and	d proximate to subject	and has considered the	se in the madert an	ushvis. The decembring i	neturiae a dallar
	The undersigned has adjustment reflecting (recited three recent sales in market reaction to those its tran the subject property a	of properties most similar and erns of significant variation be	d proximate to subject	and has considered the	se in the market an	alysis. The description i	ncludes a dollar perly is superior
	The undersigned has adjustment reflecting to or more favorable to	han the subject property, a	minus (-) adjustment is mad	te thus reducing the i	of comparable properties.	se in the market an If a significant item if a significant item	alysis. The description is the comparable proj in the comparable is in	ncludes a dollar perty is superior derior to or less
	The undersigned has adjustment reflecting to or more favorable to	han the subject property, a bject property, a plus (+)	a minus (-) adjustment is made adjustment is made thus inc	de thus reducing the i reasing the indicated	ndicated value of subject, value of the subject.	म a significant item	alysis. The description is in the comparable is in	ncludes a dollar perty is superior derior to or less
	The undersigned has adjustment reflecting to or more favorable to favorable than the suiters.	han the subject property, a	a minus (-) adjustment Is mad adjustment is made thus inc COMPARAE	de thus reducing the interesting the indicated	recomparable properties. Indicated value of subject value of the subject. COMPARAB	if a significant item	in the comparable proj in the comparable is in	perty is superior derior to or less BLE NO. 3
	The undersigned has adjustment reflecting to or more favorable than the sui	han the subject property, a bject property, a plus (+) SUBJECT PROPERT	a minus (-) adjustment is made adjustment is made thus inc	de thus reducing the interesting the indicated	ndicated value of subject, value of the subject.	if a significant item	in the comparable pro in the comparable is in	perty is superior derior to or less BLE NO. 3
	The undersigned has adjustment reflecting to or more favorable to favorable than the suited. ITEM Address	han the subject property, a bject property, a plus (+) SUBJECT PROPERT	a minus (-) adjustment Is mad adjustment is made thus inc COMPARAE	de thus reducing the interesting the indicated	recomparable properties. Indicated value of subject value of the subject. COMPARAB	if a significant item	in the comparable proj in the comparable is in	perty is superior derior to or less BLE NO. 3
2	The undersigned has adjustment reflecting to or more favorable than the sui	han the subject property, a bject property, a plus (+) SUBJECT PROPERT	a minus (-) adjustment Is mad adjustment is made thus inc COMPARAE	the true reducing the ireasing the indicated	recomparable properties. Indicated value of subject value of the subject. COMPARAB	il a significant item	in the comparable proj in the comparable is in	perty is superior derior to or less BLE NO. 3 A-9-M-4
i yais.	The undersigned has adjustment reflecting to or more favorable to favorable than the suince of the s	han the subject property, a bject property, a plus (+) SUBJECT PROPERT TAX MAP 14A-4-38	a minus (-) adjustment Is mad adjustment is made thus inc COMPARAE	the trus reducing the irreasing the indicated BLE NO. 1 23A-4-62 \$ 50,000	recomparable properties. Indicated value of subject value of the subject. COMPARAB	if a significant item LE NO. 2 A1-3-40 \$ 50,000	in the comparable proj in the comparable is in	Detry is superior of the superior to or less BLE NO. 3 A-9-M-4 \$ 62,500
12	The undersigned has adjustment reflecting to or more favorable than the suince of the	han the subject property, a bject property, a plus (+) SUBJECT PROPERT TAX MAP 14A-4-38	a minus (-) adjustment Is mad adjustment is made thus inc COMPARAE	the trus reducing the irreasing the indicated BLE NO. 1 23A-4-62 \$ 50,000	ndicated value of subject, value of the subject. COMPARAB TAX MAP 18/	if a significant item LE NO. 2 A1-3-40 \$ 50,000	in the comparable proj in the comparable is in COMPARAI TAX MAP 14	Detry Is superior derior to or less BLE NO. 3 A-9-M-4 \$ 62,500
रत्यका ५ ड	The undersigned has adjustment reflecting to or more favorable to travorable than the suitavorable than the su	han the subject property, a bject property, a plus (+) SUBJECT PROPERT TAX MAP 14A-4-38	a minus (-) adjustment is mad adjustment is made thus inc TY COMPARAE TAX MAP :	te thus reducing the irreasing the indicated BLE NO. 1 23A-4-62 \$ 50,000 \$	ndicated value of subject, value of the subject. COMPARAB TAX MAP 18/	il a significant item LE NO. 2 A1-3-40 \$ 50,000	in the comparable proj in the comparable is in COMPARAI TAX MAP 14	perty is superior derior to or less BLE NO. 3 A-9-M-4 \$ 62,500
DATA ABALYS	The undersigned has adjustment reflecting i to or more favorable to favorable than the sui ITEM Address Proximity to Subject Sales Price Price Data Source	han the subject property, a plus (+) SUBJECT PROPERT TAX MAP 14A-4-38 S — S — INSPECTION	a minus (-) adjustment is mad adjustment is made thus inc TY COMPARAE TAX MAP :	the trus reducing the irreasing the indicated BLE NO. 1 23A-4-62 \$ 50,000	ndicated value of subject, value of the subject. COMPARAB TAX MAP 18/	if a significant item LE NO. 2 A1-3-40 \$ 50,000	in the comparable proj in the comparable is in COMPARAL TAX MAP 14 MRIS DESCRIPTION	Detry Is superior derior to or less BLE NO. 3 A-9-M-4 \$ 62,500
DATA ABALYS	The undersigned has adjustment reflecting into or more favorable to a favorable than the suit of the s	han the subject property, a piect property, a plus (+) SUBJECT PROPERT TAX MAP 14A-4-38 S INSPECTION DESCRIPTION	a minus (-) adjustment is made adjustment is made thus inci	te thus reducing the irreasing the indicated BLE NO. 1 23A-4-62 \$ 50,000 \$	ndicated value of subject, value of the subject, COMPARAB TAX MAP 18/ MRIS DESCRIPTION	il a significant item LE NO. 2 A1-3-40 \$ 50,000	comparable project in the comparable is in the comparable is in COMPARAL TAX MAP 14 MRIS DESCRIPTION 12/17	perty is superior derior to or less BLE NO. 3 A-9-M-4 \$ 62,500
DATA ABALYS	The undersigned has adjustment reflecting it to or more favorable to favorable than the suit of the su	han the subject property, a plus (+) SUBJECT PROPERT TAX MAP 14A-4-38 S — INSPECTION DESCRIPTION 6/19 URBAN LOT	a minus (-) adjustment is made adjustment is made thus inciry COMPARAE TAX MAP : MRI DESCRIPTION 12/17 SIM SIM	te thus reducing the irreasing the indicated BLE NO. 1 23A-4-62 \$ 50,000 \$	ndicated value of subject, value of the subject. COMPARAB TAX MAP 18/ MRIS DESCRIPTION 12/18	il a significant item LE NO. 2 A1-3-40 \$ 50,000	COMPARAL TAX MAP 14 MRIS DESCRIPTION 12/17 SIM	perty is superior derior to or less BLE NO. 3 A-9-M-4 \$ 62,500
CE DATA ANALYS	The undersigned has adjustment reflecting into or more favorable to a favorable than the suit of the s	han the subject property, a plus (+) SUBJECT PROPERT TAX MAP 14A-4-38 S — S — INSPECTION DESCRIPTION 6/19 URBAN	a minus (-) adjustment is made adjustment is made thus inciry COMPARAE TAX MAP : MRI DESCRIPTION 12/17 SIM SIM	te thus reducing the irreasing the indicated BLE NO. 1 23A-4-62 \$ 50,000 \$	ndicated value of subject, value of the subject. COMPARAB TAX MAP 18/ MRIS DESCRIPTION 12/18 SIM	il a significant item LE NO. 2 A1-3-40 \$ 50,000	comparable project in the comparable is in the comparable is in COMPARAL TAX MAP 14 MRIS DESCRIPTION 12/17	perty is superior derior to or less BLE NO. 3 A-9-M-4 \$ 62,500 \$ +(-)\$ Adjust.
DATA ABALYS	The undersigned has adjustment reflecting into or more favorable to a favorable than the suit of the s	han the subject property, a plus (+) SUBJECT PROPERT TAX MAP 14A-4-38 S — INSPECTION DESCRIPTION 6/19 URBAN LOT	a minus (-) adjustment is made adjustment is made thus incirc Y COMPARAE TAX MAP: MRI DESCRIPTION 12/17 SIM SIM	te thus reducing the increasing the indicated BLE NO. 1 23A-4-62 \$ 50,000 \$ S +(-)\$ Adjust.	MRIS DESCRIPTION 12/18 SIM SIM	il a significant item LE NO. 2 A1-3-40 \$ 50,000	COMPARAL TAX MAP 14 MRIS DESCRIPTION 12/17 SIM SIM	perty is superior derior to or less BLE NO. 3 A-9-M-4 \$ 62,500
DATA ABALYS	The undersigned has adjustment reflecting into or more favorable to a favorable than the suit of the s	han the subject property, a plus (+) SUBJECT PROPERT TAX MAP 14A-4-38 S — INSPECTION DESCRIPTION 6/19 URBAN LOT	a minus (-) adjustment is made adjustment is made thus incirc Y COMPARAE TAX MAP: MRI DESCRIPTION 12/17 SIM SIM	te thus reducing the increasing the indicated BLE NO. 1 23A-4-62 \$ 50,000 \$ S +(-)\$ Adjust.	MRIS DESCRIPTION 12/18 SIM SIM	il a significant item LE NO. 2 A1-3-40 \$ 50,000	COMPARAL TAX MAP 14 MRIS DESCRIPTION 12/17 SIM SIM	perty is superior derior to or less BLE NO. 3 A-9-M-4 \$ 62,500 \$ +(-)\$ Adjust.
DATA ABALYS	The undersigned has adjustment reflecting to or more favorable to a favorable than the sulfavorable than the s	han the subject property, a plus (+) SUBJECT PROPERT TAX MAP 14A-4-38 S — INSPECTION DESCRIPTION 6/19 URBAN LOT	a minus (-) adjustment is made adjustment is made thus incirc Y COMPARAE TAX MAP: MRI DESCRIPTION 12/17 SIM SIM	te thus reducing the increasing the indicated BLE NO. 1 23A-4-62 \$ 50,000 \$ S +(-)\$ Adjust.	MRIS DESCRIPTION 12/18 SIM SIM	il a significant item LE NO. 2 A1-3-40 \$ 50,000	COMPARAL TAX MAP 14 MRIS DESCRIPTION 12/17 SIM SIM	perty is superior derior to or less BLE NO. 3 A-9-M-4 \$ 62,500 \$ +(-)\$ Adjust.
DATA ABALYS	The undersigned has adjustment reflecting to or more favorable to a favorable than the suitavorable process. Proximity to Subject Sales Price Price Data Source Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing	han the subject property, a plus (+) SUBJECT PROPERT TAX MAP 14A-4-38 S — INSPECTION DESCRIPTION 6/19 URBAN LOT	a minus (-) adjustment is made adjustment is made thus incirc Y COMPARAE TAX MAP: MRI DESCRIPTION 12/17 SIM SIM	te thus reducing the increasing the indicated BLE NO. 1 23A-4-62 \$ 50,000 \$ S +(-)\$ Adjust.	MRIS DESCRIPTION 12/18 SIM SIM	il a significant item LE NO. 2 A1-3-40 \$ 50,000	COMPARAL TAX MAP 14 MRIS DESCRIPTION 12/17 SIM SIM	perty is superior derior to or less BLE NO. 3 A-9-M-4 \$ 62,500 \$ +(-)\$ Adjust.
MARKE DATA ANALYS	The undersigned has adjustment reflecting to or more favorable to favorable than the suitavorable than the sui	han the subject property, a plus (+) SUBJECT PROPERT TAX MAP 14A-4-38 S — INSPECTION DESCRIPTION 6/19 URBAN LOT	minus (-) adjustment is made thus incompared in made i	te thus reducing the increasing the indicated BLE NO. 1 23A-4-62 \$ 50,000 \$ \$ \$ +(-)\$ Adjust.	MRIS DESCRIPTION 12/18 SIM SIM	a significant item if a significant item LE NO. 2 A1-3-40 \$ 50,000 \$ +(-)\$ Adjust.	MRIS DESCRIPTION 12/17 SIM SUPERIOR	perty is superior derior to or less BLE NO. 3 A-9-M-4 \$ 62,500 \$ +(-)\$ Adjust.
MARKE DAIA ANALYS	The undersigned has adjustment reflecting to or more favorable to favorable than the suitavorable than the sui	han the subject property, a plus (+) SUBJECT PROPERT TAX MAP 14A-4-38 S — INSPECTION DESCRIPTION 6/19 URBAN LOT	a minus (-) adjustment is made adjustment is made thus incirc Y COMPARAE TAX MAP: MRI DESCRIPTION 12/17 SIM SIM	te thus reducing the increasing the indicated BLE NO. 1 23A-4-62 \$ 50,000 \$ S +(-)\$ Adjust.	MRIS DESCRIPTION 12/18 SIM SIM	il a significant item LE NO. 2 A1-3-40 \$ 50,000	COMPARAL TAX MAP 14 MRIS DESCRIPTION 12/17 SIM SIM	perty is superior derior to or less BLE NO. 3 A-9-M-4 \$ 62,500 \$ +(-)\$ Adjust.
MARKE DATA ANALYS	The undersigned has adjustment reflecting to or more favorable to favorable than the suitavorable than the sui	han the subject property, a plus (+) SUBJECT PROPERT TAX MAP 14A-4-38 S — INSPECTION DESCRIPTION 6/19 URBAN LOT	minus (-) adjustment is made thus incompared in made i	\$ 50,000 \$ \$ \ +(-)\$ Adjust.	MRIS DESCRIPTION 12/18 SIM SIM	s significant item LE NO. 2 A1-3-40 \$ 50,000 \$ +(-)\$ Adjust	COMPARAL TAX MAP 14 MRIS DESCRIPTION 12/17 SIM SIM SUPERIOR	perty is superior derior to or less BLE NO. 3 A-9-M-4 \$ 62,500 \$ -15,625
MARKE DAIA ANALYS	The undersigned has adjustment reflecting to or more favorable to a favorable than the sulfavorable than the s	han the subject property, a plus (+) SUBJECT PROPERT TAX MAP 14A-4-38	minus (-) adjustment is made adjustment is made thus income the single transfer of the sing	te thus reducing the increasing the indicated BLE NO. 1 23A-4-62 \$ 50,000 \$ +(-)\$ Adjust. -10,000 \$ 10,000	MRIS DESCRIPTION 12/18 SIM SIM SIM SIM	s significant item LE NO. 2 A1-3-40 \$ 50,000 \$ +(-)\$ Adjust	COMPARAL TAX MAP 14 MRIS DESCRIPTION 12/17 SIM SIM SUPERIOR	sty is superior ferior to or less BLE NO. 3 A-9-M-4 \$ 62,500 \$ +(-)\$ Adjust. -15,625 \$ 15,625
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Michael C. Boggs Real Estate

	Borrower		GS, CHARLES & EMMA		Census Tr	act A	Map Reference	14A-4-37
	Property Address						map neierence	1111101
Ē	City		Count	KING GEORG	GE State	VA	Zip Code	_
HICATION	Sale Price \$ -	EC 3 LOT 37 FAIRVIEW						
E	Actual Real Estate Ta	Date of Saxes \$ Date of Saxes \$			1 / / /	s Appraised 📝 F	ee Leasehold	De Minimis PU
≘	tændar/Glient	SANDS	ANDERSON		SS 725 JACKSON ST	ONCESSIONS	174	
	Occupant	TA CARTO	praiser MICHAEL C.			THE RESERVE THE PARTY OF THE PA	, VA ET VALUE REAL ESTA	TE ADDDATEAT
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S	Change in Present La			') 🔲 Tal		perty Compatibility	Ä	
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5	Predominant Occupa Single Family Price R			% Va	cant Pol	ice and Fire Protection	n 🔲	
	Single Family Age		to \$ 400,000 yrs. to 75 yrs. Pre	Predominant Value \$		neral Appearance of P	Properties	
	l sugar anny rigo		yrs. wrsyrs. Fre	GUITHIANT Age	yrs. Apr	peal to Market		
н	Comments including	those factors, favorable of	or unfavorable, affecting mark	ketability (e.o. oublic r	narks enhance view no	nica): FAIRVIEW BI	FACH IS A WATERER	ANT COMMINITY
п	ON THIS LOT OWNER I	RIVER WITH WATER FROM	NT LOTS AND WATER ACCES	S LOTS IMPROVED W	TTH MOSTLY OLDER SI	NGLE FAMILY HOME	S SERVED BY PUBLIC W	ATER AND SEWER
ш	SYSTEMS.	-						(200,000,000,000,000,000,000,000,000,000
	Dimensions RECTAN	CIII AD						70000
	Zoning classification					Pt. or Acres	Come	
	Highest and best use		Other (specify)		Present Improveme	ents 🗹 do 🔲	do not conform to zoni	ng regulations
	Public	Other (Describe)	OFF SITE IMPROVI	FMENTS Tone	LEVEL			
	Elec. ✓		Street Access Publi					
w.	Gas		Surface ASPHALT		e TYPICAL			
S	Water ✓ San. Sewer ✓		Maintenance ✓ Publi	0.17507				
		Indocurround Clost 9 Tel	Storm Sewer		nage ADEQUATE			
		inderground Elect. & Tel.	Sidewalk	Stroot Lighte In the		With the contract of		✓ No Yes
	Comments (favorable o	r unfavorable includion and	annound adverse and a	Street Lights Is the	property located in a l	HUD Identified Specia	I Flood Hazard Area?	
	Comments (favorable o	r unfavorable including any a	apparent adverse easements, er	acroachments, or other a	e property located in a l adverse conditions);	APPEARS TO BE A	TYPICAL LOT	
	Comments (favorable o	r unfavorable including any a	apparent adverse easements, er	ncroachments, or other a	e property located in a ladverse conditions):	APPEARS TO BE A	TYPICAL LOT.	—————————————————————————————————————
			apparent adverse easements, er	ncroachments, or other a	adverse conditions);	APPEARS TO BE A	TYPICAL LOT	
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