	Seriewer			TEZ, JOSE		=44		Census	Tract		Vlap Reference		70-6-1A
	Property Address _1 City	12017 BELFON	TE ROAD		-	CDOTTO	3/13/43/114						
919	Legal Description 1	68 ACRES MO	ORE OR LESS		County _	SPOTS	YLVANIA	Stat	te VIRO	GINIA	Zip Code		
2	Sale Price \$				Lorn Ton	m		2					
٥	Actual Real Estate 7	axes \$ -	(VI)			aid by seller			ghts Appraise		ee L Lease	hold [De Minimis PUD
9	Lendes/Client		SANDS AND	DERSON	gas as oc p	and thy scatt		25 JACKSON	S CONCESSIONS		BURG VA		
		TI (DDOLTED	Appraise	erMICH	HAEL C. BO	OGGS	-					REAL E	STATE APPRAISA
	Location Built Up		Urban	_	Suburban		Rural					Good	Avg. Fair Poor
	'	Fully Dev.	Over 75%		25% to 759	ę į	Under 25		Employment :				
	Property Values	LI runy Dev.	Rapid Increasing		Steady Stable	ł	Slow		Convenience				
	Demand/Supply		Shortage		In Balance	I I	Declining		Convenience				
	Marketing Time		Under 3 M		4-6 Mos.	1	Oversupp Over 6 M		Convenience				[[]]
ක	Present Land Use	25 % 1 Famil	y% 2-4 Fa	amily %	Apts.	% Condo	_		Adequacy of ! Recreational !		rsportation	Н	
Q.		% Industri				& FOREST			Adequacy of 1			H	
Ξ	Change in Present L	and Use	■ Not Likely		Likely (*)		Taking Pl		Property Com				
JELY (PO) PHOOP	Decide to the Control			FARM & FORE		foR	RESIDENTIAL				ntal Conditions	ă	
Ξ	Predominant Occupa Single Family Price I		✓ Owner 75,000		Tenant		_% Vacant		Police and Fin				
	Single Family Age	nailye a		to \$ 350,000			alue \$ 150,0		General Appe		Properties		
	ongo ranny rigo		Jis.	to 75 yr	s. Pieuui	IMIANI Age	30	yrs	Appeal to Mai	rket			
	Comments including	those factors.	favorable or unf	avorable, affect	tina market	ahility (e.a.)	nuhlic narke	echanic view	noice): TY	PICAL RUI	RAI SPOTSVIVA	NIA CO	TINITY CHARACT
	ERIZED BY LARGE	TRACTS OF FAR	M AND FOREST	LAND STEADII	LY BEING S	UBDIVIDED	SMALL SINC	GLE FAMILY R	OADSIDE PAI	RCELS. AL	L ARE SERVED F	Y WELL	AND SEPTIC
	SYSTEMS.						-			1 11		000 0000	1110 001 110
	6												
	Dimensions RECTAL		DE			=			q. Ft. or Acres			Come	
	Zoning classification Highest and best use			When formatted			Pi	resent improve	ements 🗸	do 🗌	do not conform	to zonin	g regulations
	Public	Other (De:		OFF SITE I	MOOUNTA	ENTE	Tees POI	LING, TYPIC	A T				
	Elec.	00101 (00	, ,				e Size TYPI		AL				_
	Gas 🔲	TANK		ASPHALT	· I dbad			D-INERIOR					
S	Water	WELL	Main	tenance v	/ Public	Private	View TYP	PICAL				-	
	San. Sewer	SEPTIC	0	Storm Sewer	Ci	urb/Gutter	Drainage _						
			ect. & Tel.		☐ St	reet Lights	Is the prop	perty located in	a HUD Identi	fied Specia	al Flood Hazard	lrea?	✓ No Yes
	Comments (tayorable o	or unfavorable inc	duding any aonari	ent adverce each			r other advers	e conditions):	INFERIO	R ODD SE	TADED TOT AND	ACCO	RDING TO
	CONTRUCCIONIES OF	* PER 172 35 PK 202 K 11 11	CONTRAINC A S	WITH A AND OND	ments, encr	oachments, o	A MARICA GRANCE 21	more and	THE ENGL	K ODD 31	IAPED LOT ANI	11000	
	COMMISSIONER OF	THE REVENUE	CONTAINS A	WELL AND SEP	ments, encre	oachments, o M OF UNKN	IOWN COND	TTION.	THE BIO	IK ODD SI	IAPED LOT ANI		
	COMMISSIONER OF	THE REVENUE	CONTAINS A	WELL AND SEP	ments, encre	oachments, o M OF UNKN	IOWN COND	TTION.	MILIU	K ODD SI	IAPED LOT ANI		
	COMMISSIONER OF	THE REVENUE	CONTAINS A	WELL AND SEP	TIC SYSTE	M OF UNKN	IOWN COND	ITION.					
	COMMISSIONER OF The undersigned has adjustment reflecting	recited three re	cent sales of pr	WELL AND SEP	TIC SYSTE	M OF UNKN	subject and	has considere	d these in the	market ar	nalysis. The desc	ription in	orte la essenciar
	COMMISSIONER OF The undersigned has adjustment reflecting to or more tavorable	recited three re market reaction than the subject	cent sales of pr to those items	WELL AND SEP roperties most s of significant va	TIC SYSTE	M OF UNKN	Subject and corr	has considered	d these in the ties. It a sign	market ar	nalysis. The desc	ription in	orte la essenciar
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MILEN PAIR MARKE TAIR MARKS	The undersigned has adjustment reflecting to or more favorable favorable than the summer of the summ	THE REVENUE TRACE TRACE TOTAL TOT	CONTAINS A A CHES WERE A CONTAINS A	DESCRIPTION OF THIS ECT SUPPORT	MRIS RIPTION BE GOOD. BESTATE A S APPRAISA ING A MOD	yrodimate to recent the sut thus reducir asing the interest of the sut thus reducir asing the interest of the substitution of	Subject and open to indicate discated value Adjust DO DO DO DO DO DO DO DO DO D	has considered properly to the subject COMPA TAX M DESCRIPTION 2/18 SIM 5.4 ACRES SUPERIOR INFERIOR LUPIED NEIGH CONTINGENT DELINQUENT IELD SYSTEM SET VALUES F	d these in the ties. It a sign bject, if	market as incarn item incarn i	DESCRIP SIM 1 AC. SUPERIO INFERIO CONDITION OF I	MRISTION OR OR ON ANUMANUMAN AND ANUMAN AND ANUMAN ANUMAN ANUMAN AND ANUMAN ANUMAN AND ANUMAN AN	### superior less
MILEN PAIR MARKE TAIR MARKS	The undersigned has adjustment reflecting to or more tavorable favorable than the summer of the summ	THE REVENUE TRACE TRACE TOTAL TOT	CONTAINS A A CHES WERE A CONTAINS A	DESCRIPTION OF THIS ECT SUPPORT	MRIS RIPTION BE GOOD. BESTATE A S APPRAISA ING A MOD	yrodimate to recent the sut thus reducir asing the interest of the sut thus reducir asing the interest of the substitution of	Subject and open to indicate discated value Adjust DO DO DO DO DO DO DO DO DO D	has considered properly to the subject COMPA TAX M DESCRIPTION 2/18 SIM 5.4 ACRES SUPERIOR INFERIOR LUPIED NEIGH CONTINGENT DELINQUENT IELD SYSTEM SET VALUES F	d these in the ties. It a sign bject if a sign bject if a sign bject if a sign state of the sign state	market as incarn item incarn i	DESCRIP SIM 1 AC. SUPERIO INFERIO CONDITION OF I	MRISTION THE IM ON ANUMANTE IN THE IM ON ON ON THE IM ON THE	erty is superior letion to or less LE NO. 3 A-1-15A \$ 22,500 \$ +(-)\$ Adjust -5,000 -4,500 +2,500 \$ 7,000 \$ 15,500 PROVEMENTS.
ATION LAIN ANALYS	The undersigned has adjustment reflecting to or more favorable favorable than the summer of the summ	THE REVENUE TRACE TRACE TOTAL TOT	CONTAINS A MACRES DR SHAPE & SEPTIC MARKET DATA ACHES WERE M MARKET	DESCRETE PIONOT USED. APPEARS TO NOT USED. MMARY REAL CTION OF THIS ECT SUPPORT	MRIS	yrodimate to recent the sut thus reducir asing the interest of the sut thus reducir asing the interest of the substitution of	Subject and open to indicate discated value Adjust. DO D	has considered properly to the subject COMPA TAX M DESCRIPTION 2/18 SIM 5.4 ACRES SUPERIOR INFERIOR LUPIED NEIGH CONTINGENT DELINQUENT IELD SYSTEM SET VALUES F	d these in the ties. It a sign bject if a sign bject if a sign bject if a sign state of the sign state	market ar ificant item inicant	DESCRIP 5/19 SIM 1 AC. SUPERIO INFERIO TON, DEFINITION OF INTERNATION NOTH ATERNATION OF INTERNATION NOTH TATE ROAD.	MRISTION THE IM ON ANUMANTE IN THE IM ON ON ON THE IM ON THE	erty is superior letion to or less LE NO. 3 A-1-15A \$ 22,500 \$ +(-)\$ Adjust -5,000 -4,500 +2,500 \$ 7,000 \$ 15,500 PROVEMENTS. D.LIMITING CON-



	Ramova		JFFMAN, THERE	ESA			Censi	is Tract	_ N	lap Reference		0B-3-104	
	Property Address							io muot		map i reiererice _		000101	-
0	City			County	SPOTS	YLVANIA	St	ate	VIRGINIA	Zip Code		-	-
CA		CAMPSITE 104 GLEN 3											
D NT CATION	Sale Price \$		Sale	Loan Te	am	yrs	Property 6	Rights Ap	praised 🗸 Fo	e 🔲 Leaseh	old [De Minimis P	UD
	Actual Real Estate		(T) LOAN S ANDERSON	charges to be	paid by seller	S	- Other sal	es conce	ssions				
	Оссиралт	D (DDOLDD		MICHAEL C. E	ROGGS				T, FREDERICKSE		DD 1 7 D	2001	
		,,	ppraisor			_ 11/58/00/	ions to appraise	FEE SI	MPLE MARKET VA	LUE SUMMARY I	KEAL E	STATE APPRAISA	0
	Location	Urb		✓ Suburban		Rural					Good	Avg. Fair Poor	-
-	Built Up		r 75%	25% to 75	5% [Under	25%	Employ	ment Stability			ΜПП	
		Fully Dev Rar		Steady	1	Slow		Conven	ience to Employm	nent	$\bar{\Box}$	团片首	1
	Property Values Demand/Supply	☑ Inc		Stable	ļ	Declin			ience to Shopping]			
	Marketing Time			In Balance 4-6 Mos.		Oversi			ience to Schools				1
	Present Land Use	% 1 Family%	2-4 Family	% Apts.	% Condo	_	ommercial		cy of Public Trans ional Facilities	sportation	Н	임님님	- 1
9			Vacant 100	%	CAMPGROUN	ND ND	on the first order		cy of Utilities		H		ı
Š	Change in Present			Likely (*)		Taking	Place (*)	,	y Compatibility		Ħ		- 1
инсывакноор	Predominant Occup	(*) From Dancy 🗹 Own		T1 v	To				on from Detrimen				- 1
	Single Family Price		to \$ N/A	Tenant D	redominant V	_% Vacar			nd Fire Protection				- 1
	Single Family Age		yrs. to N/A	vrs Predo	roudinant Ane Trainant Ane	N/A	VTS.		Appearance of P to Market	roperties	H		- 1
							1						
	Comments includin	g those factors, favorable	or unfavorable, a	affecting marke	tability (e.g.	public parl	cs, schools, vie	w, noise)	WILDERNESS	CAMPING RESC	ORT IS	A PRIVATE	
ı	CAMPGROUND W	TH LAKES, POOL, PRIVA	TE ROADS, CLUE	BHOUSE, ETC.									
		77											
	Dimensions 50 X 7	O FEET					3500	Sq. Ft. or	Aame		0	1.4	4
_	Zoning classificatio					-	Present Impro			do not conform to	Comer		1
	Highest and best us	<u> </u>	Other (spec	ify)							2 CONTRA	g roganzoonia	
	Public Elec.	Other (Describe)	OFF S Street Access	ITE IMPROVEN	MENTS Private		EVEL, TYPICAL	L					
-	Gas	TANK	Surface GRAVI		TAT LIMAN		TYPICAL				-		4
200	Water 🔽		Maintenance	Public	✓ Private	View T	YPICAL						Ⅎ
	San. Sewer	BATH HOUSE	Storm Se	wer 📙 (Curb/Gutter		e TYPICAL						1
	Comments (foursible	Underground Elect. & Tel.			Street Lights	Is the pr	roperty located	in a HUD	Identified Special	Flood Hazard Ar	ea?	✓ No Ye	
	OF THE REVENUE	or unfavorable including any	CROSS FROM B	easements, enc ATH HOUSE	roachments, o	r other adv	erse conditions):	AC	CORDING TO THE	SPOTSYLVANIA (COUNT	Y COMMISSIONE	R
W.		THE BITE IS BOOKINGS .	IONOGO I NOM BI	IIII IIOOOB.									-
													1
	The undersigned has	recited three recent sales	of properties m	ost similar and	proximate to	subject a	nd has consider	ed these	in the market ana	lysis. The descrip	otion in	cludes a dollar	╛
•	infrantizin reneemil	market reaction to those than the subject property,	INCHES OF SHUTHERCA	en variation det	iwaen the sub	oect and d	enna skiercante	orline II	mati trecofficacia a	in the comparable		who les assessment	- 1
	avorable than the s	ubject property, a plus (+) adjustment is r	nade thus inch	easing the inc	iicated val	ue of the subject	angect, ii ct.	a signinicani nem	in the comparable	e is inf	erior to or less	-
	ITEM	SUBJECT PROPER		COMPARAB		\neg		ARABLE	NO 2	COME	PARAR	E NO. 3	┥
ľ	Address	TAX MAP 10B-3-10)4	TAX MAP 10)B-2-227			AP 10B-1			IAP 10E		1
ı.	Proximity to Subject												
	Sales Price	3	-		\$ 8,500				6,000			- 0.000	4
60	rice	\$			\$ 0,000	-+		3	0,000			\$ 8,000	-
	Data Source	INSPECTION		PUBLIC RE			PUBL	IC RECO	4D	PUBL	IC REC	ORD	1
	Date of Sale and Firme Adjustment	DESCRIPTION	DI	ESCRIPTION	+(-)\$	Adjust.	DESCRIPTION	ON	+(-)\$ Adjust	DESCRIPTI	ON	+(-)\$ Adjus	t
21-	ocation	7/19 CAMPGROUND		10/18 SIM		-	5/18			5/17		1	
38 -	Site/View	CAMP SITE	_	SIM		_	SIM			SIM		-	4
							Olivi			SIM		1	+
					1				i i			4	1
ŀ												4	1
1	Sales or Financing	1											1
(Concessions				-								
1	Vet Adj. (Total)		+		S		П+П-			П+ П	- 1	S	1
	ndicated Value of Subject												1
=-	comments on Mark	et Data: ALL MARKET	DATA APPEARS	TO BE GOOD	\$ 8,500 DUE TO OV	VNER OCC	TIPIED NEIGH		6,000 D AND LACK OF	IMPROVEMENT	12 TH	\$ 8,000	4
		ES WERE NOT USED.			2001001		- 21 AUG HUIGH		u unon or	THE ROY LIVERY	. J, 111	THOUSE MAD	+
				-			478						1
_		ditions of Appraisal: SOL							AX SALE. THIS	SUMMARY RE	AL EST	ATE APPRAISA	E
	15 CONTINGENT C	N THE CERTIFICATION	DEFINITION, A	AND LIMITING	CONDITIO	NS CONTA	AINED HEREIN						
		777											1
	inal Reconciliation:	AFTER ADJUSTMENT	S, THESE SALES	APPEAR TO R	EFLECT A W	TDE RANC	E OF MARKET	VALUES	FOR THE SUBJE	CT. THE ESTIMA	ATED R	ENTAL INCOME	H
	PER MONTH IS \$1												1
2	CONTRACTOR OF THE PARTY OF THE												1
	ESTIMATE THE M	ARRET VALUE, AS DEFIN	IED, OF SUBJEC	T PROPERTY	AS OF		JULY 15,		2019	to be \$ 7,500			1
ľ	yuh	al CBo	8gr						Did 🗆	Did Not Physica	ily Inco	ect Property	
	Appraiser(s)			Review App	ralser (if appl	licable)		~		on with maked	=y =13	out i upoity	
Y21													

Michael C. Boggs Real Estate





П	Someone .		TT, FRANKLIN H.		Census Tra	ict M	ap Reference	34-5-A
2.	Property Address S. City	R. 208		apomata vivi				
DENTHEARION		28 ACRE, MORE OR LES	County	SPOTSYLVAN	A State	VIRGINIA	Zip Code	
100			ale Loan T	AFFD 14m	Property Dioba	Annui I 🗖 s	F7	-
툳	Actual Real Estate Ta	ixes \$ (vr)	Loan charges to be	naid by seller \$	Property Right	Appraised V H	e Leasehold	De Minimis PUD
=	ESTRUCIA CHESTIL	SAINDS	ANDERSON	Addres	s 725 JACKSON ST	REET, FREDERICKSE	URG, VA.	
Ш	Occupant	VACANT App	maiser MICHAEL C.	BOGGS Instru	ctions to Appraiser FE	E SIMPLE MARKET VA	ALUE SUMMARY REAL I	STATE APPRAISA
	Location	☐ Urbar						
В	Built Up	Over	- 0000000			- Laure A OA - L 100		Avg. Fair Poor
	· · ·	Fully Dev Rapid		J% Und		ployment Stability	ᆜ	
п	Property Values	increa		Dec	1	rvenience to Employm rvenience to Shopping		
П	Demand/Supply	☐ Short	age 🔽 In Balanc	e Ove		rvenience to Schools		
Ш	Marketing Time	✓ Under	r 3 Mos. 1 4-6 Mos			equacy of Public Trans	noitation	
9	Present Land Use	25 % 1 Family % 2	-4 Family% Apts.	_		reational Facilities	sportation	
H		% Industrial% V	acant 75 % FAR	M & FORESTLAND		quacy of Utilities	ă	
60	Change in Present La		ikely 🔽 Likely (*)	Tak		perty Compatibility		
è	Predominant Occupa	ncy Owne	FARM & FOREST			tection from Detrimen		
2	Single Family Price R			% Vac		ce and Fire Protection		
	Single Family Age		yrs. to 75 yrs. Pred	ominant Ane 4		eral Appearance of Pi eal to Market	roperues	
В								
	Comments including	those factors, favorable of	r unfavorable, affecting mark	etability (e.g. public p	arks, schools, view, no	ise): TYPICAL SUB	URBAN SPOTSYLVAN	IA COUNTY
	CHACTERIZED BY LA	ARGE TRACTS OF FARM A	AND FORESTLAND STEADILY	BEING SUBDIVIDED	INTO SMALL SINGLE	FAMILY ROADSIDE P	ARCELS.	
	Dimensions RECTAN	GULAR			0.28 Sn F			
	Zoning classification	AGRICULTURE			Present Improveme	Lor Acres	Come do not conterm to zonir	Lot
	Highest and best use		Other (specify)		and the same of the same of the	a E 60 []	ad not comonn to zoni	iy reguladoris
	Public	Other (Describe)	OFF SITE IMPROVE		TYPICAL			
	Elec. ✓ Gas			Private Size				
SILIE	Water	T	Surface ASPHALT Maintenance Public	Shap Private View	INFERIOR			
	San, Sewer	TOTAL COLUMN TO THE PARTY OF TH			age TYPICAL			
		nderground Elect. & Tel.				IIID Identified Special	Flood Hazard Area?	✓ No Yes
	Comments (favorable or	r unfavorable including any a	apparent adverse easements, en	croachments, or other a	(verse conditions):	DUE TO INFERIOR	SIZE PARCEL, HIGHE	ST AND BEST
	USE IS ESTIMATED	TO BE TO COMPLIMENT	AN ADJACENT PARCEL, THU	S IT WAS VALUED A	CCORDINGLY.			
							2020	
	The undereigned has	mallad there are not solve	4					
	adjustment reflecting p	narket reaction to those ite	of properties most similar and erns of significant variation be	l proximate to subject	and has considered th	ese in the market and	dysis. The description in	icludes a dollar
	IN OR WINE ISAMISTING B	nan die smileer hicheith a	i iimirus (-) aceusement is mac	le thus reducing the ir	dicated value of cubies	t, if a significant item	in the comparable is in	eny is supenor ferior to or less
	lavorable than the suc	oject property, a plus (+)	adjustment is made thus incl	reasing the indicated	value of the subject.			
	Address	TAX MAP 34-5-A			COMPARA		COMPARAL	BLE NO. 3
	NOGE CSS	TAX MAP 343-A	TAX MAP 6	33-A-99A	TAX MAP 5	9-A-47A	TAX MAP 81	A-2-31
	Proximity to Subject							C
3	Sales Price	\$		\$ 24,000		\$ 32,900		\$ 28,500
-40	Price	\$ -		S		\$		S
	Data Source	INSPECTION	MRI		MRIS	3	MRIS	
7	Date of Sale and Time Adjustment	DESCRIPTION 7/19	DESCRIPTION 1/18	+(-)\$ Adjust.	DESCRIPTION	+(-)S Adjust	DESCRIPTION	+(-)\$ Adjust.
	Location	SUBURBAN	SUBRBAN		4/18 SIM		1/18	-
- H-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	Site/View	0.28 ACRE	1.0 AC	-12,000	2.39 ACRES	-16,450	SIM 1 AC	-14,250
				1			170	14,200
								1
				3 22		À		1
	Calan or Cinopaine			8				
	Sales or Financing Concessions			9				
	Concessions			e 12.000		¢ 16.450	T. 7	P 14 250
ı	Net Adj. (Total) Indicated Value		W+	\$ 12,000	+ 7-	\$ 16,450	- W	\$ 14,250
	Concessions Net Adj. (Total)			\$ 12,000		\$ 16,450		\$ 14.250
	Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market	Data: ALL MARKET D	DATA APPEARS TO BE GOO	\$ 12,000		\$ 16,450		\$ 14.250
	Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market		DATA APPEARS TO BE GOO	\$ 12,000		\$ 16,450		\$ 14.250
	Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND (Data: ALL MARKET D COST APPROACHES WE	DATA APPEARS TO BE GOO RE NOT USED.	\$ 12,000 D. DUE TO OWNER	OCCUPIED NEIGHBO	\$ 16,450 RHOOD AND THE L	ACK OF IMPROVEME	\$ 14,250 NTS.
	Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND C	Data: ALL MARKET D COST APPROACHES WE tions of Appraisal: THIS	DATA APPEARS TO BE GOO RE NOT USED. SUMMARY REAL ESTATE	\$ 12,000 D. DUE TO OWNER APPRAISAL REPOR	OCCUPIED NEIGHBO	\$ 16,450 RHOOD AND THE L	ACK OF IMPROVEME ON, DEFINITION ANI	\$ 14,250 NTS.
ON	Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND C	Data: ALL MARKET D COST APPROACHES WE tions of Appraisal: THIS	DATA APPEARS TO BE GOO RE NOT USED.	\$ 12,000 D. DUE TO OWNER APPRAISAL REPOR	OCCUPIED NEIGHBO	\$ 16,450 RHOOD AND THE L	ACK OF IMPROVEME ON, DEFINITION ANI	\$ 14,250 NTS.
ATION	Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND C	Data: ALL MARKET D COST APPROACHES WE tions of Appraisal: THIS	DATA APPEARS TO BE GOO RE NOT USED. SUMMARY REAL ESTATE	\$ 12,000 D. DUE TO OWNER APPRAISAL REPOR	OCCUPIED NEIGHBO	\$ 16,450 RHOOD AND THE L	ACK OF IMPROVEME ON, DEFINITION ANI	\$ 14,250 NTS.
ATION	Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND C	Data: ALL MARKET D COST APPROACHES WEI tions of Appraisal: THIS D HEREIN. THE SOLE F	DATA APPEARS TO BE GOO RE NOT USED. SUMMARY REAL ESTATE	\$ 12,000 D. DUE TO OWNER APPRAISAL REPOR SAL IS FOR A POSSI	OCCUPIED NEIGHBO F IS CONTINGENT OF BLE DELINQUENT RE	\$ 16,450 RHOOD AND THE L N THE CERTIFICATI AL ESTATE TAX SAI	ACK OF IMPROVEME ON, DEFINITION ANI	\$ 14,250 NTS.
IATION	Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND (Comments and Condit DITIONS CONTAINE	Data: ALL MARKET D COST APPROACHES WEI tions of Appraisal: THIS D HEREIN. THE SOLE F	OATA APPEARS TO BE GOO RE NOT USED. SUMMARY REAL ESTATE UNCTION OF THIS APPRAI	\$ 12,000 D. DUE TO OWNER APPRAISAL REPOR SAL IS FOR A POSSI	OCCUPIED NEIGHBO F IS CONTINGENT OF BLE DELINQUENT RE	\$ 16,450 RHOOD AND THE L N THE CERTIFICATI AL ESTATE TAX SAI	ACK OF IMPROVEME ON, DEFINITION ANI	\$ 14,250 NTS.
IATION	Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND (Comments and Condit DITIONS CONTAINE Final Reconciliation:	Data: ALL MARKET D COST APPROACHES WEI tions of Appraisal: THIS ED HEREIN. THE SOLE F AFTER ADJUSTMENTS	OATA APPEARS TO BE GOO RE NOT USED. SUMMARY REAL ESTATE UNCTION OF THIS APPRAI	\$ 12,000 D. DUE TO OWNER APPRAISAL REPOR SAL IS FOR A POSSI CLOSE RANGE OF 1	OCCUPIED NEIGHBO F IS CONTINGENT OF BLE DELINQUENT RE MARKET VALUES FOR	\$ 16,450 RHOOD AND THE L N THE CERTIFICATI AL ESTATE TAX SAI R THE SUBJECT.	ACK OF IMPROVEME ON, DEFINITION ANI E AND NOTHING ELS	\$ 14,250 NTS.
IATION	Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND (Comments and Condit DITIONS CONTAINE Final Reconciliation:	Data: ALL MARKET D COST APPROACHES WEI tions of Appraisal: THIS ED HEREIN. THE SOLE F AFTER ADJUSTMENTS	OATA APPEARS TO BE GOO RE NOT USED. SUMMARY REAL ESTATE UNCTION OF THIS APPRAI	\$ 12,000 D. DUE TO OWNER APPRAISAL REPOR SAL IS FOR A POSSI CLOSE RANGE OF 1	OCCUPIED NEIGHBO F IS CONTINGENT OF BLE DELINQUENT RE	\$ 16,450 RHOOD AND THE L N THE CERTIFICATI AL ESTATE TAX SAI R THE SUBJECT.	ACK OF IMPROVEME ON, DEFINITION ANI	\$ 14,250 NTS.
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File No.

Property Address 1	JORTH OF WOO	DOSIDE DRIVE						
			County	SPOTSYLVA	NIA Sta	te VIRGINIA	Zip Code	-
City Legal Description O Sale Price \$ Actual Real Estate 1							1944 19	
Sale Price \$	even f	Date of Sale_	Loan Te			ghts Appraised 🔽	ee 🔲 Leasehok	d 🔲 De Minimis PU
Actual Real Estate T	axes \$	(yr) SANDS AND:	Loan charges to be			S CONCESSIONS	C VA	
Occupant	VACANT	Appraise				ST. FREDERICKSBUR FEE SIMPLE MARKET V		AI FSTATE ADDDAISAL
				105	ancanio m Whitele	LE SIMI LE MARRET	LOL JUIVINKI KE	WINTE METANISAL
Location		Urban	✓ Suburban	R	ural		G	ood Avg Fair Poor
Built Up		☑ Over 75%	25% to 75		nder 25%	Employment Stability		
	✓ Fully Dev	Rapid	Steady	=	low	Convenience to Employ		
Property Values Demand/Supply		☐ Increasing ☐ Shortage	✓ Stable ✓ In Baiance	_	eclining	Convenience to Shoppi		
Marketing Time		Under 3 M		= 1	versupply ver 6 Mos.	Convenience to School	,	
Present Land Use	100 % 1 Family			% Condo		Adequacy of Public Tra Recreational Facilities	nsportation [
Change in Present L		al% Vacan			- A CONTRINCICIO	Adequacy of Utilities	i	
Change in Present L		✓ Not Likely		□ T:	aking Place (*)	Property Compatibility	ì	
		(*) From		То		Protection from Detrime	ental Conditions	
Predominant Occup		✓ Owner	☐ Tenant		/acant	Police and Fire Protection	on l	
Single Family Price	Kange \$	200,000		redominant Value :	\$ 250,000	General Appearance of	Properties	
Single Family Age		yrs. 1	to 50 yrs. Prede	ominant Age	30 yrs.	Appeal to Market		
Comments including	those factors	favorable or unf	avorable, affecting marke	etahilitu (e.a. aublis	narice cohools	Poice TVDICAL CI	RIJRRAN SPOTSVI	VANIA COUNTY
CHARACTERIZED S	MALL RESIDEN	TIAL LOTS IMP	ROVED WITH OLDER SI	NGEL FAMILY HO	, parius, sund ois, viev USES.	, HUISE). TIFICAL SU	POLUMIA SE O I STE	VALVIA COUNT I
								4.17
Dimensions IRREGU				=		Sq. Ft. or Acres		omer Lot
Zoning classification		1400.07	46.		Present Improv	ements 🗸 do 🗌	do not conform to	zoning regulations
Highest and best us Public	e Pres Other (Des		ther (specify) OFF SITE IMPROVE	MENTO	- CTEPD			
Elec.	United (Des	W/	t Access Public		STEEP INFERIOR			
Gas 🗸			ICE ASPHALT		ape TYPICAL			
Water 🗸				: Private Vie	TYPICAL			
San. Sewer			Storm Sewer		ainage RAVINE			
	Underground Ele					n a HUD identified Spec		- [7], [7],
- terrest		CL UI ICI.					ISI EIGAAI Mazarri Arox	o'/ I√IN∩I IYD
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ΝO	City				Co	ounty	SPOTS	YLVANIA		State	VIRGII	VIA	Zip Code		200
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98.	Price	\$								-	\$ 25,000			- 1	19,000
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		ARRET VALUE, AS	_		Termina and		S OF		JULY 1	5,	2		be \$ 25,000	ly Inspe	ect Property

Michael C. Boggs Real Estate



	Summer	RAY, MILDRED E		ON C. RAY EST	ATE)	Cens	us Tract	M	ao Reference	22A-7-29A
,	Property Address						711.00			
QI.	City	D.082 ACRES, MORE O	D 1 ECC	County	SPOTSYLV	ANIA S	tate	VIRGINIA	Zip Code	
Velicity A 1101		Date of		- Loon T						
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≘	- Client	SAND	S ANDERSON	it oneiges to be		ress 725 JACKSC			URG VA	
	Occupant		ppraiser	MICHAEL C.						AL ESTATE APPRAISA
	Location									
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2	Present Land Use	100 % 1 Family%	2-4 Family	% Apts.	% Condo	% Commercial		acy of Focilities	portation	무띩무
훞		% Industrial%	Vacant	%				acy of Utilities		
FICHEORHOOD	Change in Present L		Likely	Likely (*)	1	aking Place (*)		ty Compatibility		
ê	Predominant Occupa	(") From	ner	П.т	To%			tion from Detriment	tal Conditions	
2	Single Family Price		to \$ 35	0.000 I	* Predominant Value	/acant = 175,000		and Fire Protection		
	Single Family Age	1	yrs. to 75	vrs. Pred	lominant Age	40 VTS.		al Appearance of Pr I to Market	operaes	무위응무
	Comments including	those factors, favorable	or unfavorable	, affecting mark	etability (e.g. publi	c parks, schools, vid	ew, noise); TYPICAL SUB	URBAN SPOTSYL	VANIA COUNTY
	CHARACTERIZED B SYSTEMS.	Y LARGE TRACTS OF SI	NGLE FAMILY I	LOTS ON PUBLI	C WATER AND SE	WER.				
	OTOTEMB.				_	*				
	Dimensions RECTAL			424		0.082	Sn Pt i	or Acres	По	orner Lot
	Zoning classification					Present Impro		do 🔲	ta not conform to	Other Luc Zanina regulations
	Highest and best use		Other (sp	ecify)						to data on to
	Public Elec.	Other (Describe)		SITE IMPROVE		ROLLING, TYPI	ICAL			
	Gas 7		Street Access Surface ASPI		Private Si	ape INFERIOR				
Ë	Water 🔽		Maintenance		Private Vi	w TYPICAL				
	San. Sewer		Storm S	Sewer	Curb/Gutter Dr	ainage TYPICAL				
		Inderground Elect. & Tel	Sidewa	lk 🔲	Street Lights Is	the property located	in a HUI	Identified Special	Flood Hazard Are	? VNo Y
	LUCLIEST AND BEST	of unfavorable including any USE IS ESTIMATED TO	y apparent advers	se easements, en	croachments, or othe	r adverse conditions)	· N	ARROW STRIP. D	UE TO SIZE AND	CONFIGURATION,
	THORIEST AND BEST	USE IS ESTIMATED TO	BE TO COMPLI	IMENT AN ADJ	ACENT PARCEL. I	HUS II WAS VALUE	ED ACCO	RDINGLY		
	The undersigned has	recited three recent sales	s of properties (most similar and	d prodmate to subi	ect and has conside	red these	in the market ana	lysis. The december	on includes a dollar
		LUMBER LOGINDOLL TO BLOSC	RESIDENCE OF SELECTION	CABIR YARMISKIN DE	STREAMS OF THE STREAMS	unto alderenmon inc	norhor H	a rismilianné itam	in the engagements.	managed at the second
	favorable than the su	than the subject property, bject property, a plus (+	-) adjustment is	made thus inc	reasing the indicate	noncased value of a	subject; (: ect	l a significant item	in the comparable	is inferior to or less
	ПЕМ	SUBJECT PROPE		COMPARAE			PARABLE	ND 2	COMP	RABLE NO. 3
	Address	TAX MAP 22A-7-29	PA A	TAX MAP 6	53-A-99A		MAP 59-A			NP 81A-2-31
	Deside the Control	T								
s	Proximity to Subject Sales Price	s			7	-				
MALYSIS	Price	5			\$ 24,000		- 3	32,900		\$ 28,500
AMA	Data Source	INSPECTION		MRI	and a first and a	1	MRIS	-		IS IRIS
¥	Date of Sale and	DESCRIPTION		DESCRIPTION	+(-)\$ Adjus	t. DESCRIPTI	ON	+(-)\$ Adjust	DESCRIPTIO	
<u>a</u>	Time Adjustment	8/18	-	1/18		4/18			1/18	- 1 / / risjec
ž	Location Site/View	SUBURBAN 0.082 ACRE		SUBRBAN 1.0 AC		SIM		-	SIM	
M.	Only Flots	INFERIOR SIZE		SUPERIOR	-22,400	2.39 ACR		-29,610	1 AC SUPERIOR	25.050
								20,010	oor Ereon	-25,650
										3
	Sales or Financing									
	Concessions	1						.		
	Net Adj. (Total)			+ 7-	\$ 22,400	TT+ 17		29,610	T+ 7	- \$ 25,650
	Indicated Value of Subject	-				1				20,000
-		Deta. ALL MADVET	DATA ADDEA	DO TO BE COO	\$ 1,200	Th occuping view	5	3,290		\$ 2,850
	Comments on Market THE INCOME AND	COST APPROACHES W			D. DUE TO OWN	ER OCCUPIED NEI	CHROKE	OOD AND THE LA	ACK OF IMPROV	EMENTS.
	ALID HITOURG PRID	OOST THE HOMOTHON	LICE IVOT USE.	D						
	Comments and Cond	itions of Appraisal: THI	S SUMMARY I	REAL ESTATE	APPRAISAL REPO	ORT IS CONTINGE	T ON T	HE CERTIFICATION	ON, DEFINITION	AND LIMITING CO
	DITIONS CONTAIN	ED HEREIN. THE SOLE	FUNCTION OF	F THIS APPRAI	SAL IS FOR A POS	SIBLE DELINQUEN	IT REAL	ESTATE TAX SAL	E AND NOTHING	ELSE WHATSOEVE
101										
	Final Reconciliation:	AFTER ADJUSTMEN	TY THESE SAT	ES DEEL POT A	WIDE DANCE OF	MADKET WATTIES	EOD TO	E SUBJECT		
	A A PORT I DO CONTROLLO II.	ALTEN ADJUSTIMEN	io, filede dal	LO REFLECT A	WIDE RAINGE OF	WALUES	FUK II	IE SUDJECI.		
(0) E										
	ESTIMATE THE MA	RKET VALUE, AS DEFN	IED, OF SUBJE	ECT PROPERTY	AS OF	AUGUST 15,		2018	o be \$ 1,500	2.12
		541			(
	Much	al CBO	- Fav							
	Mucha Appraiser(s)	al CBo	890	Review An	praiser (if applicabl	n)			Did Not Physically	Inspect Property



BOILDING		ULLOA,	DANIEL					
Property Address	5614 BAZZANE	LLA DR.				ract (68E-5-285
City Legal Description Sale Price \$ — Actual Real Estate	I OT ORE CROTE	ON E HADDON	County	SPOTSYLVAN	IA State	VIRGINIA	Zip Code	
Legal Description			ERE SUBDIVISION					
Sale Price \$ Actual Real Estate	Tayor 6	Date of Sale	Loan Te	erm yrs	Property Right	ts Appraised 🗸 I	Fee Leasehold	De Minimis PU
Lendar/Client	(avez a	SANDS ANDE	RSON		Other sales o			-
Occupant	VACANT	Appraiser	MICHAEL C. B		725 JACKSON ST			
				uisut	ctions to appraiser F	EE SIMPLE MARKET V	ALUE SUMMARY REAL	ESTATE APPRAISA
Location		Urban	Suburban	□ Rur	al		Coo	d Assa Fair Dans
Built Up	_	Over 75%	☑ 25% to 75		- 1	ployment Stability	GRU	d Avg. Fair Poor
Growth Rate	Fully Dev.		✓ Steady	Slor		rrvenience to Employ	ment 🗀	
Property Values		✓ Increasing	☐ Stable	Dec	tining Co	nvenience to Shoppir	na 🗀	
Demand/Supply		☐ Shortage	✓ In Baiance			rivenience to Schools		
Marketing Time	100	Under 3 Mos			r 6 Mos. Ad	equacy of Public Trai		
Present Land Use				% Condo%		creational Facilities		
Change in Present	% Industri					equacy of Utilities		
S Change in Present		Not Likely	Likely (*)			perty Compatibility		
Predominant Occup	ancu	(*) From Owner				otection from Detrime		
Single Family Price	Ranne ¢		Tenant p 500,000 P	% Vac		lice and Fire Protectio		
Single Family Age			45 yrs. Predo	redominant Value \$		neral Appearance of I	Properties	
				Annicus Aye	уть. Ар	peal to Market	Ц	
Comments includin	g those factors, f	lavorable or unfav	orable, affecting marke	tahitity (e.a. nuhlic n	artre entropie mon n	oica): TYPICAI SIII	RUDRAN CDOTCVI VA	NIA COLINITY
WATERFRONT SIN	GLE FAMILY SU	BDIVISIONS ALON	NG LAKE ANNA. ALL A	ARE SERVED BY WEI	L AND SEPTIC SYSTE	MS.	DORDAN SI OTSTEVA	NIA COUNTY
Dim :								
Dimensions RECTA		TOPATTA			2.24 Sq.	Ft. or Acres	Com	er Lot
Zoning classification Highest and best us					Present Improvem			
Public	se 📝 Pres Other (Des		er (specify)					
Elec.	Office (Des	,	OFF SITE IMPROVEN Access Public	Private Size	ROLLING			
Gas	TANK		ASPHALT		TYPICAL TYPICAL			
Water	WELL	Mainter	The state of the s	Private View	TYPICAL			
San. Sewer	SEPTIC	-			age ADEQUATE			
	Lindomround Ele	ct & Tel. S						
	Order ground the	CL di IGI.	- Luciyam	treet Lights Is the	property located in a	HIID Identified Specie	Court beard books in	IV No Voc
Comments (favorable	or unfavorable inc	luding any apparent	adverse easements, enci	treet Lights Is the roachments, or other a	property located in a diverse conditions):	HUD Identified Special NON-WATERFRON	al Flood Hazard Area? IT LOT WITH PRIVAT	✓ No Yes E ACCESS TO THE
LAKE.	or unfavorable inc	luding any apparent	adverse easements, enci	treet Lights Is the roachments, or other a	property located in a dverse conditions):	HUD Identified Special NON-WATERFRON	al Flood Hazard Area? VT LOT WITH PRIVAT	✓ No Yes E ACCESS TO THE
LAKE.	or unfavorable inc	luding any apparent	adverse easements, enci	treet Lights Is the roachments, or other a	property located in a dverse conditions);	HUD Identified Special NON-WATERFRON	al Flood Hazard Area? NT LOT WITH PRIVAT	Mo Yes E ACCESS TO THE
LAKE.	or unfavorable inc	Auding any apparent	adverse easements, enci	roachments, or other a	dverse conditions):	NON-WATERFRON	IT LOT WITH PRIVAT	E ACCESS TO THE
The undersigned has	or unfavorable inc	luding any apparent	after most similar and	roachments, or other a	dverse conditions):	NON-WATERFRON	IT LOT WITH PRIVAT	E ACCESS TO THE
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211	Property Address	12709 PICKETT	CT									
9	City Legal Description I	OT 64 SECTION	I 2 I AVE WILD	COI		SPOTSYLVAN	IA (State	VIRGINIA	Zip Coo	de	144
MATHEMATION	Sale Price \$		Date of Sale					D: 1.				_
	Actual Real Estate	Taxes \$ —	(AL)	Loan charges to	o he naid hy	yrs	Property Other s	Hights A	poraised [4]	Fee LLL	.easehold	De Minimis PU
ā	4-codes/Client		SANDS AND	ERSON		Addros	s 725 JACKS			SBURG, VA.		·
	Occupant	VACANT	Appraiser	MICHAEL	L C. BOGGS	Instr					REAL ESTA	ATE APPRAISAL
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2 10	Predominant Occup	ancy	✓ Owner		nt	% Vac	cant		and Fire Protect			
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	Comments including SUBDIVISION THA	g uiose ractors, ta	NOTED TAKE	vorable, affecting n	Tranketability	(e.g. public p	arks, schools, vi	ew, nois): LAKE WILD	ERNESS IS P	PRIVATE SI	NGLE FAMILY
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Michael C. Boggs Real Estate

