LAND APPRAISAL REPORT

0										ile No.	
	10007 FINNEY ROA	MINOR, MAI	RGRETTE	_			Census Trac	t			30-A-12
City		OD L DOG		County	SPOTSY	LVANIA	State	VIRGINIA	Zip Cod	8	
	0.2 ACRES, MORE (te of Sale	1001	Lass To							
Actual Real Estate T			Loan charge	Loan Ten es to be na	m		Property Rights / Other sales con	opraised 🗸	Fee 🔲 Le	asehold	De Minimis
Client	SA	ANDS ANDERS	SON		_		JACKSON STRE	ET FREDERICH	KSBURG, VA.		-
Occupant	VACANT	Appraiser	MICH	IAEL C. BC	OGGS	Instructions to	o Appraiser_FEE	SIMPLE MARKET	VALUE SUMM	ARY REAL	ESTATE APPRAL
Location	П	Urban		uburban	5	Rurat					
Built Up		Over 75%		5% to 75%		Under 25%	Emple	oyment Stability		Goo	d Awg. Fair Po
Growth Rate Property Values		Rapid Increasing	2 S		Ę	Slow	Convi	enience to Emplo	oyment .	Ö	
Demand/Supply		Shortage	L SI	itable 1 Balance	F	Declining Oversupply	Conv	enlence to Shop	ping		
Marketing Time		Under 3 Mos.	4	-6 Mos.	F			enience to Schoo Jacy of Public Ti			
Present Land Use		_% 2-4 Family % Vacant	y%A	Apts.	% Condo	% Comme	rcial Recre	ational Facilities	ansportation	H	
Change in Present L		Not Likely		ikely (*)	& FORESTL	Taking Place		lacy of Utilities			
	(*) F	tom FAR	RM & FOREST			SIDENTIAL		rty Compatibility tion from Detrig	ental Condition		
Predominant Occupa Single Family Price F		Owner	250.000 S 250.000	enant		% Vacant	Police	and Fire Protect	tion	" 🗄	
Single Family Age	iaige 3 <u>isi</u>		75 yrs.	Predan	dominant Va	tue \$ 150,000 40		al Appearance o	f Properties		
					2015			i to Market			
Comments including	those factors, favora	able or unfavor	able, affectin	ng marketa	bility (e.g. p	ublic parks, sch	iools, view, nois	e): TYPICAL R	URAL SPOTSYI	.VANIA C	OUNTY CHARA
ERIZED BY LARGE TH	Interio of PARMAND	FURESTLAND	STEADILI BI	FING SORT	JIVIDED SMA	LL SINGLE FAM	AILY ROADSIDE F	PARCELS. ALL A	RE SERVED BY	WELL ANI	D SEPTIC SYSTEM
Di la											
Dimensions RECTAN Zoning classification						10.2	VQ. / L	or Acres		Com	er Lot
Highest and best use		se 🗌 Other	(specify)			Prese	ent Improvement	s √ do [da not conto	rm to zon	ing regulations
Public	Other (Describe		OFF SITE IM			Topo ROLLIN					
Elec. 🖌 Gas	TANK	Street Ac		Public	✓ Private	Size TYPICAL					
Water	WELL	Maintena	-	Public	Private	Shape TYPIC	AL				
San. Sewer	SEPTIC	Stor	rm Sewer	Cu	rb/Gutter		PEARS TO BE AI	DEQUATE			`
Comments (favorable o	Inderground Elect. &	Tel. Side	ewalk						the second se		freeday process
(i uruavorable including	any anastant or	duoren noenmi	∐ Str	eet Lights	is the property	located in a HUI	D Identified Spec	ial Flood Haza	rd Area?	✓ No
The undersigned has adjustment reflecting n	recilied three recent s market reaction to the	any apparent ac	dverse easeme	nilar and p	achments, or	other adverse con subject and has	considered these	EMOTE OFF RC	analysis. The de	escription	includes a dollar
The undersigned has adjustment reflecting r o or more tavorable t avorable than the sut	recited three recent s market reaction to tho than the subject prope bject property, a plus	any apparent ac sales of properti ose items of si erty, a minus (- ; (+) adjustme	tiverse easeme ties most sim ignificant varia -) adjustment int is made th	nilar and p nilar and p ation betwe t is made t hus increa	achments, or roximate to s ben the subje hus reducing sing the india	other adverse con subject and has and compara	nditions): <u>R</u> considered these able properties. It alue of subject, i the subject.	EMOTE OFF RC e in the market a l a significant ite f a significant ite	analysis. The de	escription	includes a dollar
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