LAND APPRAISAL REPORT

			IGGLESWORT	H, JAMES ESTATE		Cen	sus Tract	- Ma	File N P Reference		38-A-20A	
	Property Address City	-		Courter	SPOTSYLV	ΔΝΙΙΔ	Chat VIDC		7.0.1			
ATIC		Description 0.76 ACRES, MORE OR LESS		Godiny	County SPOTSYLV		State VIRGINIA		Zip Code			
<u> 1</u>	Sale Price §		Date of Sale	Loan T	erm	vrs. Property	Rights Appraised	I√ Fee		hold [De Minimis PUD	
DFN	Actual Real Estate Ta	xes \$	(YT)	Loan charges to be	paid by seller \$	Other s	ales concessions					
	Cocupant	VACANT	SANDS AND			Iress 725 JACKS						
		MOAN	Appraiser	MICHAEL C.	BOGGS IN	structions to Appra	ISET_FEE SIMPLE N	MARKET VAI	LUE SUMMARY	REAL ES	STATE APPRAISA	
	ocation	[Urban	Suburbar		Rurai	T			Good	Avg. Fair Poor	
	Built Up	[0ver 75%	25% to 7		Under 25%	Employment S	tability				
			Rapid	🗹 Steady		Slow	Convenience t	o Employme	ant			
	Property Values Demand/Supply	Ļ		=		Declining	Convenience t					
	Marketing Time	L. L.	Shortage	In Baianc os. 4-6 Mos.		Oversupply Over 6 Mos.	Convenience to					
		Jse _ 25 % 1 Family % 2-4 Family		us. <u> </u>	ly % Apts. % Condo % Co		Adequacy of Public Tran al Recreational Facilities		sportation			
Ē.	~	% Industrial	% Vacant	75 % FAR	75 % FARM & FORESTLAND			Adequacy of Utilities				
FIGHEORHOUD	Change in Present La				Likely (*) Taking Place (*)			Property Compatibility				
101	Indominant Occura	ant Occupancy (*) From FARM 8			M&FOREST TO RESIDENTIAL			Protection from Detrimental Conditions				
		minant Occupancy Family Price Range \$ 75,000 to \$ 33						Protection				
	Single Family Age				5yrs. Predominant Value \$ 225,000 5yrs. Predominant Age25yrs.			rance of Pro	operaes			
		~					Appeal to Mari					
	Comments including	those factors, fa	vorable or unfa	worable, affecting mark	etability (e.g. publ	ic parks, schools, v	new, noise):	ICAL RURA	L SPOTSYLV	ANIA CO	OUNTY CHARACT	
	<u>ERIZED BY LARGE TI</u> SYSTEMS.	RACTS OF FARM	AND FORESTL	AND STEADILY BEING	SUBDIVIDED INTO) SMALL SINGLE FA	AMILY ROADSIDE	PARCELS. A	ALL ARE SERVI	ED BY W	ELL AND SEPTIC	
	5151ENQ.											
	Dimensions IRREGULAR = 0.76 So Pt or Acres											
	Coning classification AGRICULTURE Present Improvements V do not conform to zoning regulations											
	Highest and best use	and best use V Present use Other (specify)										
	Public Slec.	Other (Desc	Recent Contract	OFF SITE IMPROVE		apo ROLLING, TY	PICAL					
SITE	Gas 🔲	Image: Street Access Public Private Size INFERIOR TANK Surface DIRT Shape INFERIOR										
	Water	WELL			Private V	ew TYPICAL						
	San. Sewer 🔲	SEPTIC		Storm Sewer	Curb/Gutter D	rainage TYPICAL						
		Underground Elect. & Tel. Sidewalk Street Lights Is the property located in a HUD Identified Special Floord Hazard Area 2										
1	HIGHEST AND BEST	avorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions); NARROW STRIP. DUE TO SIZE AND CONFIGURATION.										
	and a second		10.00 1 10.00 10.00 10.00 10	and the second second second second								
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	he undersigned has a	recited three rece	nt sales of pro	perbies most similar an	1 pondenate to cut	inst and has some	danad Maria and		ysis. The desci	ription in	cludes a dollar	
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