### **Subject Photo Page**

Borrower	ALFONSO WALKER			
Property Address	806 Kemper Rd			
City	Danville	County DANVILLE CITY	Chale	
Lender		DANVILLE CITY	State VA	Zip Code 24541



# **Subject Front**

806 Kemper Rd
Sales Price
Gross Living Area 1,298
Total Rooms 5
Total Bedrooms 1.0
Location N;Res;
View N;Res;
Site 7238 sf
Quality Q3
Age 80



## Subject Street



**Subject Street** 

# City of Danville, Virginia

Page: 1

Parcel ID: Address:

24314

806 KEMPER RD

Owner:

WALKER ALFONSO D 732 KEMPER RD DANVILLE, VA 24541

Mail-To:

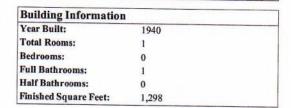
WALKER ALFONSO D 732 KEMPER RD DANVILLE, VA 24541

 Value Information

 Land / Use:
 \$3,600

 Improvement:
 \$27,300

 Total:
 \$30,900.00





**Additional Information** 

State Code: Land Use: Tax Map;

1101 Single Fam Res-1 Dwlng Residential 1610-023-000011.000

ng Approx Acres: Legal Description: Zone:

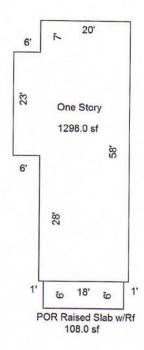
0.17 47 FT NO 5 SEC 7 KEMPER RD OTR Old Town Residential

Notes:
Avg Lot: 47.0 X 154.0WB 13-222: Gertrude died 1/17/09 & had life estate. WB 13-221: Dewey died 12/28/98 & had life estate. WB 13-220: Daniel died 8/20/98 with 3 heirs & had 1/2 fee interest.(Map 49-4-11)

### Building

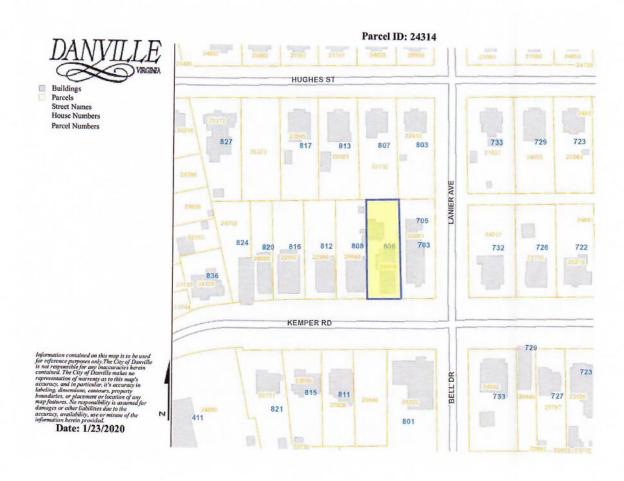
<b>Building Informat</b>	ion - 1		
Property Class: Style: Year Built: Condition: Story Height: Bedrooms: Dining Rooms: Family Rooms: Living Rooms: Full Bath: Half Bath:	Residential No Data 1940 No Data One Story 0 0 1 0 0	Finished Square Feet: 1,298 Basement Square Feet: 0 Total Rooms: 1 * Bathrooms are not included in total room count.	
Features: Composition Shingle Foundation - Cinder Blo Frame, Siding, Metal Raised Slab Porch with Warmed & Cooled Air		Size: 100 % 0 100 % 108 SF 100 %	

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied of the enclosed information assumes all risk.



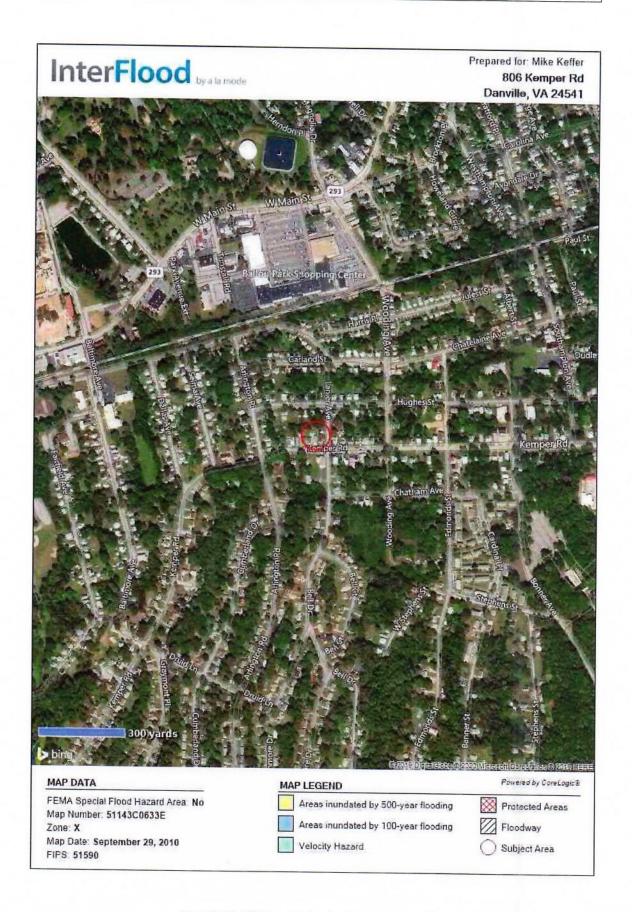
Season to Java Harton

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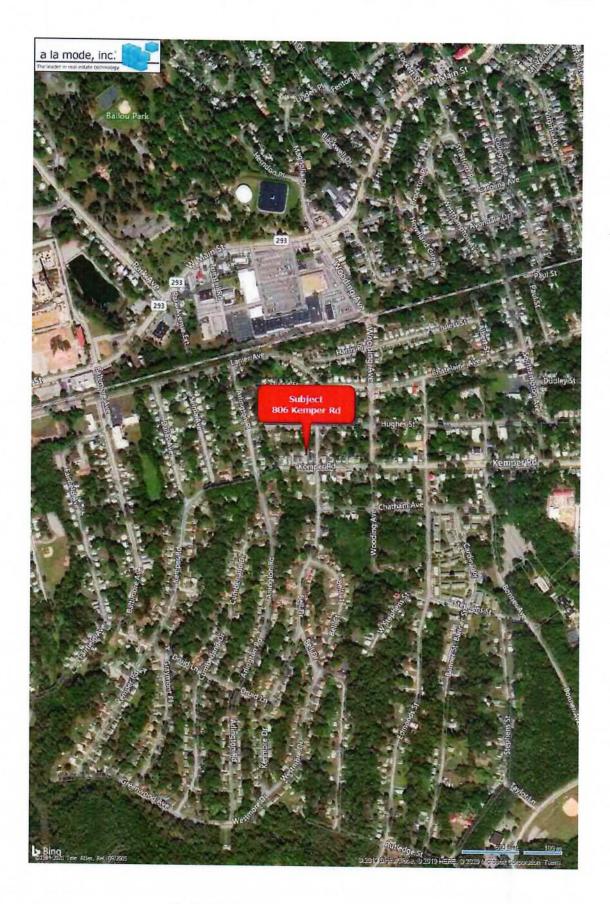
### Flood Map

Borrower	ALFONSO WALKER						
Property Address	806 Kemper Rd						
City	Danville	County	DANVILLE CITY	State	VΔ	Zip Code	24541
Lender					VA		24341



# **Aerial Map**

Borrower	ALFONSO WALKER							
Property Address	806 Kemper Rd							
City	Danville	County	DANVILLE CITY	State	\/Δ	Zip Code	24541	
Lender	- 15210020000				VA		24341	



Exterior-Only Inspection Residential Appraisal Report

611997 File # P-20003

The purpose of this summary app	praisal report is to	provide the lender/client	t with an	accurate, and ade	Contract of the Contract of th		total .	File #	1 20	0031	
Property Address 806 Kemper	and the second second second second	para in the same of the same o	WIDT GIT	03-		ported, ap	inion of				subject property.
Borrower ALFONSO WALKE		Owner of Put	blic Record	ALFONSO		EB		State	VA	Zip Code	24541
	SEC 7 KEMPER I	RD		712 01100	DWALK	LI		Odding	DAN	IVILLE C	ITY
Nalahbar and Na				Tax Year 202	0			R.E. Ta	axes \$	247	
Occupant Owner Tenant	Vacant	Special Asses	Anneala C	Map Reference	MAPP	_		Censu	s Tract	0010.00	
Property Rights Appraised Fee			A CONTRACTOR OF THE PARTY OF TH	0		PL	JD HOA	\$ 0		per year	per month
Assignment Type Purchase Tran		inance Transaction	Other (c	describe) ACCE	TALLI	ATION					
Lender/Client CARTER BAN	K & TRUST	Address	1201	DATTI FOROLL	T VALUA		100 00	DEENIG	CDODO	NO OZ	100
Is the subject property currently offered for sa	le or has it been offered for s		or to mis enech	ive date of this appraisal?				CEEIN	SBORC	Yes X	
Report data source(s) used, offering price(s).	and date(s).	DRRAR MLS	, DANVII	LLE CITY TAX	SSESS	OR REC	CORDS				
I did did not analyze the contra	act for sale for the subject ou	urchase transaction. Explain th	he reculte of th	ha analusia of the empty of	ttt						
performed.		того од посочени схрант и	ic results of th	ne analysis of the contract	for sale or wh	y the analysi	s was not				
5											
	Date of Contract	Is the prope	arty seller the o	owner of public record?		Yes	No	Data Soul	rce(s)		-
Is there any financial assistance (loan charges	, sale concessions, gift or do	wnpayment assistance, etc.)	to be paid by	any party on behalf of the	barrower?						Yes No
If Yes, report the total dollar amount and descri	ibe the items to be paid.									_	
Note: Race and the racial composition of the	e neighborhood are not app	praisal factors.	a comment of the								
Neighborhood Characti	eristics	TO THE PARTY OF TH	One-Ur	nit Housing Trends	19.11		One	Unit Hou	nina	D.	
Location Urban Suburb		Property Values	Increasing	Stable Stable	Decli	ning	PRICE	OTHETIOU	AGE	One-Unit	ent Land Use %
Built-Up Over 75% 25-75%  Growth Rapid Stable		Demand/Supply	Shortage	In Balance	Over	Supply	\$ (000)		(yrs)	2-4 Unit	70 °
S was a second	Slow	Marketing Time	Under 3 mth			6 mths	12	Low	10	Multi-Family	
TO THE EAST AND DANVIL	SISTS OF: W MA	AIN ST TO THE N	ORTH A	ND WEST, SOL	TH MAII	NST	85	High	100	Commercial	20 9
Neighbarhood Description THE	RE ARE NO APP	ARENT ADVERS	H.	ODE WILIOU ST	0111.5		40	Pred.	75	Other	
THE WORLD	O DEMONSTRAT	ARENT ADVERSI	- I III— NA A	NID FOR THIS	ADEA C	I ID IEC	TIOLO	JBJEC	T'S MA	RKETA	BILITY.
		MPLOYMENT, RE	CREAT	ION, AND HOU	SES OF	WORSH	I IS LO	CATE	D IN A	AREA	
manner demonstrate (mondaring support for the dur	iove conclusions)	RELATIV	FIVSTA	RIE MADVET WIT	LINOE	TDAOD	DINIADV	INTER	ESTRA	TE ELUC	THATIONS
POINTS AND/OR CLOSING CO	E MORTGAGES AF	RE USED AND ACC	FPTED II	N THE AREA IT I	NOTIN	COMM	ONLEGO	THE O			
POINTS AND/OR CLOSING CO Dimensions 47.0' X 154.0' +/-	STS FOR THE BUY	EK TO OBTAIN FIR	NANCING	. THIS DOES NO	T AFFEC	T THE F	NAL EST	IMATE	OF VA	LUE ADV	ERSELY.
Spacific Zopina Classification	-OLD TOWN RES	7201 /2	238 ST	Sil	ape REC	CTANG	JLAR			Res;	
Zoning Compliance	Legal Nonconforming (Grand	ffathered Use) [	No Zonino	MOSTLY SINGL	E FAMIL	Y HOM	ES				
Is the highest and best use of subject property a	as improved (or as proposed	per plans and specifications	the present i	1947	,						
			A true breasure s	240:		X	Yes	No I	f No. descri	he	
							Yes	No I	f Na, descri	be	
Utilities Public Other (describe)		Public	Other (des			ite Improven		No I	f No, descri	be Public	Private
Utilities Public Other (describe)		Public Water 🔀			Stree	ite Improven	ents - Type	No I	if No, descri		Private
Utilities Public Other (describe)  Electricity	\ S Yes ⊠ No FEI	Public		scribe)	Stree Alley	ite Improvem  MAC  NON	ents - Type			Public	
Utilities Public Other (describe)  Electricity	Yes No FEI	Public Water Sanitary Sewer MA Flood Zone X	Other (des	FEMA Map # 5-	Stree	ite Improvem  MAC  NON	ents - Type		if No, descri	Public	Private
Utilities Public Other (describe)  Electricity	Yes No FEI Il for the market area?	Water Sanitary Sewer MA Flood Zone X chments, environmental cond	Other (des	FEMA Map # 5- No If No, describe	Stree Alley 143C06	ite Improven I MAC NON 33E	ADAM E	FEI Vac <b>5</b>	MA Map Dat	Public  Public  O9/2	29/2010
Utilities Public Other (describe)  Electricity	Yes No FEI al for the market area? I factors (easements, encroac	Water Sanitary Sewer MA Flood Zone X  Chamber Sewer Se	Other (des	FEMA Map # 5.  No If No, describe ses, etc.)?	Stree Alley 143C06	MAC NON 33E	ADAM E	FEI Vac <b>5</b>	MA Map Dat	Public  Public  O9/2	29/2010
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Utilities Public Other (describe)  Electricity	Yes No FEI If for the market area? If actors (easements, encroac	Water Sanitary Sewer Sew	Other (des	FEMA Map # 5.  No If No, describe ses, etc.)?  CROACHMENT ATES NO ADVE	Stree Alley 143C06 S WERE RSE CC	ite Improven I MAC NON 33E OBSEI	ADAM E	FEI Vés (V	MA Map Dai Mo I G INSP	Public  B  09/2  f Yes, describe	29/2010
Utilities Public Other (describe)  Electricity	Yes No FEI If for the market area? If actors (easements, encroac	Water Sanitary Sewer Sew	Other (des	FEMA Map # 5.  No If No, describe ses, etc.)?	Stree Alley 143C06 S WERE RSE CO	MAC NON 33E	ADAM E  RVED D  Prior Inspe	FEI Yes URING	MA Map Dail No I G INSP	Public  O9/2  f Yes, describe  ECTION  operty Owner	29/2010
Utilities Public Other (describe)  Electricity	Yes No FEI If for the market area? If factors (easements, encroace) /ORABLE ADVER PUBLIC UTILITY F	Public Water Sanitary Sewer Manitary	Other (des	FEMA Map # 5.  No If No, describe ses, etc.)?  CROACHMENT ATES NO ADVE	Stree Alley 143C06 S WERE RSE CO	MAC NON 33E	ADAM E  RVED D  Prior Inspe	FEI Yes URING	MA Map Dail No I G INSP	Public  B  09/2  f Yes, describe	29/2010 #
Utilities Public Other (describe)  Electricity	Yes No FEI al for the market area? I factors (easements, encroace /ORABLE ADVER PUBLIC UTILITY F roperty	Public  Water  Sanitary Sewer  MA Flood Zone  Y  Chments, environmental cond  RSE EASEMENTS  EASEMENT WHIC  Appraisal Files  General Description  Slab  Crawl Space	Other (des	FEMA Map # 5  FEMA Map # 5  No If No, describe ses, etc.)?  CROACHMENT ATES NO ADVE  ASSESSMENT and Ta Data Source for Gross Li  Heating/Cooling  FWA HWBB	Stree Alley 143C06 S WERE RSE CO	MAC NON 33E  OBSEI NDITIC  An Fireplace	RVED D N. Prior Inspe	FEI Yes URING	MA Map Dail No I G INSP	Public  Public	29/2010 #
Utilities Public Other (describe)  Electricity	Yes No FEI  If of the market area?  If actors (easements, encroac  /ORABLE ADVER  PUBLIC UTILITY E  Toperty  Init Concrete S  Full Basem	Water Sanitary Sewer	Other (des	FEMA Map # 5-  No If No, describe ses, etc.)?  CROACHMENT ATES NO ADVE  Assessment and Ta Data Source for Gross Li  Heating/Cooling  FWA HWBB  Radiant	Stree Alley 143C06 S WERE RSE CO	I MAC NON 33E COBSEI CO	RVED D Prior Inspe ANVILLE nentiles (s) #	FEI Ves URING	MA Map Dat  No I  G INSP  Pr  / TAX A  None	Public  Public	29/2010 #
Utilities Public Other (describe)  Electricity	Yes No FEI al for the market area? I factors (easements, encroac /ORABLE ADVER PUBLIC UTILITY E Yoperty  Init Concrete S Full Basem d Unit Partial Base	Water Sanitary Sewer	Other (des	FEMA Map # 5*  No If No, describe ses, etc.)?  CROACHMENT ATES NO ADVE  Assessment and Ta Data Source for Gross Li  Heating/Cooling  FWA HWBB  Radiant  Other	Stree Alley Alley 1143C06 S WERE RSE CO x Records ving Area	I MAC NON 33E COBSEI CO	E  RVED D  Prior Inspe  ANVILLE  menities  (s) #  ve(s) #	FEI Ves URING	MA Map Dat  No I  G INSP  Pr  / TAX A  None  Drivewa riveway Sur	Public  Public	Cars 2
Utilities Public Other (describe)  Electricity	Yes No FEI al for the market area? I factors (easements, encroac /ORABLE ADVER PUBLIC UTILITY E Yoperty  Init Concrete S Full Basem d Unit Partial Base	Water Sanitary Sewer	Other (des	FEMA Map # 5.  No If No, describe ses, etc.)?  CROACHMENT ATES NO ADVE  Assessment and Ta Data Source for Gross L Heating/Cooling FMA HWBB Radiant Other	Stree Alley Alley 1143C06 S WERE RSE CO x Records ving Area	MAC NON 33E  OBSEI DO Freplace Woodsto Patio/Dec	Prior Inspe ANVILLE nenities (s) # we(s) #	Yes URING	MA Map Dat  No I  G INSP  Pr  / TAX A  None  Drivewa riveway Sur	Public  B 09/2  If Yes, describe  ECTION  operty Owner  Car Stora  y # of face C # of #	Cars 2 CONCRETE Cars 0
Utilities Public Other (describe)  Electricity  Gas  HEMA Special Flood Hazard Area Are the utilities and off-site improvements typica Are there any adverse site conditions or external NO FAVORABLE OR UNFAV EXCLUDING THE TYPICAL F  Source(s) Used for Physical Characteristics of Pi Other (describe)  General Description  Units One One with Accessory Units of the Company of the Com	Yes No FEI  I for the market area?  I factors (easements, encroac  /ORABLE ADVER  PUBLIC UTILITY E  roperty  Init Concrete S  I full Basem  d Unit Partial Base  Const. Exterior Walls  Roof Surface  Gutters & Downs	Public Water Sanitary Sewer MA Flood Zone MA	Other (des	FEMA Map # 5  No If No, describe ses, etc.)?  CROACHMENT ATES NO ADVE  Assessment and Ta Data Source for gross Li Heating/Cooling TAVA HWBB Radiant Other	Stree Alley Alley 1143C06 S WERE RSE CO x Records ving Area	ite Improvent MAC NON 33E  COBSET ON DITION An Fireplace Woodstor Patio/Dec Porch Pool Pool Pool Pool Pool Pool Pool Poo	RVED D N. Prior Inspe ANVILLE Ne(s) # We(s) # NONE	Yes URING	MA Map Dat  No I  G INSP  Pr  / TAX A  None  Drivewa riveway Sur	Public  Public  O9/2  If Yes, describin  ECTION  Operty Owner  SSESSC  Car Stora  y # of  # of	Cars 2 CONCRETE Cars 0 Cars 1
Utilities Public Other (describe)  Electricity	Yes No FEI  Yes No FEI  If or the market area?  I factors (easements, encroac  /ORABLE ADVER  PUBLIC UTILITY E  roperty  Init Concrete S  Full Basem  d Unit Partial Basic  Const. Exterior Walls  Roof Surface  Gutters & Downs  Window Type	Public Water Sanitary Sewer MA Flood Zone MA	Other (des	FEMA Map # 5  No If No, describe ess, etc.)?  CROACHMENT ATES NO ADVE  ASSESSMENT and Ta Data Source for Gross L Heating/Cooling FWA HWBB Radiant Other  GAS Central Air Conditioning Individual Other	Stree Alley Alley 1143C06 S WERE RSE CO x Records ving Area	MAC NON 33E  OBSEI DO Freplace Woodsto Patio/Dec	RVED D  RVED D  Prior Inspe  ANVILLE  RIVERS  RVED D  RVILLE  RVILLE	Yes URING	MA Map Dat  No I  G INSP  Pr  / TAX A  None  Driveway Sur  Garage  Carport	Public  Public  O9/2  If Yes, describin  ECTION  Operty Owner  SSESSC  Car Stora  y # of  # of	Cars 2 CONCRETE Cars 0
Utilities Public Other (describe)  Electricity	Yes No FEI  If or the market area?  If actors (easements, encroac  /ORABLE ADVER  PUBLIC UTILITY E  roperty  Init Concrete S  Full Basem  d Unit Partial Base  Const. Exterior Walls  Roof Surface  Gutters & Downs  Window Type  ge/Oven Dishwash	Public  Water  Sanitary Sewer  MA Flood Zone  X  Chments, environmental cond  RSE EASEMENTS  EASEMENT WHIC  Appraisal Files  General Description  Slab  Crawl Space nent  Finished  ALUMINU  COMP SH  spouts  ALUMINU  STORM V  her  Disposal	Other (des	FEMA Map # 5-  No If No, describe  ses, etc.)?  CROACHMENT  ATES NO ADVE  Assessment and Ta  Data Source for Gross L  Heating/Cooling  FWA HWBB  Radiant  Other  I GAS  Central Air Conditioning  Individual  Other  Washar/Dn  Washar/Dn	Stree Alley Alley 1143C06 S WERE RSE CO x Records ving Area	ite Improvem  MAC NON 33E  OBSEF NDITIC  Di An Fireplace Woodsto Patio/Dec Porch Poal Fence Fence	RVED D  RVED D  Prior Inspe  ANVILLE  RIVERS  PORCH  NONE  NONE  NONE  NONE  NONE  NONE	FEF CITY  O C C C C C C C C C C C C C C C C C C	MA Map Date  No I  G INSP  Pr  / TAX A  Driveway  riveway Sur  Garage  Garage  Carport  Attachec  Built-in	Public  Public	OR loge CONCRETE Cars 0 Cars 1 Detached
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Utilities Public Other (describe)  Electricity	Yes No FEI  If of the market area?  If actors (easements, encroac  /ORABLE ADVER  PUBLIC UTILITY E  Yoperty  Init Concrete S  If pull Baser  If unit Partial Baser  Gutters & Downs  Window Type  Gutters & Dishwash  5 Rooms  , etc.)	Water  Water  Sanitary Sewer  MA Flood Zone  X Y Chiments, environmental cond RSE EASEMENT WHICE  Appraisal Files  General Description  Slab  Crawl Space Hent Finished ALUMINU COMP SH SEPOUTS  ALUMINU STORM V Her Disposal  Bedro  N/A	Other (des	FEMA Map # 5-  No If No, describe  ses, etc.)?  CROACHMENT ATES NO ADVE  Assessment and Ta  Data Source for Gross L  Heating/Cooling  FWA HWBB  Radiant  Other  I GAS  Central Air Conditioning  Individual  Other  Washer/Dn  1.0 Bath(s)	Stree Alley Alley 1143C06 S WERE RSE CO x Records ving Area	ite Improvem  MAC NON 33E  OBSEF NDITIC  Di Fireplace Woodsto Patio/Dec Porch Poal Fence Other Other (desi	RVED D  RVED D  Prior Inspe  ANVILLE  RIVERS  PORCH  NONE  NONE  NONE  NONE  NONE  NONE	FEF CITY  O C C C C C C C C C C C C C C C C C C	MA Map Date  No I  G INSP  Pr  / TAX A  Driveway  riveway Sur  Garage  Garage  Carport  Attachec  Built-in	Public  Public	OR loge CONCRETE Cars 0 Cars 1 Detached
Utilities Public Other (describe)  Electricity	Yes No FEI al for the market area? Ifactors (easements, encroac /ORABLE ADVER PUBLIC UTILITY E  roperty  init Concrete S  Full Baser d Unit Partial Baser Gunters & Downs Window Type Gutters & Downs Window Type  ge/Oven Dishwash 5 Rooms , etc.)	Public  Water  Sanitary Sewer  MA Flood Zone  X Y Chments, environmental cond  RSE EASEMENT WHIC  Appraisal Files  General Description  Slab Crawl Space enent Finished ALUMINU COMP SH sepouts ALUMINU STORM V her Disposal 3 Bedro  N/A	Other (des	FEMA Map # 5-  No If No, describe  ses, etc.)?  CROACHMENT ATES NO ADVE  Assessment and Ta  Data Source for Gross L  Heating/Cooling  FWA HWBB  Radiant  Other  I GAS  Central Air Canditioning  Individual  Other  1,0 Bath(s)	Stree Alley Alley 1143C06 S WERE RSE CO x Records ving Area	MAC NON 33E  OBSEINDITIC  Di An Fireplace  Woodsto  Patio/Dec Porch  Fence Other (desi	RVED D  RVED D  Prior Inspe  ANVILLE  RIVER NO  PORCH  NONE  NONE  Square Fee	FEEF View L. V	MA Map Date  No I  G INSP  Pro  / TAX A  None  Driveway Surriveway	Public  Public	OR lige CONCRETE Cars 0 Cars 1 Detached
Utilities Public Other (describe)  Electricity	Yes No FEI al for the market area? I factors (easements, encroac /ORABLE ADVER PUBLIC UTILITY E  Yoperty  Init Concrete S  Full Basem d Unit Partial Base Const. Exterior Walls Roof Surface Gutters & Downs Window Type ge/Oven Dishwash 5 Rooms , etc.)  Ource(s) (including apparent ri	Water  Water  Sanitary Sewer  MA Flood Zone  X Y Chiments, environmental cond RSE EASEMENTS  EASEMENT WHICE  Appraisal Files  General Description  Slab  Crawl Space enent  Finished  ALUMINU  COMP SH SEPOUTS  ALUMINU  STORM V THE Disposal  3 Bedro  N/A  Inteded repairs, deterioration,	Other (des	FEMA Map # 5-  No If No, describe  ses, etc.)?  CROACHMENT ATES NO ADVE  Assessment and Ta  Data Source for Gross L  Heating/Cooling  FWA HWBB  Radiant  Other  I GAS  Central Air Canditioning  Individual  Other  1,0 Bath(s)	Stree Alley Alley 1143C06 S WERE RSE CO x Records ving Area	MAC NON 33E  OBSEINDITIC  Di An Fireplace  Woodsto  Patio/Dec Porch  Fence Other (desi	RVED D  RVED D  Prior Inspe  ANVILLE  RIVER NO  PORCH  NONE  NONE  Square Fee	FEEF View L. V	MA Map Date  No I  G INSP  Pro  / TAX A  None  Driveway Surriveway	Public  Public	OR lige CONCRETE Cars 0 Cars 1 Detached
Utilities Public Other (describe)  Electricity	Yes No FEI al for the market area? I factors (easements, encroac /ORABLE ADVER PUBLIC UTILITY E  Yoperty  Init Concrete S  Full Basem d Unit Partial Base Const. Exterior Walls Roof Surface Gutters & Downs Window Type ge/Oven Dishwash 5 Rooms , etc.)  Ource(s) (including apparent ri	Water  Water  Sanitary Sewer  MA Flood Zone  X Y Chiments, environmental cond RSE EASEMENTS  EASEMENT WHICE  Appraisal Files  General Description  Slab  Crawl Space enent  Finished  ALUMINU  COMP SH SEPOUTS  ALUMINU  STORM V THE Disposal  3 Bedro  N/A  Inteded repairs, deterioration,	Other (des	FEMA Map # 5-  No If No, describe  ses, etc.)?  CROACHMENT ATES NO ADVE  Assessment and Ta  Data Source for Gross L  Heating/Cooling  FWA HWBB  Radiant  Other  I GAS  Central Air Canditioning  Individual  Other  1,0 Bath(s)	Stree Alley Alley 1143C06 S WERE RSE CO x Records ving Area	MAC NON 33E  OBSEINDITIC  Di An Fireplace  Woodsto  Patio/Dec Porch  Fence Other (desi	RVED D  RVED D  Prior Inspe  ANVILLE  RIVER NO  PORCH  NONE  NONE  Square Fee	FEEF View L. V	MA Map Date  No I  G INSP  Pro  / TAX A  None  Driveway Surriveway	Public  Public	OR lige CONCRETE Cars 0 Cars 1 Detached
Utilities Public Other (describe)  Electricity	Yes No FEI al for the market area? I factors (easements, encroac /ORABLE ADVER PUBLIC UTILITY E  Yoperty  Init Concrete S  Full Basem d Unit Partial Base Const. Exterior Walls Roof Surface Gutters & Downs Window Type ge/Oven Dishwash 5 Rooms , etc.)  Ource(s) (including apparent ri	Water  Water  Sanitary Sewer  MA Flood Zone  X Y Chiments, environmental cond RSE EASEMENTS  EASEMENT WHICE  Appraisal Files  General Description  Slab  Crawl Space enent  Finished  ALUMINU  COMP SH SEPOUTS  ALUMINU  STORM V THE Disposal  3 Bedro  N/A  Inteded repairs, deterioration,	Other (des	FEMA Map # 5-  No If No, describe  ses, etc.)?  CROACHMENT ATES NO ADVE  Assessment and Ta  Data Source for Gross L  Heating/Cooling  FWA HWBB  Radiant  Other  I GAS  Central Air Canditioning  Individual  Other  1,0 Bath(s)	Stree Alley Alley 1143C06 S WERE RSE CO x Records ving Area	MAC NON 33E  OBSEINDITIC  Di An Fireplace  Woodsto  Patio/Dec Porch  Fence Other (desi	RVED D  RVED D  Prior Inspe  ANVILLE  RIVER NO  PORCH  NONE  NONE  Square Fee	FEEF Views L. Views L	MA Map Date  No I  G INSP  Pro  / TAX A  None  Driveway Surriveway	Public  Public	OR lige CONCRETE Cars 0 Cars 1 Detached
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Exterior-Only Inspection Residential Appraisal Report

611997 File # P-200031

0	FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARA	COMPARABLE SALE # 6			
Address	806 Kemper Rd		1227 Stokes St	1		BLE SALE # 5		7411022	0
	Danville, VA 245	41	Danville, VA 24						
Proximity to	Subject		0.99 miles NE	1011			_		
Sale Price		\$	0.55 Times IVE	\$ 39.900		s			
Sale Price/G	Bross Liv, Area	s sq.ft	. \$ 25.45 sq.	00,000					\$
Data Source	e(s)	- oqu	20.40		S sq.	FL.	\$	sq.ft.	ALTONOMOUS NO.
Verification S	17		DRRAR MLS#8	55295;DOM 1256					
VALUE ADJU			MLS, ASSESS						
		DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIP	TION	+(-) \$ Adjustment
Sales or Fina			Listing						17
Concessions			List/Sale;-1197	- aller					
Date of Sale/	/Time		Active					_	
Location		N;Res;	N;Res;			Name and the second			
Leasehold/Fe	ee Simple	Fee Simple	Fee Simple						
5 Site									
Site  View  View  Design (Style  Quality of Co  Actual Age  Condition  Above Grade  Room Count  Grant Living		7238 sf	6534 sf	0					
O Declar (Ch.)		N;Res;	N;Res;						
Design (Style		DT1;COTTAGE	DT1;COTTAGE						
Quality of Co	onstruction	Q3	Q3						
Actual Age		80	70	0					
Condition		C4	C4		70 to 10 to				
Above Grade	3	Total Bdrms, Baths	Total Bdrms, Baths	All the second second	Total Bdrms, Baths				
Room Count				_	rotal Burns, Baurs		Total Bdrms	Baths	
Gross Living			5 3 1.0						
Basement & I	E 11 1	1,298 sq.ft.	1,000		sq.f			sq.ft,	
	200 200 200	0sf	0sf						
Rooms Belov									
Functional Ut		AVERAGE	AVERAGE						
Heating/Cooli	ling	GAS/CENT AIR	GAS/WIN LINIT						
Energy Efficie	ent Items	STORM WIND	D/H WINDOWS						
Garage/Carpo		1cp2dw		0	-	-			
Porch/Patio/D			1dw	-					
1- 300/0	(100)	PORCH	PORCH, PATIO						
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EFFECTIVE		40	40		in a contract of the contract			en-	
Net Adjustme			□ + ⋈ -	S TOTAL	П+ П-	\$	<b></b> +	□ - S	
Adjusted Sale	e Price	Bridge Street	Net Adj. 11.9 %		Net Adj. %		Net Adj.	%	
of Comparabl			Gross Adj. 10 4 %	S	Gross Adi. %	s	Gross Adj.	% S	
Report the res	sults of the research and analy	sis of the prior sale or trans	fer history of the subject or	roperty and comparable sales (	renort additional prior calar	00 0000 21	uruss nuj.	A 0	
	ITEM	S	JBJECT	COMPARABLE SALE					
Date of Prior S	Sale/Transfer			OUMIT ATTABLE SALE	# 4	CUMPARABLE SALE #	5	COMPARA	BLE SALE # 6
	Sale/Transfer								
Data Source(s									
	The state of the s		Tax Assessor	Danville City Tax A	Assessor				
	of Data Source(s)	01/28/2020		01/28/2020					1001-001-001-001-001
	rior sale or transfer history of t	he subject property and con	nparable sales		S ELISANO TURANG E BAN				
đ		- It is not the latest and the							
Analysis/Com	ments								
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