## Subject Photo Page

Borrower	ALFONSO WALKER						
Property Address	8 Albert St						
City	Danville	County	DANVILLE CITY	Chata	70.00	-	
Lender			DANVILLE CITY	State	VA	Zip Code	24541



### **Subject Front**

 8 Albert St

 Sales Price

 Gross Living Area
 764

 Total Rooms
 3

 Total Bedrooms
 1.0

 Location
 N;Res;

 View
 N;Res;

 Site
 4640 sf

 Quality
 Q3

 Age
 70



### Subject Street



### Subject Street

# City of Danville, Virginia

Page: 1

Parcel ID: Address:

25047 8 ALBERT ST

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: Improvement: Total:

\$1,800 \$14,100 \$15,900.00

**Building Information** 

Year Built: Total Rooms:

0

764

Residential

No Data 1950

One Story

Full Bathrooms: Half Bathrooms: Finished Square Feet:

**Additional Information** 

State Code: Land Use: Tax Map:

Bedrooms:

1101 Single Fam Res-1 Dwlng Residential Notes: Card 01: Avg Lot: 40.0 X 116.0 (Map 50-9-7)

Approx Acres: Legal Description:

40 FT NO 43 ALBERT ST OTR Old Town Residential

Building

**Building Information - 1** 

Property Class: Style: Year Built: Condition: Story Height: Bedrooms:

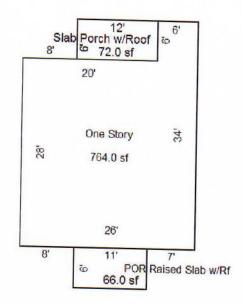
2 0 0 Dining Rooms: Family Rooms: Living Rooms: Full Bath: 0 Half Bath:

Features: Composition Shingle
Foundation - Cinder Block
Frame, Siding, Vinyl
Raised Slab Porch with Roof
Slab Porch with Roof Finished Square Feet: Basement Square Feet: Total Rooms:

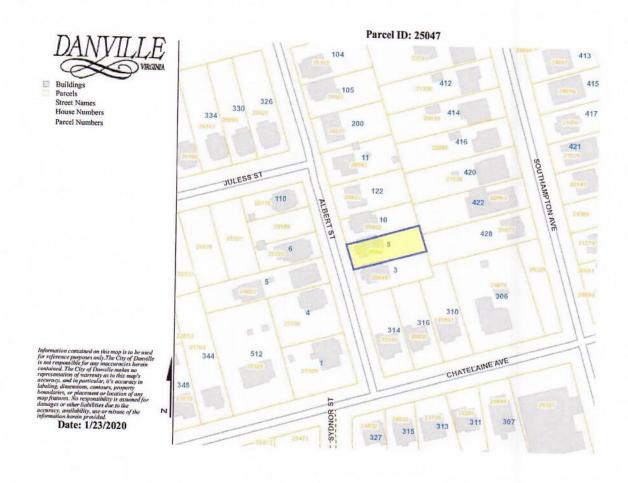
764

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

Size: 100 % 0 100 % 66 SF

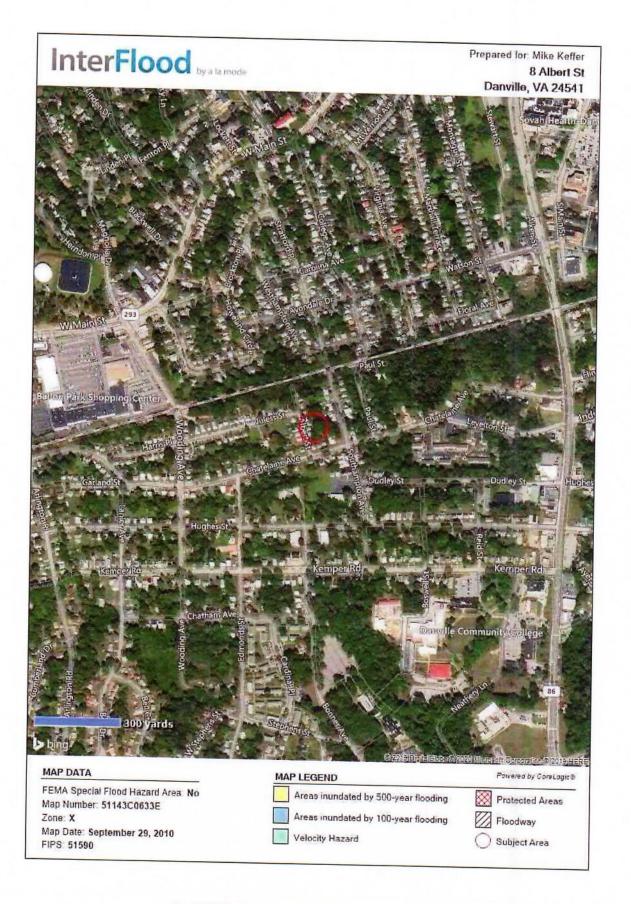


Sketch by Apex Medina<sup>TV</sup>



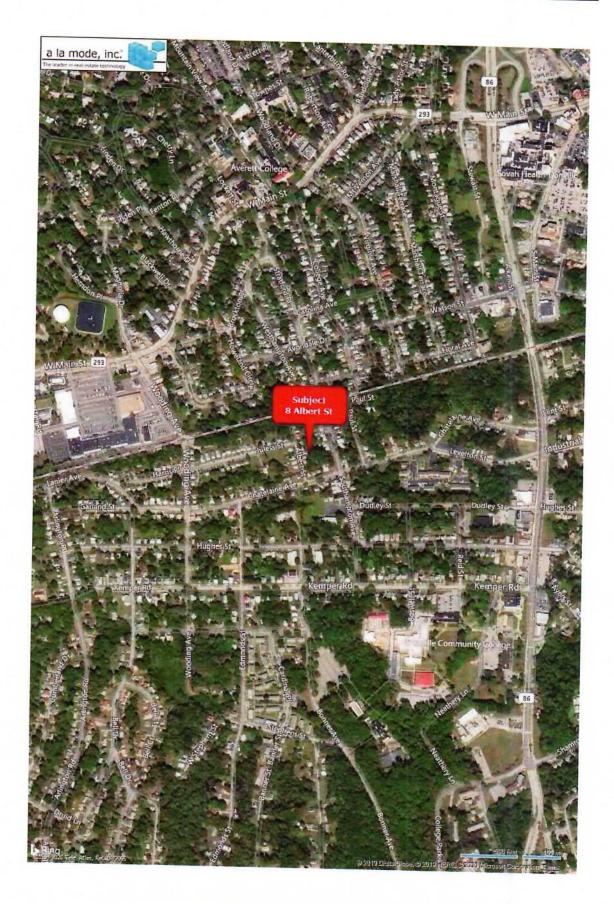
#### Flood Map

Borrower	ALFONSO WALKER						
Property Address	8 Albert St						
City	Danville	County	DANVILLE CITY	Ctata			
Lender			DANVILLE CITY	State	VA	Zip Code	24541



### **Aerial Map**

Lender			DANTILLE OIL	Diale	VA	zih noge	24541
City	Danville	County	DANVILLE CITY	State	1/4	Zip Code	
Property Address	8 Albert St						
Borrower	ALFONSO WALKER						



## Exterior-Only Inspection Residential Appraisal Report

612000 File# P-20002

Property A	ose of this	summary appraisal	report is to p	provide the lender/cli	ent with an	accurate and ed-				00028	
	ddress 8	Albert St		101000000	ant With dil	A14.		opinion of the		ue of the sub	ject property.
Borrower	ALFONS	O WALKER		Owner of F	Public Record	Danville			State VA		4541
Legal Desc	40	FT NO 43 ALB	ERT ST			ALFONSO	D WALKER		County DA	NVILLE CITY	1
Assessor's Neighborho	and Union	25047				Tax Year 202	0		R.E. Taxes \$		
5 Occupant	Owner Owner	DANVILLE				Map Reference	MAPPOINT		Census Tract	127	
	ights Appraised	Tenant Fee Simple	/acant		sessments \$	0		PUD HOAS	0	0010.00 per year	per month
Assignment		Purchase Transaction	Leaseho	00101 (00					U	per your	per month
Lender/Clie	-			nance Transaction	Other (de	OLIV	ICING				
Is the subje	ect property current	TER BANK & TI	heen offered for ea	Addres	s 1201 I	BATTLEGROUN	ND AVE, SUITE	100, SUIT	E 100. GF	REENSBORG	) NC 27/
Report data	source(s) used, o	ffering price(s), and date(s	il.	DDDAD AN		or eve appraisal				Yes No	5, 140 27
				DRRAR ML	S, DANVIL	LE CITY TAX A	SSESSOR RE	CORDS			
did did	did not a	nalyze the contract for sale	for the subject pur	chase transaction. Evoluin	the reculte of the	a analysis of the control of				-	
performed.			2. 1		the reports of the	a analysis of the contract t	or sale or why the analy	sis was not			
5											
Contract Price		Date of Co		Is the pro	perty seller the ov	wner of public record?	Yes	□ No. Del	. 0		
Is there any	financial assistanc	e (loan charges, sale con	essions, gift or dov	vnpayment assistance, etc	c.) to be paid by a	any party on behalf of the	borrower?	No Dat	a Source(s)		
If Yes, report	t the total dollar an	nount and describe the iter	ns to be paid.			112				Ye	es No
							111				
Note: Page	and the resistance	N									
Note: nace		mposition of the neighbo	rhood are not appr	raisal factors.							
Location		rhood Characteristics	THE PARTY		One-Unit	t Housing Trends	Mark Con	One-Un	it Housing	Present La	and Have N
Built-Up	Urban 759	Suburban	Rural	Property Values	Increasing	Stable Stable	Declining	PRICE	AGE	One-Unit	
Growth	Over 75%	25-75%	Under 25%	Demand/Supply	Shortage	In Balance	Over Supply	\$ (000)	(yrs)	2-4 Unit	65
0	d Boundaries	Stable	Slow	Marketing Time	Under 3 mths		Over 6 mths		ow 10	Multi-Family	5
174		CONSISTS	OF: W MAI	IN ST TO THE I	NORTH AN	ID WEST, S MA	IN ST TO		lgh 100	Commercial	5
Neighborhood	d Description	ANVILLE EXPR	ESSWAY I	O THE SOUTH.				00 0	100	-	20
ans		THERE AR	E NO APPA	RENT ADVERS	SE FACTO	RS WHICH SHO	OULD AFFECT		10		5
CONVE	MIENT TO	CREASES DEN	ONSTRATE	E GOOD MARK	ET DEMAN	ND FOR THIS A	REA. SUBJEC	CTISLOCA	TED IN A	NADEA	IIY.
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									TEREST RA	ATE ELLICTUA	ATIONIO
POINTS	AND/OD CL	ABLE RATE MOR	TGAGES AR	E USED AND AC	CEPTED IN	THE AREA. IT IS	NOT UNCOMM	ON FOR TH	E SELLER	TO PAY DISC	COLINE
Dimensions	40 0' X 11	OSING COSTS FO	OR THE BUY	The object of	HVAIVOING.	THIS DOES NOT	AFFECT THE F	INAL ESTIN	ATE OF VA	ALUE ADVERS	SELV
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Zoning Compl		Lenal T Lenal Mone	TOWN RESI	IDENT. Zoning De	- 10	MOSTLY SINGL	E FAMILY HON	MES		11100,	
		bject property as improve	conforming (Grandfa	ainered Use)			)				
			и (ит аз ргорозео р	ier plans and specification	s) the present use	67					
Alleberar						61	X	Yes N	o If No, descr	ribe	
Utilities	Public 0	ther (describe)		Dublia					o If No, descr	ribe	
Electricity	Public 0	ther (describe)	W	Public /ater			Off-site Improve	ments – Type	o If No, descr	ribe Public	Private
Electricity Gas	×			/ater 🔀			Off-site Improve	ments - Type	o If No, descr		Private
Electricity Gas FEMA Special	Flood Hazard Area	Yes	Si No FEM	Vater Anitary Sewer	Other (descr	ribe)	Off-site Improve Street MAC Allay NON	ments - Type	,	Public 🔀	Private
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Exterior-Only Inspection Residential Appraisal Report 612000 P-200028 COMPARABLE SALE # 4 COMPARABLE SALE # COMPARABLE SALE # 8 Albert St 122 Albert St Danville, VA 24541 Danville, VA 24541 Proximity to Subject 0.02 miles NW Sale Price Sale Price/Gross Liv. Area \$ sq.ft. \$ 22.55 sq.ft. sq.ft. Data Source(s) sq.ft. DRRAR MLS#59981;DOM 162 Verification Source(s) MLS, ASSESSOR VALUE ADJUSTMENTS DESCRIPTION +(-) S Adjustment DESCRIPTION +(-) \$ Adjustment Sales or Financing DESCRIPTION +(-) \$ Adjustment Listing Concessions List/Sale;-483 Date of Sale/Time Active Location N;Res; N;Res; Leasehold/Fee Simple Fee Simple Fee Simple Site 4640 sf 6098 sf N;Res; N;Res; Design (Style) DT1;COTTAGE DT1;COTTAGE Quality of Construction Q3 Q3 Actual Age 70 64 Condition C3 Total C3 Above Grade Total Bdrms. Bdrms. Baths Total Bdrms. Baths Total Bdrms. Baths Room Count 3 2 1.0 4 2 1.0 Gross Living Area 764 sq.ft. 714 sq.ft. sq.ft. sq.ft. Basement & Finished 0sf 0sf Rooms Below Grade Functional Utility AVERAGE AVERAGE Heating/Cooling GAS/WIN UNIT GAS/WIN UNIT Energy Efficient Items D/H WINDOWS D/H WINDOWS Garage/Carport None None Porch/Patio/Deck 2 PORCHES PORCH,STP 0 EFFECTIVE AGE 25 30 Net Adjustment (Total) X Adjusted Sale Price 32.7 % Net Adi. of Comparables Gross Adj. 38.7 % \$ Gross Adi Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3). Gross Adj. % ITEM SUBJECT COMPARABLE SALE # 4 COMPARABLE SALE # COMPARABLE SALE # Date of Prior Sale/Transfer 07/11/2019 Price of Prior Sale/Transfer \$0 Data Source(s) Danville City Tax Assessor Danville City(W19,PG240) Effective Date of Data Source(s) 01/28/2020 01/28/2020 Analysis of prior sale or transfer history of the subject property and comparable sales Analysis/Comments

Freddie Mac Form 2055 March 2005

UAD Version 9/2011

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