## **Subject Photo Page**

Borrower	ALFONSO WALKER	o to select the contract of th				
Property Address	2209 Spencer St					
lity	Danville	County DANVILLE CITY	State	VA	Zip Code	24540
ender				VA	2-19-0000	24540



## **Subject Front**

 2209 Spencer St

 Sales Price

 Gross Living Area
 1,082

 Total Rooms
 3

 Total Bedrooms
 1,0

 Location
 N;Res;

 View
 N;Res;

 Site
 5600 sf

 Quality
 Q3

 Age
 73



## Subject Street

Subject Street



# City of Danville, Virginia

Page: 1

Parcel ID: Address:

00917 2209 SPENCER ST

Owner:

WALKER ALFONSO D 732 KEMPER RD DANVILLE, VA 24541

Mail-To:

WALKER ALFONSO D 732 KEMPER RD DANVILLE, VA 24541

	Val	u	e	Information
ĺ	*	-		

Land / Use: Improvement: Total:

\$2,200 \$44,300 \$46,500.00

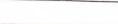
#### **Building Information**

Year Built: Total Rooms: Bedrooms:

Full Bathrooms:

Half Bathrooms: Finished Square Feet:

0 1,082





## **Additional Information**

State Code: Land Use: Tax Map: Notes:

1101 Single Fam Res-1 Dwlng

2814-006-000009.000

Approx Acres: Legal Description:

50 FT NO 3 SPENCER ST OTR Old Town Residential

Avg Lot: 50.0 X 112.0 (Map 141-9-3)

#### Building

**Building Information - 1** 

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

Residential 1947 One Story

000

Finished Square Feet: Finished Basement: Basement Square Feet:

Total Rooms:

1,082 858

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

Features: Composition Shingle Foundation - Cinder Block Frame, Siding, Metal Raised Slab Porch with Roof Single 1-Story Fireplace Warmed & Cooled Air

Size: 100 % 100 % 112 SF 1 Unit

100 %

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

Improvements Page: 2

There are no improvements.

#### Land

Land Code: Acres: Sq. Ft.: Front: Effective Front: Depth:

R06 Res FF (50) 0.13 5,600 50 50 112

Rate: Adj. Rate: Base Value: Adj. Amount: Value: \$50 \$44 \$2,180 \$30 \$2,200

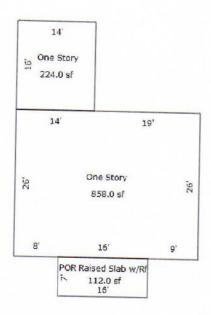
#### **Transfers**

Deed	Page	Sale Price	Sale Date	Previous Owner	Owner
D 10	2210	\$25,000	7/30/2010	COLLINS III OLIVER S	WALKER ALFONSO D
W 96	104	\$0	4/10/1996	No Data	No Data
D 210	205	\$0	9/25/1946	No Data	No Data

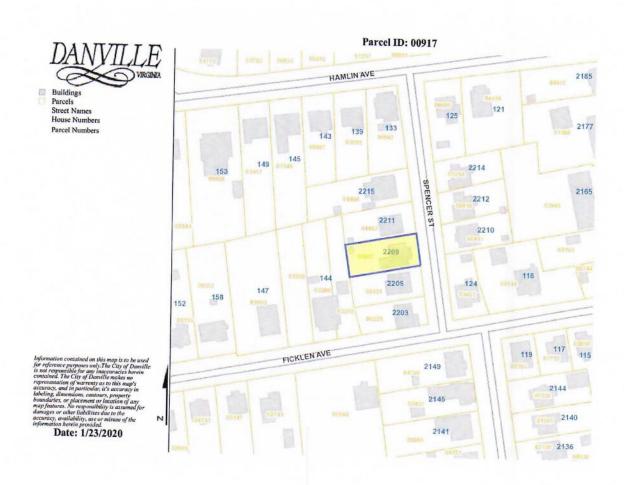
## Assessments \_

Year	Land	Use	Improvements	T
2019	\$2,200	\$0	\$44,300	Total
2018	\$2,200			\$46,500
		\$0	\$44,300	\$46,500
2017	\$3,300	\$0	\$49,000	\$52,300
2016	\$3,300	\$0	\$49,000	\$52,300
2015	\$3,300	\$0	\$50,300	\$53,600
2014	\$3,300	\$0	\$50,300	\$53,600
2013	\$3,300	\$0	\$52,200	
2012	\$3,300		- The State of the	\$55,500
		\$0	\$52,200	\$55,500
2011	\$3,300	\$0	\$52,500	\$55,800
2010	\$3,300	\$0	\$52,500	\$55,800
2009	\$3,300	\$0	\$52,300	\$55,600
2008	\$3,300	\$0	\$52,300	\$55,600
2007	\$3,300	\$0	\$52,100	\$55,400
2006	\$3,300	\$0	\$52,100	\$55,400
2005	\$3,300	\$0		
2004		The second secon	\$50,500	\$53,800
-	\$3,300	\$0	\$50,500	\$53,800
2003	\$3,300	\$0	\$49,400	\$52,700
002	\$3,300	\$0	\$49,400	\$52,700
001	\$3,300	\$0	\$46,500	\$49,800
000	\$3,300	\$0		
	95,500	30	\$46,500	\$49,800

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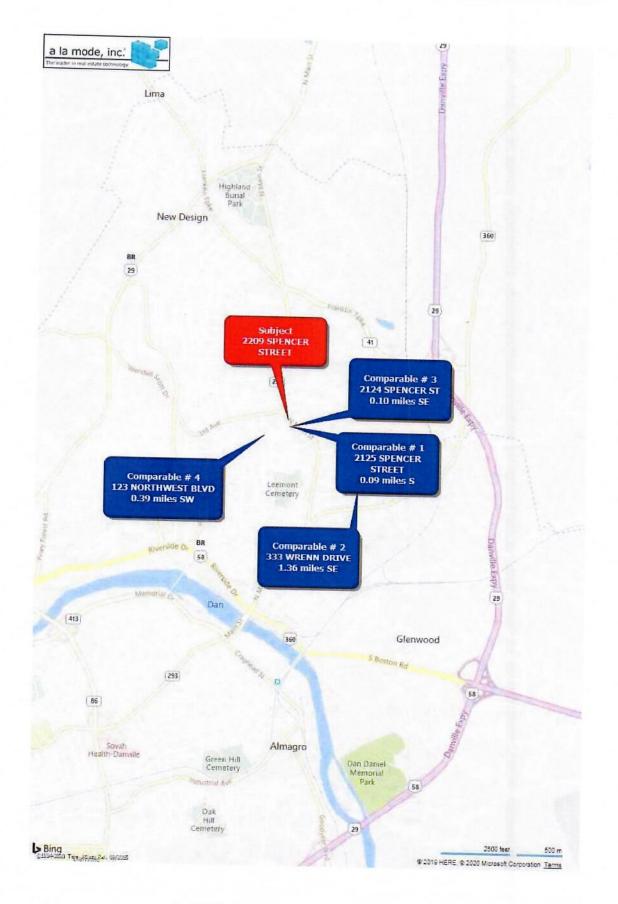


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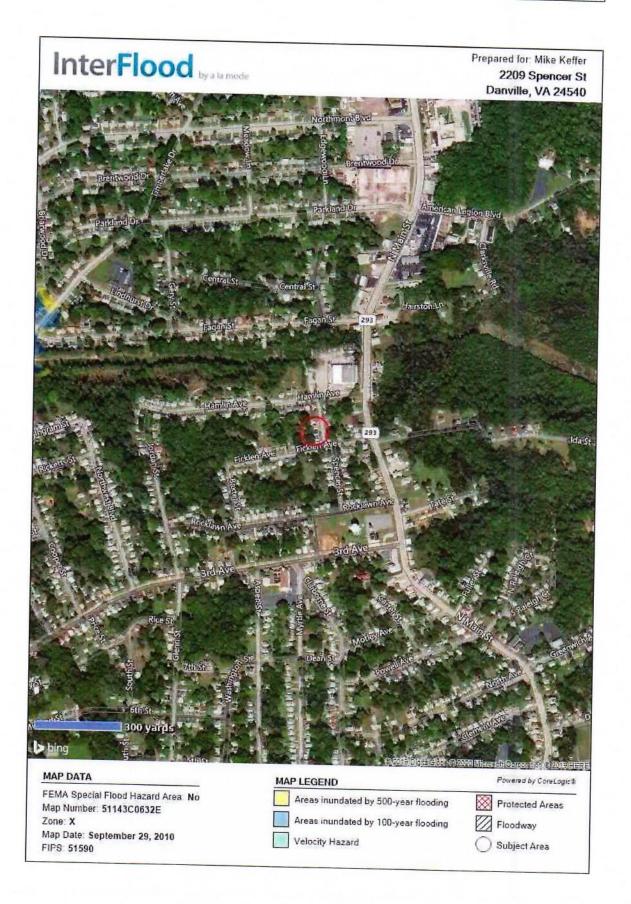
**Location Map** 

Borrower	ALFONSO WALKER						
Property Address	2209 Spencer St						
City	Danville	County	DANNULE OF				
Lender		osenty	DANVILLE CITY	State	VA	Zip Code	24540



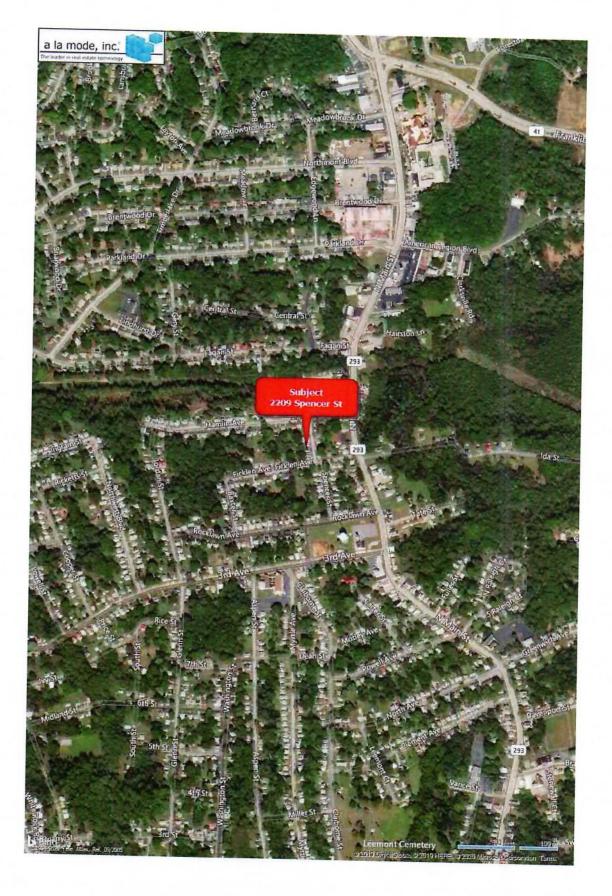
#### Flood Map

Borrower	ALFONSO WALKER		•				
roperty Address	2209 Spencer St						
ity	Danville	County	DANNULEOUT	21.1			
ender			DANVILLE CITY	State	VA	Zip Code	24540



## **Aerial Map**

Lender		County	DANVILLE CITY	State	VA	Zip Code	24540
City	Danville	County	DANIALLE OLEV				
Property Address	2209 Spencer St						
Borrower	ALFONSO WALKER						



## Exterior-Only Inspection Residential Appraisal Report

611995 File# P-200032

	this summary	appraisai re	port is to p	provide the lender/cl	ient with an	accurate, and adequi	abalia acce				P-2000	JZ	
Property Address	2209 Sp	encer St			11101 (01	On account	atery Sup	ported, op	pinion of t			of the subj	ect property.
Borrower ALFO	ONSO WAL			Owner of	Public Record	Darrying	NA/AT I	(ED			-		1540
Legal Description	50 FT N	O 3 SPEN	CER ST			ALFONSO D	WALK	ER		County	DANV	LLE CITY	
Assessor's Parcel # Neighborhood Name	00917					Tax Year 2020		the second		R.E. Taxes	\$ 37	2	
Occupant 🔘 O	VIDER TER		cant	0		Map Reference	MAPP	OINT		Census Tr	- 3/	03.00	
Property Rights Apprai		Fee Simple	Leaseho	THE RESERVE THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED	ssessments \$	0		PI	JD HOA	8 0	-	per year	per month
Assignment Type		e Transaction		old Other (de nance Transaction		4							
1 1 101: 1	CARTER B			Addre	Other (	- AUGUL I	VALU	ATION					
Is the subject property	currently offered f	or sale or has it b	been offered for sa	ale in the twelve months	orior to the effect	BATTLEGROUN ive date of this appraisal?	D AVE,	SUITE	100, GR	EENSB	ORO, N	NC 27408	
Report data source(s) (	used, offering pric	e(s), and date(s).				LLE CITY TAX AS	0500	00.00		111 - 12-	Ye	No No	
l did di performed,	d not analyze the o	contract for sale f	far the subject pur	chase transaction. Explai	in the results of t	he analysis of the contract for	sale or wh	y the analysi	is was not				
Contract Price \$		Date of Contr	ract	Is the nr	nnerty coller the	owner of public record?							
Is there any financial as	sistance (loan cha	arges, sale conce	ssions, gift or dow	vnpayment assistance, et	tc.) to be paid by	any party on behalf of the bo	Prouse?	Yes	No [	Data Source(	s)		
If Yes, report the total d	ollar amount and o	describe the items	s to be paid.			and heart on period of the po	HUWG! !					Yes	No No
		Microsoft II					-						
Notes Dans and the													
Note: Race and the rac			nood are not appr	raisal factors.									
Location Urba	eighborhood Cha				One-Ur	nit Housing Trends		-	One-L	Jnit Housing		Present Lar	nd Use %
Buitt-Up Over		-75%	Rural	Property Values	Increasing	Stable	Declin	ning	PRICE	A	GE 0	ne-Unit	70
			Under 25% Slow	Demand/Supply	Shortage	In Balance	Over	Supply	\$ (000)	(y	rs) 2-	4 Unit	5
Reighborhood Boundarie  EAST, PINEY	KV		100000	Marketing Time	Under 3 mt		Over	6 mths	12	Low	10 M	ulti-Family	5
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	TO SCHO	OLS. SHO	PPING FM			ION, AND HOUSE				CATED	IN AN A	REA	
Market Conditions (inclu	ding support for th	ne above conclusi	ions)	DEL ATI	VELVETA	ION, AND HOUSE	SOF	WORSH	HP.				
FIXED AND ADJ	USTABLE R	ATE MORT	GAGES AR			N THE AREA. IT IS							
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Specific Zoning Classifica Zoning Compliance		TR-OLD TO	OWN RESI	DENT. Zoning De	escription	MOSTLY SINGLE	FAMIL	YHOM	IES.	010	N;Re	S	
	Legal [	Legal Nonco	informing (Grandfa	athered Use)	Mo Zonio	n Illogal (dagariba)		11010					
Is the highest and best us	se ui subject propi	erry as improved	(or as proposed p	er plans and specificatio	ns) the present u	ise?		X	Yes 🗍	No If No	, describe		
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Others Public	Other (descr	(be)		D.AE.	- All - 11								
1,000	Other (descr	ibe)	W	Public Public	Other (des	scribe)		ite Improvem	ents - Type			Public	Private
1,000	Other (descr	ibe)		later 🔀	Other (des	scribe)	Street	ite Improvem	ents - Type ADAM			Public	Private
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Exterior-Only Inspection Residential Appraisal Report 611995 FEATURE P-200032 SUBJECT COMPARABLE SALE # 4 COMPARABLE SALE # COMPARABLE SALE # 6 2209 Spencer St 123 Northwest Blvd Danville, VA 24540 Danville, VA 24540 Proximity to Subject 0.39 miles SW Sale Price 62,900 Sale Price/Gross Liv. Area sq.ft. \$ 58.24 sq.ft. sq.ft. Data Source(s) sq.ft. DRRAR MLS#59611;DOM 241 Verification Source(s) MLS, ASSESSOR VALUE ADJUSTMENTS DESCRIPTION +(-) \$ Adjustment DESCRIPTION +(-) \$ Adjustment DESCRIPTION Sales or Financing +(-) \$ Adjustment Listing Concessions List/Sale;-1887 Date of Sale/Time Active Location N;Res; N;Res; Leasehold/Fee Simple Fee Simple Fee Simple Site 5600 sf 13939 sf 0 View N;Res; N;Res; Design (Style) DT1;COTTAGE DT1;COTTAGE Quality of Construction Q3 Q3 Actual Age 73 72 Condition C3 СЗ Above Grade Total Total Bdrms. Baths Total Bdrms. Baths Total Bdrms. Room Count Baths 3 2 1.0 5 1.0 0 Gross Living Area 1,082 sq.ft. 1,080 sq.ft. Basement & Finished sq.ft, 0sf 1020sf0sfwo Rooms Below Grade Functional Utility **AVERAGE AVERAGE** Heating/Cooling GAS/WIN UNIT GAS/CENT AIR Energy Efficient Items D/H WINDOWS D/H WINDOWS Garage/Carport 1dw 1dw Porch/Patio/Deck PORCH POR,PAT,DCK FIREPLACES, ETC. 1 FIREPLACE 1 FIREPLACE EFFECTIVE AGE 30 Net Adjustment (Total) **X** -Adjusted Sale Price Net Adj. 24.2 % Net Adj. Net Adi. of Comparables Gross Adj. 24.2 % Gross Adj. % Gross Adj. 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). ПЕМ SUBJECT COMPARABLE SALE # 4 COMPARABLE SALE # COMPARABLE SALE # 6 Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Danville City Tax Assessor Danville City Tax Assessor 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
 Fannie Mae Form 2055 March 2005