

APPRAISAL OF



Single Family Residence

LOCATED AT:

81 LaSalle Avenue
Hampton, VA 23661

CLIENT:

Estate of Anne Crowell
81 LaSalle Avenue
Hampton, VA, 23661

AS OF:

September 14, 2023

BY:

Cecil P. Miller, Jr., SRA

**CECIL P. MILLER, JR.
REAL ESTATE APPRAISALS, LTD.**

File No. **C23-142**

09/19/2023

**Estate of Anne Crowell
81 LaSalle Avenue
Hampton, VA, 23661**

File Number: **C23-142**

Dear Mr. Summs,

In accordance with your request, I have appraised the real property at:

**81 LaSalle Avenue
Hampton, VA 23661**

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of **September 14, 2023** is:

**\$320,000
Three Hundred Twenty Thousand Dollars**

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Respectfully submitted,


Cecil P. Miller, Jr., SRA

Residential Appraisal Report

File No. C23-142

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.
Client Name/Intended User **Estate of Anne Crowell** E-mail **sml4us@gmail.com & wjsumms@atlanticremarketing.com**
Client Address **81 LaSalle Avenue** City **Hampton** State **VA** Zip **23661**
Additional Intended User(s) **William J Summs @ Atlantic Asset Management Group**

Intended Use **Evaluate the subject property for market value based on normal marketing time and its current as is condition.**

SUBJECT

Property Address **81 LaSalle Avenue** City **Hampton** State **VA** Zip **23661**
Owner of Public Record **Estate of Anne Crowell** County **Hampton City**
Legal Description **Lot 20, 15ft 21, W&S Otley LD**
Assessor's Parcel # **1007111** Tax Year **2023** R.E. Taxes \$ **2,783.00**
Neighborhood Name **Hampton Roads** Map Reference **Google Maps** Census Tract **0115.00**
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

SALES HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Prior Sale/Transfer: Date **06/11/2025** Price **\$0** Source(s) **Hampton City Assessor's Office**
Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) **There has been no prior sales of the comparables within twelve months as of the effective date of appraisal.**

Offerings, options and contracts as of the effective date of the appraisal **There has been no agreement of sale or offering for sale of the subject property in the twelve months prior to the effective date of this appraisal.**

NEIGHBORHOOD

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	70 %
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Demand/Supply	<input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		\$(000)	(yrs)	2-4 Unit	2 %
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths		150 Low	0	Multi-Family	3 %
Neighborhood Boundaries The neighborhood boundaries are drawn as Kecoughtan Road to the North, LaSalle Avenue to the East, Chesapeake Avenue to the South, and Wythe Parkway to the West.						1,700 High	135	Commercial	25 %
						275 Pred.	55	Other	%
Neighborhood Description Hampton Roads is an established neighborhood located in the Southwest section of Hampton City. Dwellings mainly consist of one and two story design, built with average quality of materials, average age of homes 55 years, average sq.ft. of 1850, and average lot size of 0.30 acres. Homes located near the water represent the higher values. The subject has access to all necessary supporting facilities including schools, shopping, recreation and employment centers on the Peninsula.									
Market Conditions (including support for the above conclusions) The subjects competitive market area currently has 3 active listings in the MLS from \$289,900 to \$301,000 with the median of 4 dom. In the last twelve months as of the effective date of this appraisal there has been 33 sold listings in the MLS from \$240,000 to \$380,000 with the median of 25 dom, median list price/sales price ratio of 100%, and an absorption rate of 2.75 per month equaling to a 1.50 month supply of inventory.									

SITE

Dimensions **65' x 158'** Area **0.24 Ac** Shape **Rectangular** View **Residential View**
Specific Zoning Classification **R13** Zoning Description **Single family uses; 12,000 sqft lots with 80 feet of frontage; 2,000 sqft dwellings.**
Zoning Compliance ☐ Legal ☒ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe. **The highest and best use of the subject property is as improved. It is legally permissible based on its current zoning , financially feasible and maximal productive use.**

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	Macadam	<input checked="" type="checkbox"/> <input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	Gravel	<input type="checkbox"/> <input checked="" type="checkbox"/>

Site Comments **The site is typical for the neighborhood in terms of size and appeal. There were no adverse easements or encroachments noted at the time of viewing. In reference to the legal (nonconforming zoning). It is the understanding of this appraiser according to the City of Hampton that if the subjects improvements are destroyed the improvements can be rebuilt at a minimum to the existing gross living area. This has no effect on the subjects marketability.**

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION		INTERIOR	
				materials		materials	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One w/Acc. unit <input type="checkbox"/>	<input type="checkbox"/> Concrete Slab	<input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Block/Good	Floors	Hdwd/Viny/Good
# of Stories	1	<input type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	Brick/Good	Walls	Drywall/Good
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq. ft.		Roof Surface	Architectural/Good	Trim/Finish	Painted/Good
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %		Gutters & Downspouts	Aluminum/Good	Bath Floor	Vinyl/Ct/Good
Design (Style)	Ranch	<input type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	Vinyl DH/Good	Bath Wainscot	CT,FG/Good
Year Built	1955			Storm Sash/Insulated	Insulated/Good	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs)	25			Screens	Yes/Good	<input checked="" type="checkbox"/> Driveway	# of Cars 2
Attic	<input type="checkbox"/> None	Heating	<input type="checkbox"/> FWA <input checked="" type="checkbox"/> HW <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) # 0	Driveway Surface	Concrete&Gravel
<input type="checkbox"/> Drop Stair	<input checked="" type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Other	Radiator Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> Fence	<input checked="" type="checkbox"/> Garage	# of Cars 2
<input checked="" type="checkbox"/> Floor	<input type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	Patio	<input checked="" type="checkbox"/> Porch	Front
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input type="checkbox"/> Other	<input type="checkbox"/> Pool	None	<input type="checkbox"/> Other	None
		<input type="checkbox"/> Att.	<input checked="" type="checkbox"/> Det.	<input type="checkbox"/> Built-in			
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)							
Finished area above grade contains: 6 Rooms 3 Bedrooms 2 Bath(s) 1,669 Square Feet of Gross Living Area Above Grade							
Additional Features Living room with fireplace. Kitchen with raised panel cabinets. Living room, dining room have wood floors, crown molding and chair railing. Front covered porch. Left side enclosed porch and brick patio. Right side enclosed laundry room and mechinal room. Detached 2-car garage. Architectural roof shingles. Natural gas back-up generator. Insulated vinyl windows. Floored attic 671sf with cedar closet.							
Comments on the Improvements The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.							

Residential Appraisal Report

File No. C23-142

SALES COMPARISON APPROACH	FEATURE		SUBJECT		COMPARABLE SALE NO. 1				COMPARABLE SALE NO. 2				COMPARABLE SALE NO. 3				
	81 LaSalle Avenue Address Hampton, VA 23661				140 Locust Avenue Hampton, VA 23661				127 Robinson Road Hampton, VA 23661				147 Manteo Avenue Hampton, VA 23661				
	Proximity to Subject				1.74 miles SW				1.20 miles SW				0.66 miles NW				
	Sale Price		\$				\$ 290,000				\$ 321,000				\$ 317,500		
	Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.		\$ 166.00 sq. ft.				\$ 167.80 sq. ft.				\$ 207.38 sq. ft.				
	Data Source(s)				REIN #10485361;DOM 3				REIN #10481679;DOM 3				REIN #10474202;DOM 30				
	Verification Source(s)				Hampton Assessor's Office & Agent				Hampton Assessor's Office & Agent				Hampton Assessor's Office & Agent				
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		
	Sale or Financing Concessions				VA Customary Fees				FHA Customary Fees				VA Customary Fees				
	Date of Sale/Time				06/30/2023				05/24/2023				04/05/2023				
	Location		Hampton Roads		Hampton Roads				Hampton Roads				Hampton Roads				
	Leasehold/Fee Simple		Fee Simple		Fee Simple				Fee Simple				Fee Simple				
	Site		0.24 Ac		0.18 Ac		+2,700		0.18 Ac		+2,700		0.19 Acres		+2,300		
	View		1 Block to Water		2 Blocks to Water		+9,000		2 Blocks to Water		+9,000		Creek Views		-15,900		
	Design (Style)		Ranch		Ranch				Cape Cod		0		Cape Cod		0		
	Quality of Construction		Brick/Good		Vinyl/Good		+14,500		Aluminum/Good		+16,050		Brick/Alum/Good		+9,525		
	Actual Age		68 Years		86 Years		0		82 Years		0		83 Years		0		
	Condition		Good		Good-Updated		-14,500		Good-Updated		-16,050		Good				
	Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths
	Room Count		6	3	2.0	7	3	2.0	0	8	4	2.1	-5,000	6	3	1.1	
	Gross Living Area45.00		1,669 sq. ft.		1,747 sq. ft.		-3,500		1,913 sq. ft.		-11,000		1,531 sq. ft.		+6,200		
	Basement & Finished Rooms Below Grade		0sf 0		0sf 0				0sf 0				0sf 0				
	Functional Utility		Good		Good				Good				Good				
	Heating/Cooling		Hw/Radiator/Central		Gas FWA/Central		0		Hw/Radiator/Centra				Gas FWA/Central		0		
	Energy Efficient Items		Insulated Windows		Insulated Windows				Insulated Windows				Insulated Windows				
	Garage/Carport		2 Car Garage		None		+16,000		1 Car Garage		+8,000		2 Car Garage				
Porch/Patio/Deck		Porch/Patio/Enclosed		Porch/Enclosed		+2,000		Porch/Patio/Screen		0		Porch/Deck/Enclosed		0			
Kitchen Equipment		Appliances		Appliances				Appliances				Appliances					
Amenities		1-Fireplace		1-Fireplace				1-Fireplace				1-Fireplace					
OrgListDate/Price		Not Listed		05/05/23, \$290,000		0		04/13/23, \$299,000		0		04/13/23, \$299,000		0			
Net Adjustment (Total)				[X] + [] -		\$ 26,200		[X] + [] -		\$ 1,200		[X] + [] -		\$ 4,625			
Adjusted Sale Price of Comparables				Net Adj. 9.0%				Net Adj. 0.4%				Net Adj. 1.5%					
				Gross Adj. 21.4%		\$ 316,200		Gross Adj. 21.9%		\$ 322,200		Gross Adj. 11.5%		\$ 322,125			
Summary of Sales Comparison Approach See Attached Addendum																	
Indicated Value by Sales Comparison Approach \$ 320,000																	
COST APPROACH	COST APPROACH TO VALUE																
	Site Value Comments Given the age of the subject property the lack of vacant land sales the cost approach was not applicable.																
	ESTIMATED [] REPRODUCTION OR [] REPLACEMENT COST NEW								OPINION OF SITE VALUE = \$								
	Source of cost data								Dwelling Sq. Ft. @ \$ = \$								
	Quality rating from cost service Effective date of cost data								Sq. Ft. @ \$ = \$								
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)																
	Cost Approach figures were obtained using Marshall & Swift's Residential Cost Handbook. The site value was based on the Extraction Method of similar properties in the subjects market area. I, certify that the subject property was accurately measured by ANSI Standards, The dwelling has 1669 sf of finished area, there is no below grade area. See sketch page for dimensions and square foot calculations. The estimated remaining economic life of the subject is 40 years.								Garage/Carport Sq. Ft. @ \$ = \$								
									Total Estimate of Cost-New = \$								
INCOME	Less Physical Functional External																
	Depreciation = \$ ()																
	Depreciated Cost of Improvements = \$																
	"As-is" Value of Site Improvements = \$																
INDICATED VALUE BY COST APPROACH = \$ N/A																	
INCOME APPROACH TO VALUE																	
Estimated Monthly Market Rent \$ N/A X Gross Rent Multiplier N/A = \$ N/A Indicated Value by Income Approach																	
Summary of Income Approach (including support for market rent and GRM) The income approach wasn't development due to lack of comparable rentals to the subject property.																	
RECONCILIATION	Methods and techniques employed: [X] Sales Comparison Approach [] Cost Approach [] Income Approach [] Other:																
	Discussion of methods and techniques employed, including reason for excluding an approach to value: I developed my opinion of market value of the subject property based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach based on location, physical, and functional of the most similar comparable sales to the subject property. The cost approach and income approach were not applicable, therefore weren't developed.																
	Reconciliation comments: There are currently 3 active homes listed from \$289,900 to \$301,000 with a average list price/finished sq.ft. of \$183.48 and 4 days on market. I have analyzed 33 closed sales ranging in price from \$240,000 to \$380,000 with a average list price/finished sq.ft. of \$167.80 and 25 days on market. In conclusion, it is my opinion that the subject property would sell for \$320,000 on the open market within a 3 month marketing time based on as is condition. Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 09/14/2023 , which is the effective date of this appraisal, is:																
	[X] Single point \$ 320,000 [] Range \$ to \$ [] Greater than [] Less than \$																
This appraisal is made [X] "as is," [] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed [] subject to the following:																	

Residential Appraisal Report

File No. **C23-142**[illegible]

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The scope of this assignment included an interior and exterior viewing of the subject property on September 14, 2023 the effective date of the appraisal. As part of the property viewing, significant physical characteristics were cataloged and analyzed, and the improvements were measured and photographed. The appraiser used data from a variety of sources, including the Real Estate Information Network Multiple Listing System, Hampton City Assessors's records, and researched data on recent comparable sales, pending sales, and listings in the general market area. The sales comparison approach was determined to provide meaningful input and developed. The cost and income approach were developed, but was given the least weight. The appraiser has summarized relevant analysis and conclusions in this report, but additional pertinent information may also be found in the appraiser's files.

The estimated, reasonable, exposure time of subject property, located in subject's market area, for the property to sell at the appraised value is 30 to 90 days. Exposure time is deemed to expire as of the effective date of the appraisal. It examines the time frame leading up to the date of valuation, linking the value estimate to how long the property would have required exposure in order to sell at the estimated market value.

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

As of the date of this report, I Cecil P. Miller, Jr., has completed the requirements of the continuing education program of the Appraisal Institute.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

Definition of Value: ☒ Market Value ☐ Other Value:

Source of Definition: The Appraisal of Real Estate-Thirteenth Edition-Appraisal Institute

Market Value is The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the Buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (a) Buyer and seller are typically motivated;
- (b) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- © reasonable time is allowed for exposure in the open market;
- (d) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (e) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale;
- (f) The value is not based on distressed sales.

ADDRESS OF THE PROPERTY APPRAISED:

81 LaSalle Avenue

Hampton, VA 23661

EFFECTIVE DATE OF THE APPRAISAL: 09/14/2023

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 320,000

APPRAISER

Signature: Cecil P. Miller Jr.

Name: Cecil P. Miller, Jr., SRA

Company Name: Cecil Miller Real Estate Appraisals, Ltd.

Company Address: P.O. Box 2124

Newport News, VA 23609

Telephone Number: 757-873-2121

Email Address: cecil@cecilmillerappraisals.com

State Certification # 4001 000984

or License #

or Other (describe): State #:

State: VA

Expiration Date of Certification or License: 12/31/2023

Date of Signature and Report: 09/19/2023

Date of Property Viewing: 09/14/2023

Degree of property viewing:

☒ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

SUPERVISORY APPRAISER

Signature:

Name:

Company Name:

Company Address:

Telephone Number:

Email Address:

State Certification #

or License #

State:

Expiration Date of Certification or License:

Date of Signature:

Date of Property Viewing:

Degree of property viewing:

☐ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

ADDENDUM

Client: Estate of Anne Crowell	File No.: C23-142
Property Address: 81 LaSalle Avenue	Case No.:
City: Hampton	State: VA Zip: 23661

Comments on Sales Comparison

Sales were adjusted for differences in site sizes. Sales 1,2&4 were adjusted for further away from the waterfront along Chesapeake Avenue, sales 5&6 were equal. Sale 3 was adjusted for better site views at 5% of the sale price. There was no measurable market difference for design or actual age, thus the reason for zero adjustments. Sales 1,2&5 were adjusted for no brick veneer at 5% of the sale prices, sales 3,4&6 were adjusted at 2.5% of the sale prices for less all brick veneer. Sales 1,2&5 were adjusted for better condition with updated kitchens, baths, and flooring at 5% of the sale prices based on paired sales with comps 3,4&6 which have similar condition as the subject. Sale 2 was adjusted for additional half bath and sale 3 for less two full baths. Sales 2&4 were adjusted for additional bedrooms and sales 1,2,4,5&6 for differences in gross living area. Sales 1,2&4 were adjusted for less garage bays and sales 1,4,5&6 for less patio's. All six sales are similar to the subject in most respects and were given equal weight. The comparable sales bracket the subject property and support the market value of \$320,000.

There were no other competing properties located in the subjects market area that are better than the ones used. The comparable sales chosen were considered the best available with-in a close proximity to the subjects property as of the effective date of this appraisal in the prior 12 months. While there were other sales in the subject market area that were considered, included in the total sales located in the subjects neighborhood, were not considered the best competing sales to the subject property and would have required higher adjustments.

The Indicated Value by Sales Comparison Approach, \$320,000, is calculated using the following weights:

- 15.9% - 140 Locust Avenue; Sale Price \$290,000; Adjusted Value \$316,200; Gross Adj: 21.4%
- 15.8% - 127 Robinson Road; Sale Price \$321,000; Adjusted Value \$322,200; Gross Adj: 21.9%
- 17.8% - 147 Manteo Avenue; Sale Price \$317,500; Adjusted Value \$322,125; Gross Adj: 11.5%
- 16.2% - 3606 Hollyberry Street; Sale Price \$299,850; Adjusted Value \$321,950; Gross Adj: 19.5%
- 16.7% - 79 Cherokee Road; Sale Price \$346,000; Adjusted Value \$324,600; Gross Adj: 17.3%
- 17.7% - 39 Algonquin Road; Sale Price \$295,000; Adjusted Value \$316,700; Gross Adj: 11.9%

The subjects market value is higer than the predominant value for the neighborhood, however, the subject is not an over-improvement for the neighborhood and the predominant value has no adverse effect on the subjects marketability and/or value.

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Estate of Anne Crowell	File No.: C23-142
Property Address: 81 LaSalle Avenue	Case No.:
City: Hampton	State: VA Zip: 23661



FRONT VIEW OF
SUBJECT PROPERTY

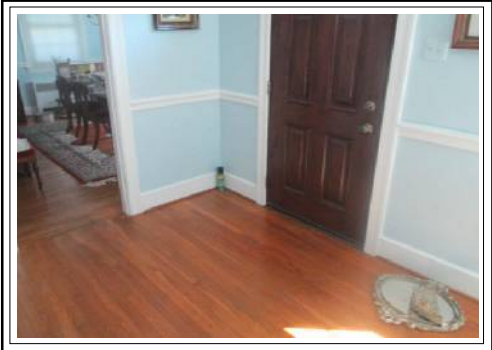
Appraised Date: September 14, 2023
Appraised Value: \$ 320,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE



FOYER



LIVING ROOM



DINING ROOM



KITCHEN



KITCHEN



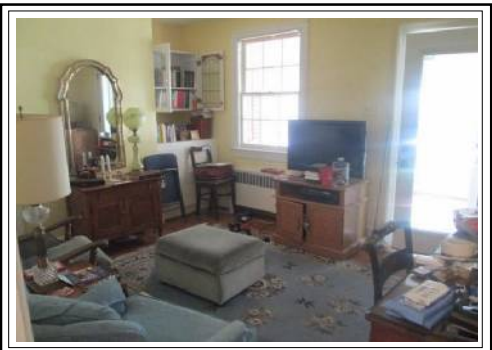
BEDROOM



BATHROOM



BEDROOM



BEDROOM



BATHROOM



ENCLOSED PORCH



LAUNDRY ROOM



ATTIC



ATTIC



ATTIC



CEDAR CLOSET



DETACHED GARAGE



AC UNIT



GENERATOR



WATER HEATER & NATURAL GAS BOILER



ELECTRICAL PANEL



ALLEY



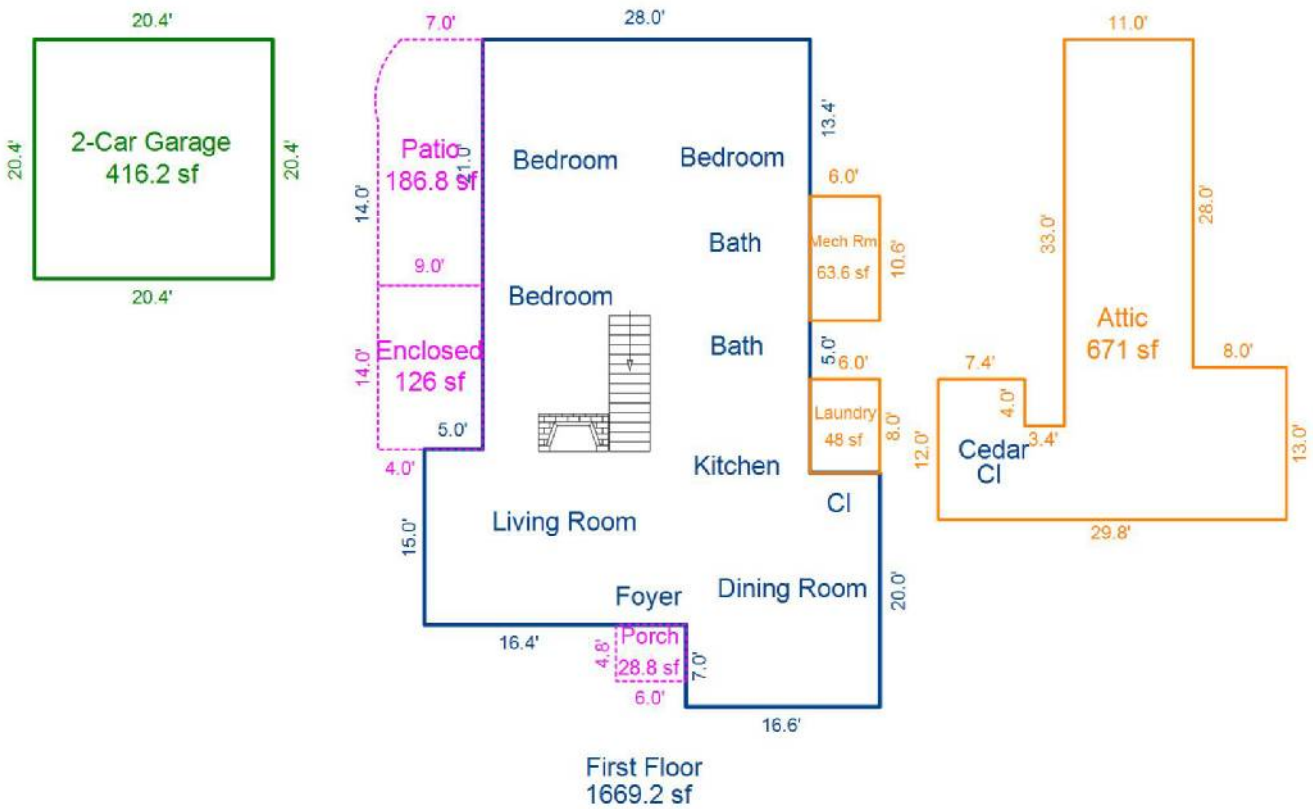
FRONT RIGHT SIDE VIEW



FRONT LEFT SIDE VIEW

FLOORPLAN SKETCH

Client: Estate of Anne Crowell	File No.: C23-142
Property Address: 81 LaSalle Avenue	Case No.:
City: Hampton	State: VA Zip: 23661



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	1669.2	192.0	1669.2	First Floor		22.6 x	13.0 =	293.8
GAR	2-Car Garage	1.0	416.2	81.6	416.2			16.6 x	7.0 =	116.2
OTH	Laundry	1.0	48.0	28.0				16.4 x	13.0 =	213.2
	Mech Rm	1.0	63.6	33.2				33.0 x	2.0 =	66.0
	Attic	1.0	671.0	149.6	782.6			28.0 x	6.0 =	168.0
P/P	Porch	1.0	28.8	21.6				28.0 x	8.0 =	224.0
	Enclosed	1.0	126.0	46.0				28.0 x	21.0 =	588.0
	Patio	1.0	186.8	58.6	341.6					
Net LIVABLE						7 total items				
	cnt	1	(rounded)		1,669				(rounded)	1,669

DIMENSION LIST ADDENDUM

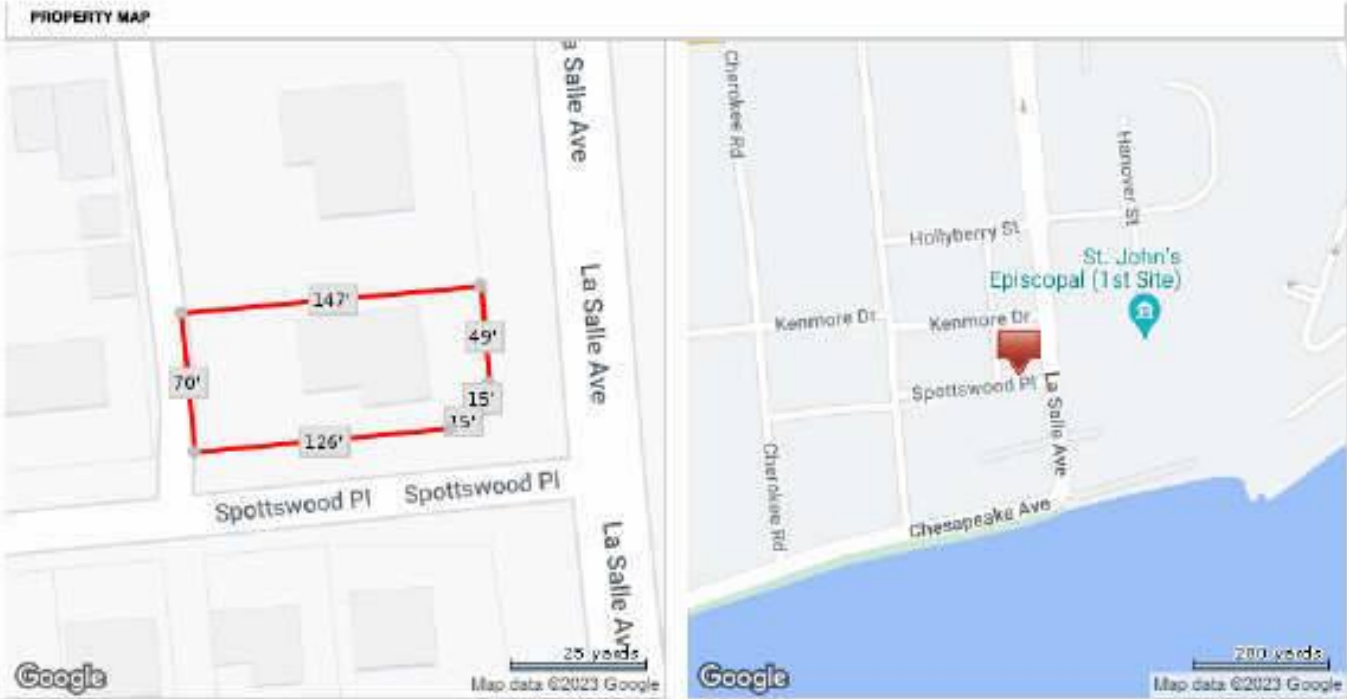
Client: Estate of Anne Crowell	File No.: C23-142
Property Address: 81 LaSalle Avenue	Case No.:
City: Hampton	State: VA Zip: 23661

GROSS BUILDING AREA (GBA)		2,085	
GROSS LIVING AREA (GLA)		1,669	
Area(s)	Area	% of GLA	% of GBA
Living	1,669		80.05
Level 1	1,669	100.00	80.05
Level 2			
Level 3			
Other			
Basement	GBA <input type="checkbox"/>		
Garage	<input checked="" type="checkbox"/>		
	<input type="checkbox"/>		

Area Measurements					Area Type						
Measurements		Factor		Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage	
22.60	x	13.00	x	1.00 = 293.80	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
16.60	x	7.00	x	1.00 = 116.20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
16.40	x	13.00	x	1.00 = 213.20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
33.00	x	2.00	x	1.00 = 66.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
28.00	x	6.00	x	1.00 = 168.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
28.00	x	8.00	x	1.00 = 224.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
28.00	x	21.00	x	1.00 = 588.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

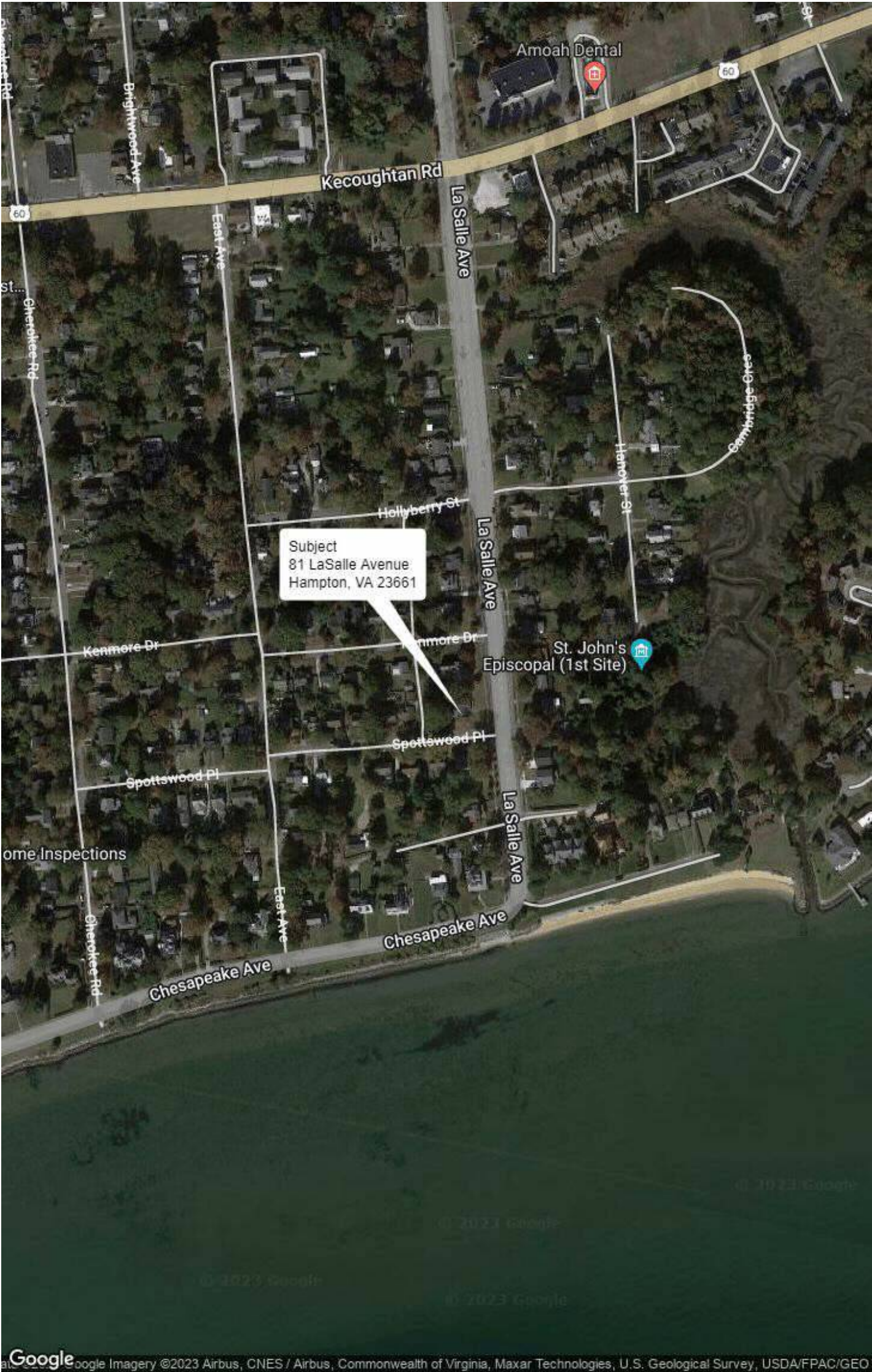
PLAT MAP

Client: Estate of Anne Crowell	File No.: C23-142
Property Address: 81 LaSalle Avenue	Case No.:
City: Hampton	State: VA Zip: 23661



AERIAL MAP

Client: Estate of Anne Crowell	File No.: C23-142
Property Address: 81 LaSalle Avenue	Case No.:
City: Hampton	State: VA Zip: 23661



FLOOD MAP

Client: Estate of Anne Crowell	File No.: C23-142
Property Address: 81 LaSalle Avenue	Case No.:
City: Hampton	State: VA Zip: 23661



FLOOD INFORMATION

Community: City of Hampton
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 5155270025H
Panel: 5155270025
Zone: X
Map Date: 05-16-2016
FIPS: 51650
Source: FEMA DFIRM

LEGEND

-  = FEMA Special Flood Hazard Area – High Risk
-  = Moderate and Minimal Risk Areas
- Road View:
 -  = Forest
 -  = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

COMPARABLE PROPERTY PHOTO ADDENDUM			
Client: Estate of Anne Crowell		File No.: C23-142	
Property Address: 81 LaSalle Avenue		Case No.:	
City: Hampton		State: VA	Zip: 23661



COMPARABLE SALE #1

140 Locust Avenue
Hampton, VA 23661
Sale Date: 06/30/2023
Sale Price: \$ 290,000



COMPARABLE SALE #2

127 Robinson Road
Hampton, VA 23661
Sale Date: 05/24/2023
Sale Price: \$ 321,000



COMPARABLE SALE #3

147 Manteo Avenue
Hampton, VA 23661
Sale Date: 04/05/2023
Sale Price: \$ 317,500

COMPARABLE PROPERTY PHOTO ADDENDUM			
Client: Estate of Anne Crowell		File No.: C23-142	
Property Address: 81 LaSalle Avenue		Case No.:	
City: Hampton		State: VA	Zip: 23661



COMPARABLE SALE #4

3606 Hollyberry Street
Hampton, VA 23661
Sale Date: 12/28/2022
Sale Price: \$ 299,850



COMPARABLE SALE #5

79 Cherokee Road
Hampton, VA 23661
Sale Date: 11/10/2022
Sale Price: \$ 346,000



COMPARABLE SALE #6

39 Algonquin Road
Hampton, VA 23661
Sale Date: 08/23/2022
Sale Price: \$ 295,000

LOCATION MAP

Client: Estate of Anne Crowell	File No.: C23-142
Property Address: 81 LaSalle Avenue	Case No.:
City: Hampton	State: VA Zip: 23661



EXPIRES ON

12-31-2023

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation

9960 Mayland Drive, Suite 400, Richmond, VA 23233

Telephone: (804) 367-8500

REAL ESTATE APPRAISER BOARD


CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

CECIL P MILLER JR

780 PILOT HOUSE DR STE 500D

NEWPORT NEWS, VA 23606-4415

DPOR


Mary Bruce Vaughan, Director

STATUS can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LJC (02/2017)

NUMBER

4001000984