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**

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:

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.

81 LaSalle Avenue Hampton, VA 23661

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

Cecil P. Miller In

Residential Appraisal Report

File No. **C23-142**

The purpose of this apprai								
Client Name/Intended Use		vell		ail sml4us@gmail.c o	om & wjsumms@at			
Client Address 81 LaSa				Hampton		State VA	Zip 23661	
Additional Intended User(s	s) William J Summs @	Atlantic Asset Mana	igement Group					
Intended Use Evaluate t	he subject property fo	or market value hased	on normal market	ting time and its cur	rent as is condition			
intended 03c Evaluate	ne subject property to	n market value baseu	on normar market	ing time and its cur	Tent as is condition.	<u> </u>		
Property Address 81 LaS	Salle Avenue		City	Hampton		State VA	Zip 23661	
Owner of Public Record E				•		County Har	'	
	, 15ft 21, W&S Otley I	LD						
Assessor's Parcel # 100'	7111		Tax	Year 2023		R.E. Taxes \$	2,783.00	
Neighborhood Name Ha			Мар	Reference Google M	I aps	Census Trac	et 0115.00	
Property Rights Appraised			er (describe)					
	did not reveal any prior s					praisal.		
	ate 06/11/2025	Price \$0		rce(s) Hampton Cit				
Analysis of prior sale or tra	-	t property (and comparabl	le sales, if applicable)	There has been n	no prior sales of the	comparables v	within twelve mo	nths as of
the effective date of ap	praisal.							
Offerings, options and con	tracts as of the effective da	ate of the appraisal Th	ere has been no ag	reement of sale or o	offering for sale of the	ne subject pro	perty in the twel	ve
months prior to the ef							p ,	
Neighborho	od Characteristics		One-Unit Housi	ng Trends	One-Un	it Housing	Present Land	d Use %
Location Urban	X Suburban Rural			X Stable De	eclining PRICE	AGE	One-Unit	70 %
Built-Up X Over 75%	25-75% Under	r 25% Demand/Supply			er Supply \$(000)	(yrs)	2-4 Unit	2 %
Growth Rapid	X Stable Slow	Marketing Time	X Under 3 mths		ver 6 mths 150		Multi-Family	3 %
Neighborhood Boundaries					Salle 1,700		Commercial	25 %
Avenue to the East, Cl							Other	%
Neighborhood Description								
story design, built wit								
the water represent th	e higher values. The st	ubject has access to al	II necessary suppor	rting facilities includ	ding schools, shoppi	ng, recreation	and employmen	t centers
on the Peninsula.	ag support for the above of	onclusions) The subject	ats competitive me				6 4200 000 /	\$201.000
Market Conditions (includi	ng support for the above co	oficiusions) The subje			has 2 active listing			
with the median of A d	om. In the lest twelve	months as of the offer			has 3 active listing			
with the median of 4 d			ctive date of this ap	praisal there has be	een 33 sold listings i	n the MLS fro	om \$240,000 to \$3	380,000
with the median of 4 d with the median of 25			ctive date of this ap	praisal there has be	een 33 sold listings i	n the MLS fro	om \$240,000 to \$3	380,000
			ctive date of this ap 00%, and an absor	praisal there has be	een 33 sold listings i er month equaling t	n the MLS fro o a 1.50 mont	om \$240,000 to \$3	380,000
with the median of 25	dom, median list price	e/sales price ratio of 10 Area 0.24	ctive date of this ap 00%, and an absor Ac	opraisal there has be option rate of 2.75 pe	een 33 sold listings i er month equaling t angular	n the MLS fro o a 1.50 mont	om \$240,000 to \$. h supply of inventesidential View	380,000
with the median of 25 Dimensions 65' x 158'	dom, median list price	e/sales price ratio of 10 Area 0.24	ctive date of this ap 00%, and an absor Ac scription Single fami	ppraisal there has be ption rate of 2.75 po Shape Recta ily uses; 12,000 sqft	een 33 sold listings i er month equaling t angular lots with 80 feet of 1	n the MLS fro o a 1.50 mont	om \$240,000 to \$. h supply of inventesidential View	380,000
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Residential Appraisal Report

File No. **C23-142**

	FEATURE	SUBJECT	COMPARABLE S		COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3			
	81 LaSalle Avenue		140 Locust Avenue		127 Robinson Road			147 Manteo Avenue			
-	Address Hampton, VA	23661	Hampton, VA 23661		Hampton, VA 23661			Hampton, VA 23661 0.66 miles NW			
-	Proximity to Subject	*	1.74 miles SW 290,000			1.20 miles SW \$ 321,000).66 miles		217 500
-	Sale Price Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.		290,00			321,	900	207	\$ \$	317,500
	Data Source(s)	\$ 0.00 sq. ft.	\$ 166.00 sq. ft. REIN #10485361;DO	M 3		80 sq. ft.)4816 79;D (OM 3			38 sq. ft. 0474202;DC	M 30
	Verification Source(s)		Hampton Assessor's				Office & Age				Office & Agent
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	^	RIPTION	+(-) \$ Adjustme			RIPTION	+(-) \$ Adjustment
	Sale or Financing		VA	()	FHA		()		VA	-	(7 1 1)
	Concessions		Customary Fees		Customar	ry Fees		- 0	Customai	ry Fees	
	Date of Sale/Time		06/30/2023		05/24/202	3		(04/05/202	3	
	Location	Hampton Roads	Hampton Roads		Hampton	Roads		I	Hampton	Roads	
	Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simpl	le		1	Fee Simp	le	
-	Site	0.24 Ac	0.18 Ac	+2,70	_		+2,	700 ().19 Acre	s	+2,300
	View	1 Block to Water	2 Blocks to Water	+9,00			+9,		Creek Vie		-15,900
ġ.	Design (Style)	Ranch	Ranch		Cape Cod				Cape Cod		0
ġ.	Quality of Construction	Brick/Good	Vinyl/Good	+14,50		n/Good	+16,		Brick/Alu	m/Good	+9,525
•	Actual Age	68 Years	86 Years		0 82 Years				33 Years		0
≨ .	Condition	Good	Good-Updated	-14,50					Good		
8	Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms.	Baths			otal Bdrms.	Baths	+2,500
Α	Room Count	6 3 2.0 1,669 sq. ft.	7 3 2.0 1,747 sq. ft.	-3,50	0 8 4	2.1			6 3	1.1	+6,200
Σ	Gross Living Area 45.00 Basement & Finished	0sf	1,747 Sq. II.	-3,50	0sf	1,913 sq. ft	-11,)sf	1,531 sq. ft.	+0,200
3	Rooms Below Grade	0	0		0						
SALES COMPARISON APPROACH	Functional Utility	Good	Good		Good			-	, Good		
3	Heating/Cooling	Hw/Radiator/Central	Gas FWA/Central		0 Hw/Radia	ator/Centra			Gas FWA	/Central	0
۱	Energy Efficient Items	Insulated Windows	Insulated Windows		Insulated		-			Windows	
	Garage/Carport	2 Car Garage	None	+16,00	0 1 Car Gai		+8,		2 Car Ga		
	Porch/Patio/Deck	Porch/Patio/Enclosed	Porch/Enclosed	+2,00			ĺ			ck/Enclose	0
	Kitchen Equipment	Appliances	Appliances		Appliance	es		A	Appliance	es	
	Amenities	1-Fireplace	1-Fireplace		1-Fireplac	ce		1	l-Firepla	ce	
-	OrgListDate/Price	Not Listed	05/05/23, \$290,000		0 04/13/23,	\$299,000		0 (\$299,000	0
	Net Adjustment (Total)		X + - \$	26,20	00 X +	\$	1,	200	X]+		4,625
	Adjusted Sale Price		Net Adj. 9.0 %		Net Adj.	0.4%		1	Net Adj.	1.5%	
	of Comparables Summary of Sales Compari		Gross Adj. 21.4% \$ ched Addendum	316,20	0 Gross Adj.	21.9% \$	322,	200	Gross Adj.	11.5% \$	322,125
	Indicated Value by Sales Co	omparison Approach \$ 320	,000								
	COST APPROACH TO VA	LUE			land.			LI			
		LUE		' vacant land sa	les the cost a	pproach wa	as not applica	ble.			
	COST APPROACH TO VA	LUE		' vacant land sa	les the cost a	pproach wa	as not applica	ble.			
	COST APPROACH TO VA	LUE ven the age of the subje	ct property the lack of		,		••			= \$	
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OACH	COST APPROACH TO VA Site Value Comments Gi ESTIMATED REF	NLUE ven the age of the subje PRODUCTION OR	ct property the lack of	W C	PINION OF SIT						
PROACH	COST APPROACH TO VA Site Value Comments Gi ESTIMATED REF Source of cost data	ERODUCTION OR Fire Effec	ct property the lack of	W C	PINION OF SIT		Sq. Ft. @ \$			= \$	
APPROACH	COST APPROACH TO VA Site Value Comments Gi ESTIMATED REF Source of cost data Quality rating from cost serv Comments on Cost Approar	ERODUCTION OR Fire Effec	ct property the lack of REPLACEMENT COST NE tive date of cost data tions, depreciation, etc.)	W C	PINION OF SIT		Sq. Ft. @ \$			= \$	
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Residential Appraisal Report

File No. **C23-142**

				COMPARABLE SALE NO. 4 COMPARABLE SALE NO. 5			SALE NO. 6		
81 LaSalle Avenue		3606 Hollyberry Street		79 Cherokee Road		39 Algonquin Road Hampton, VA 23661			
Address Hampton, VA	23661	Hampton, VA 23661 Hampton, V		Hampton, VA 2366	1				
Proximity to Subject		0.11 miles NW		0.21 miles SW		0.32 miles SW			
Sale Price	\$	\$	299,850	\$	346,000	\$	295,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 152.75 sq. ft.	,	\$ 165.71 sq. ft.		\$ 171.71 sq. ft.	,		
Data Source(s)	V 0100 341111	REIN #10461557;DO	м 30	REIN #10464083;D	OM 3	REIN #10453774;DO	M 35		
		,		· · · · · · · · · · · · · · · · · · ·		,			
Verification Source(s)	DECODIDATION	Hampton Assessor's		Hampton Assessor's		Hampton Assessor's			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment		
Sale or Financing		FHA		Cash		FHA			
Concessions		Customary Fees		Customary Fees		Customary Fees			
Date of Sale/Time		12/28/2022		11/10/2022		08/23/2022			
Location	Hampton Roads	Hampton Roads		Hampton Roads		Hampton Roads			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple			
Site	0.24 Ac	0.20 Ac	+1,800	0.34 Ac	4 500	0.34 Ac	-4,500		
					-4,500		-4,500		
View	1 Block to Water	3 Blocks to Water	+18,000	1 Block to Water		1 Block to Water			
Design (Style)	Ranch	Cape Cod	0			Ranch			
Quality of Construction	Brick/Good	Brick/Alum/Good	+7,500	Vinyl/Good	+17,300	Brick/Alum/Good	+7,400		
Actual Age	68 Years	72 Years	0	92 Years	0	65 Years	0		
Condition	Good	Good		Good-Updated	-17,300	Good			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths			
Room Count	6 3 2.0	8 4 2.0	-5,000	8 3 2.0	0	6 3 2.0			
			· ·				2 200		
Gross Living Area 45.00	1,669 sq. ft.	1,963 sq. ft.	-13,200	2,088 sq. f	-18,900	1,718 sq. ft.	-2,200		
Basement & Finished	0sf	0sf		0sf	1	0sf			
Rooms Below Grade	0	0		0	1	0			
Functional Utility	Good	Good		Good	1	Good			
Heating/Cooling	Hw/Radiator/Central	Gas FWA/Central	0	Gas FWA/Central	0	Gas FWA/Central	0		
Energy Efficient Items	Insulated Windows	Insulated Windows		Insulated Windows		Insulated Windows			
Garage/Carport	2 Car Garage	1 Car Garage	⊥ջ ሰሰለ	2 Car Garage	1	None	+16,000		
Porch/Patio/Deck	Porch/Patio/Enclosed		ŕ		+2,000	Porch/Patio	+16,000		
			+5,000		+2,000		+5,000		
Kitchen Equipment	Appliances	Appliances		Appliances		Appliances			
Amenities	1-Fireplace	1-Fireplace		1-Fireplace		1-Fireplace			
OrgListDate/Price	Not Listed	10/21/22, \$315,000	0	11/10/22, \$365,000	0	08/23/22, \$295,000	0		
Net Adjustment (Total)		X +	22,100	+ X - \$	21,400	X +	21,700		
Adjusted Sale Price		Net Adj. 7.4 %		Net Adj6.2 %		Net Adj. 7.4 %			
of Comparables		Gross Adj. 19.5% \$	321,950	Gross Adj. 17.3% \$	324,600	Gross Adj. 11.9% \$	316,700		
Summary of Sales Compar	ison Annroach			, ,			,		



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.

inimediately preceding acceptance of this assignment.
Definition of Value: X 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 Buy 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.
81 LaSalle Avenue

Hampton, VA 23661	
EFFECTIVE DATE OF THE APPRAISAL: 09/14/2023	
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 320,000	
APPRAISER	SUPERVISORY APPRAISER
Signature: Cerif P. Miller de	Signature:
Name: Cecil P. Miller, Jr., SRA	Name:
Company Name: Cecil Miller Real Estate Appraisals, Ltd.	Company Name:
Company Address: P.O. Box 2124	Company Address:
Newport News, VA 23609	
Telephone Number: 757-873-2121	Telephone Number:
Email Address: cecil@cecilmillerappraisals.com	Email Address:
State Certification # 4001 000984	State Certification #
or License #	or License #
or Other (describe): State #:	State:
State: VA	Expiration Date of Certification or License:
Expiration Date of Certification or License: 12/31/2023	Date of Signature:
Date of Signature and Report: 09/19/2023	Date of Property Viewing:
Date of Property Viewing: 09/14/2023	Degree of property viewing:
Degree of property viewing:	Interior and Exterior Exterior Only Did not personally view
X Interior and Exterior	



ADDENDUM

Client: Estate of Anne Crowell	File No.:	: C23-142	
Property Address: 81 LaSalle Avenue	Case No	o.:	
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\% + 10.0000; \ Adjusted \ Value \$316,200; \ Gross \ Adj: 21.4\% + 10.0000; \ Adjusted \ Value \$316,200; \ Gross \ Adj: 21.4\% + 10.0000; \ Adjusted \ Value \$316,200; \ Gross \ Adj: 21.4\% + 10.0000; \ Adjusted \ Value \$316,200; \ Gross \ Adj: 21.4\% + 10.0000; \ Adjusted \ Value \ Adjusted \ Adjusted \ Value \ Adjusted \ Value \$

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

 Client:
 Estate of Anne Crowell
 File No.:
 C23-142

 Property Address: 81 LaSalle Avenue
 Case No.:

 City: Hampton
 State: VA
 Zip: 23661







FOYER LIVING ROOM DINING ROOM



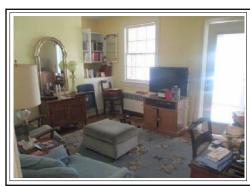




KITCHEN KITCHEN BEDROOM







BATHROOM BEDROOM BEDROOM







BATHROOM ENCLOSED PORCH LAUNDRY ROOM

 Client:
 Estate of Anne Crowell
 File No.:
 C23-142

 Property Address:
 81 LaSalle Avenue
 Case No.:

 City:
 Hampton
 State:
 VA
 Zip: 23661







ATTIC ATTIC ATTIC







CEDAR CLOSET DETACHED GARAGE AC UNIT







GENERATOR WATER HEATER & NATURAL GAS BOILER ELECTRICAL PANEL



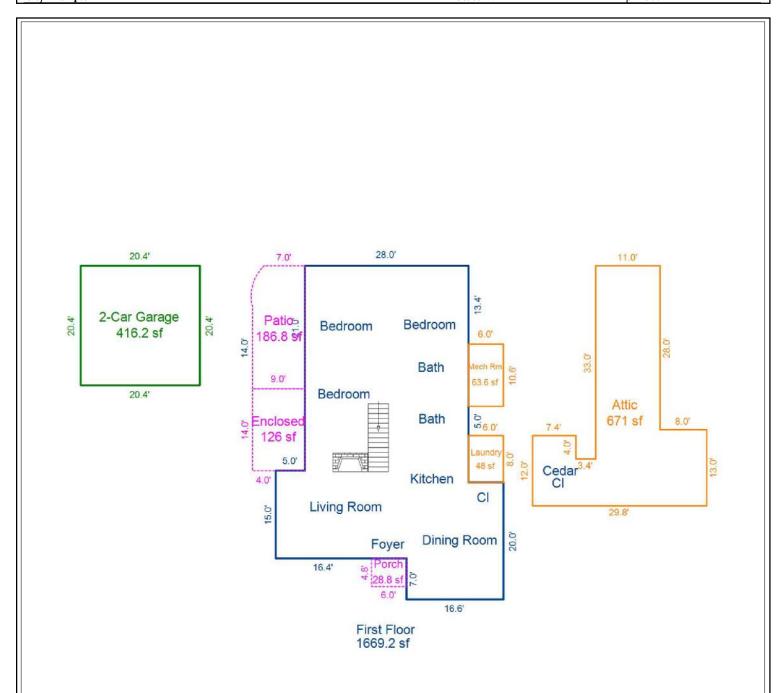




ALLEY FRONT RIGHT SIDE VIEW FRONT LEFT SIDE VIEW

FLOORPLAN SKETCH

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



Sketch by ApexSketch

	AREA CALCULATIONS SUMMARY						AREA CAL	CUL	ATIONS	BR	EAKDOWN		
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	×	13.0	=	293.8
GAR	2-Car Garage	1.0	416.2	81.6	416.2				16.6	×	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	×	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	cnt	1	(rounded)	1,669	7 total items					(rounded)		1,669

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DIMENSION LIST ADDENDUM

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

GROSS BUILDING AREA (GBA) 2,083 GROSS LIVING AREA (GLA) 1,669						
Area(s)		Area	% of GLA	% of GBA		
Living Level 1 Level 2 Level 3 Other		1,669 1,669	100.00	80.05 80.05		
Basement Garage	GBA X	416		19.95		

Area Measurements				Area Type						
Measurements	Factor	Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage		
X	X									

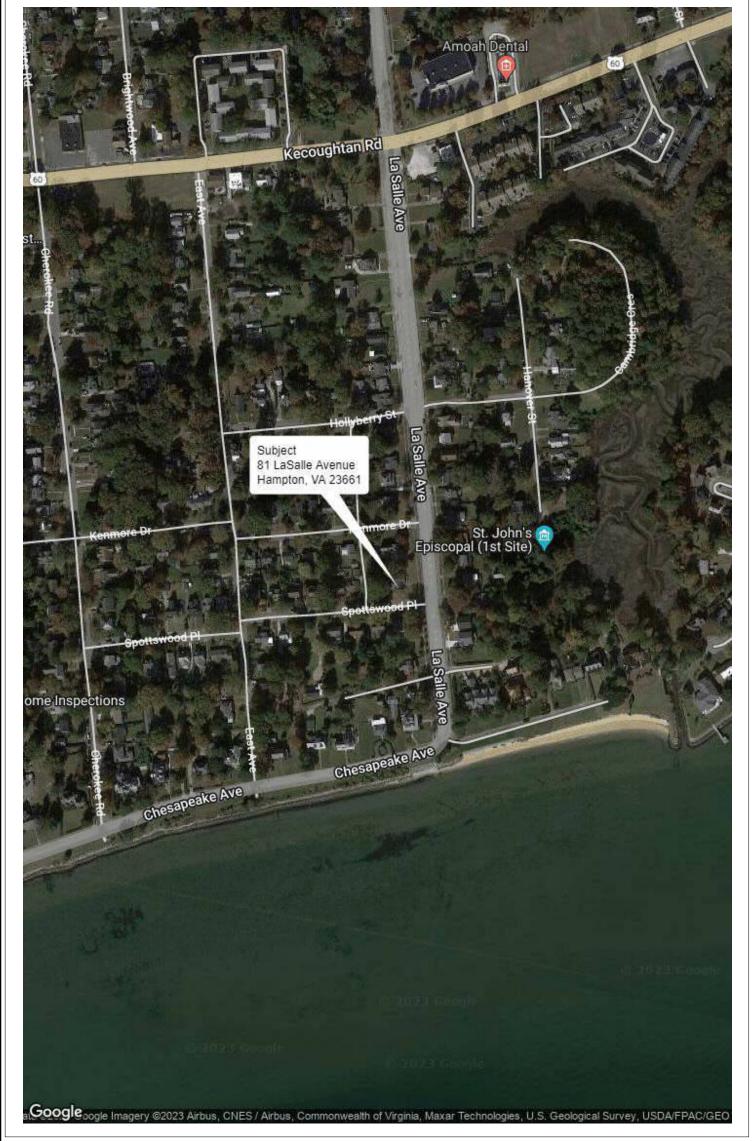
PLAT MAP

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 N	0.: 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: v A 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 23661Sale Date: **06/30/2023**Sale Price: **\$ 290,000**



COMPARABLE SALE #2

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



COMPARABLE SALE #3

147 Manteo Avenue Hampton, VA 23661Sale 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 23661Sale Date: 12/28/2022
Sale Price: \$ 299,850



COMPARABLE SALE #5

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



COMPARABLE SALE #6

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

LOCATION MAP

 Client:
 Estate of Anne Crowell
 File No.:
 C23-142

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 Hampton
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