

\*\*\*\*\* INVOICE \*\*\*\*\*

File Number: SG26-420357

03/10/2026

Teresa Shively  
600 Lotz Dr  
Yorktown, VA 23692

Invoice # : SG26-420357  
Order Date : 01/29/2026 16:02:16  
Reference/Case # :  
PO Number :

Single Family Residence

600 Lotz Dr  
Yorktown, VA 23692

Pre-Listing Appraisal	\$	500.00
	\$	0.00
		-----
Invoice Total	\$	500.00
State Sales Tax @	\$	0.00
Deposit	(\$	)
Deposit	(\$	)
		-----
Amount Due	\$	500.00

Terms: Net 30 Days

Please Make Check Payable To:

Sinnen-Green & Associates, Inc.  
120 Landmark Square, Ste. 102  
Va. Beach, VA 23452

Fed. I.D. #: 54-1374350

2 Story/\$440,000  
JE



**APPRAISAL OF**



Single Family Residence

**LOCATED AT:**

600 Lotz Dr  
Yorktown, VA 23692

**CLIENT:**

Teresa Shively  
600 Lotz Dr  
Yorktown, VA, 23692

**AS OF:**

March 3, 2026

**BY:**

Jeffrey D. Ellington  
Certified Residential Real Estate Appraiser

03/10/2026

Teresa Shively  
600 Lotz Dr  
Yorktown, VA, 23692

File Number: SG26-420357

Re: Estate of Larry Wayne Brown & Gloria Fulghum Brown

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

600 Lotz Dr  
Yorktown, VA 23692

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 March 3, 2026 is:

\$440,000  
Four Hundred Forty 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,

  
Jeffrey D. Ellington  
Certified Residential Real Estate Appraiser

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Sinnen-Green & Associates, Inc.  
**Residential Appraisal Report**

File No. SG26-420357

<b>PURPOSE</b>	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 <b>Teresa Shively</b>		E-mail <b>peninsulapaintinginc@gmail.com</b>	
	Client Address <b>600 Lotz Dr</b>	City <b>Yorktown</b>	State <b>VA</b>	Zip <b>23692</b>
	Additional Intended User(s) <b>The intended user of this report are the current owners, Teresa Shively &amp; Jami Batten. No other users are identified.</b>			
Intended Use <b>The intended use is to assist the clients in making decisions as it relates to the auctioning of the subject property. This appraisal is in no way intended for mortgage lending.</b>				

<b>SUBJECT</b>	Property Address <b>600 Lotz Dr</b>	City <b>Yorktown</b>	State <b>VA</b>	Zip <b>23692</b>
	Owner of Public Record Estate fo <b>Larry Wayne Brown &amp; Gloria Fulghum Brown</b>			County <b>York</b>
	Legal Description <b>Acree Acres, Sec 5, Lot 1</b>			
	Assessor's Parcel # <b>R07b-4460-3180</b>	Tax Year <b>2025</b>	R.E. Taxes \$ <b>2,902</b>	
	Neighborhood Name <b>Acree Acres</b>	Map Reference <b>ADC Map 8791-E-2</b>	Census Tract <b>0503.03</b>	
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)				

<b>SALES HISTORY</b>	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> 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 <b>11/03/2025</b>	Price <b>\$0</b>	Source(s) <b>Assessor's Records</b>	
	Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) <b>All previous sales of the subject property and/or comparables were listed above as taken from the assessor's office records. The subject's previous transfer was an Estate transfer for \$0 consideration. Comparable 1 also transferred on 06/17/2025 for \$320,000 and on 06/16/2025 for \$280,000.</b>			
	Offerings, options and contracts as of the effective date of the appraisal <b>There are no current offerings, options, or contracts associated with the subject property.</b>			

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	90 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	%	
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	100	Low	1	Multi-Family	%
Neighborhood Boundaries <b>See Attached Addendum</b>						1,500	High	100	Commercial		10 %	
						450-550	Pred.	25-40	Other		%	
Neighborhood Description <b>The subject property is located in the Acree Acres neighborhood of located in York County. Homes in this area are a mixture of one and two story dwellings of varying, yet compatible designs. Typically, larger homes on acreage and renovated/remodeled properties set the upper limits of value for the area. The neighborhood is located within a reasonable distance to most major support facilities. At the time of the inspection, no adverse neighborhood factors were noted.</b>												
Market Conditions (including support for the above conclusions) <b>See Attached Addendum</b>												

<b>SITE</b>	Dimensions <b>82.5 + 39.3 x 140.75 x 113.48 x 116.49</b>	Area <b>.42 ac</b>	Shape <b>Mostly rectangular</b>	View <b>Good/Residential</b>				
	Specific Zoning Classification <b>R20</b>	Zoning Description <b>Medium Density Single Family Residential</b>						
	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)							
	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe: <b>The property is felt to be at its highest and best use as a residential property as it is located in a residential area and other uses would not maximize its potential.</b>							
	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"/>	<input type="checkbox"/>	Street <b>Asphalt</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alley <b>None</b>	<input type="checkbox"/>	<input type="checkbox"/>
Site Comments <b>No adverse easements or encroachments were noted at the time of the inspection.</b>								

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials		INTERIOR 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	<b>Brick,Block/Average</b>	Floors	<b>Hwd,WW,Lam/Avg.</b>
# of Stories <b>2.0</b>		<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls	<b>Brick,Vinyl/Average</b>	Walls	<b>Drywall/Average</b>
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	<b>0 sq. ft.</b>		Roof Surface	<b>Architectural/Good</b>	Trim/Finish	<b>Wood/Average</b>
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	<b>0 %</b>		Gutters & Downspouts	<b>Aluminum/Avg.</b>	Bath Floor	<b>Ceramic/Average</b>
Design (Style) <b>Colonial</b>	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump			Window Type	<b>Vinyl DH/Good</b>	Bath Wainscot	<b>Ceramic/Average</b>
Year Built <b>1984</b>				Storm Sash/Insulated	<b>Insulated/Good</b>	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) <b>15-20</b>				Screens	<b>Yes/Good</b>	<input checked="" type="checkbox"/> Driveway	# of Cars <b>2</b>
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant			Amenities	<input type="checkbox"/> WoodStove(s) #0	Driveway Surface	<b>Concrete</b>
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel Gas		<input checked="" type="checkbox"/> Fireplace(s) # <b>1</b>	<input type="checkbox"/> Fence	<input checked="" type="checkbox"/> Garage	# of Cars <b>1</b>
<input checked="" type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning			<input checked="" type="checkbox"/> Patio/Deck FlaRm	<input checked="" type="checkbox"/> Porch Covered	<input type="checkbox"/> Carport	# of Cars <b>0</b>
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other			<input type="checkbox"/> Pool None	<input checked="" type="checkbox"/> Other Stq.Shed	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances <input checked="" 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 checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) <b>Fan/Hood</b>							
Finished area above grade contains: <b>8 Rooms 4 Bedrooms 2.1 Bath(s) 1,985 Square Feet of Gross Living Area Above Grade</b>							
Additional Features <b>Covered front porch, rear enclosed porch/florida room, storage shed, whole house generator, insulated windows/doors, architectural roofing, newer HVAC and water heater, granite countertops, built in bookcases/cabinetry, ceramic tile backsplash, hardwood flooring, updated kitchen cabinetry, attached garage, pull down attic stairs, etc.</b>							
Comments on the Improvements <b>See Attached Addendum</b>							

Sinnen-Green & Associates, Inc.  
**Residential Appraisal Report**

File No. SG26-420357

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
600 Lotz Dr Address Yorktown, VA 23692		303 Rosewood Ln Yorktown, VA 23692		209 Terrebonne Rd Yorktown, VA 23692		200 Fielding Lewis Dr Yorktown, VA 23692-2808	
Proximity to Subject		0.36 miles NE		0.61 miles NW		1.39 miles SE	
Sale Price	\$		\$ 455,000		\$ 390,000		\$ 455,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 218.43 sq. ft.		\$ 191.74 sq. ft.		\$ 200.35 sq. ft.	
Data Source(s)		REIN #10603215;DOM 71		REIN #10569237;DOM 52		REIN #10567921;DOM 67	
Verification Source(s)		County Records/Exterior Inspection		County Records/Exterior inspection		County Records/Exterior inspection	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+( ) \$ Adjustment	DESCRIPTION	+( ) \$ Adjustment	DESCRIPTION	+( ) \$ Adjustment
Sale or Financing Concessions		ArmLth VA:0		ArmLth FHA:0		ArmLth VA:0	
Date of Sale/Time		s12/25;c12/25		s04/25;c03/25		s05/25;c04/25	
Location	Acree Acres	Rosewood Place	0	Terrebonne	+20,000	Brandywine	-25,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	.42 ac	.40 ac	0	.47 ac	0	.34 ac	0
View	Good/Residential	Good/Residential		Good/Residential		Good/Residential	
Design (Style)	Colonial	Colonial		Colonial		Colonial	
Quality of Construction	Brick,Vinyl/Crawl	Brick,Vinyl/Crawl		Brick,Alum/Crawl	0	Brick,Alum/Crawl	0
Actual Age	42	52	0	52	0	47	0
Condition	Average/Good	Good/Renovated	-20,000	Average	+20,000	Average	+20,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	8 4 2.1	8 4 2.1		9 4 2.1	0	9 4 2.1	0
Gross Living Area 50	1,985 sq. ft.	2,083 sq. ft.	0	2,034 sq. ft.	0	2,271 sq. ft.	-14,500
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/cac	FWA/cac		FWA/cac		FWA/cac	
Energy Efficient Items	Insulated W/D	Insulated W/D		Insulated W/D		Insulated W/D	
Garage/Carport	1 Car Att.	1 Car Att.		1 Car Att.		2 Car Att.	-5,000
Porch/Patio/Deck	Porch,Encl.Porch	Porch,Deck,Cv.Stg.	+2,500	Porch,Encl.Porch		Porch,Lg.Deck	+2,500
Fireplace	1 F/P	1 F/P		1 F/P		1 F/P	
Fence,Shed, Etc.	Stg,Shed,Generator	Fence,Stg. Shed	+2,500	None	+7,500	None	+7,500
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 15,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 47,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 14,500
Adjusted Sale Price of Comparables		Net Adj. -3.3%		Net Adj. 12.2%		Net Adj. -3.2%	
		Gross Adj. 5.5%	\$ 440,000	Gross Adj. 12.2%	\$ 437,500	Gross Adj. 16.4%	\$ 440,500

Summary of Sales Comparison Approach See Attached Addendum

Indicated Value by Sales Comparison Approach \$ 440,000

COST APPROACH TO VALUE	
Site Value Comments	The site value of the subject property was based on other sales of similar residential sites in the general market area.
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE ..... = \$ 125,000
Source of cost data n/a	Dwelling 1,985 Sq. Ft. @ \$ ..... = \$ 0
Quality rating from cost service Effective date of cost data	Sq. Ft. @ \$ ..... = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	
Estimated remaining economic life = 45+- years	Garage/Carport 399 Sq. Ft. @ \$ ..... = \$
The cost approach was not offered due to the age of the subject property, the accrued depreciation, and the high demand of homes in the area. Due to these factors above, the cost approach is not felt to be a reliable indicator of value.	Total Estimate of Cost-New ..... = \$
	Less Physical Functional External
	Depreciation = \$ ( )
	Depreciated Cost of Improvements ..... = \$
	"As-is" Value of Site Improvements ..... = \$
	INDICATED VALUE BY COST APPROACH ..... = \$ 125,000

INCOME APPROACH TO VALUE	
Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = \$ 0	Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) No income approach was offered due to the lack of meaningful rental data in this established residential area.	

Methods and techniques employed:  Sales Comparison Approach  Cost Approach  Income Approach  Other:

Discussion of methods and techniques employed, including reason for excluding an approach to value: The sales comparison analysis was the only approach to value offered in this report. No cost approach was offered due to the age of the subject and no income analysis was provided due to the lack of meaningful and obtainable rental data in this area.

Reconciliation comments: The sales comparison analysis was the only approach to value offered in this report. Most consideration was given to the sales comparison. No income approach to value was offered due to the limited amount of meaningful rental data in this area. No cost approach was offered due to the age of the subject property.

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 03/03/2026, which is the effective date of this appraisal, is:

Single point \$ 440,000  Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_  Greater than  Less than \$ \_\_\_\_\_

This appraisal is made  "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:

This appraisal was performed "Subject To" the completion of the room above the garage to include fully drywalled, permanent flooring installed, as well as permanent heating/cooling installed in the room.



## 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

**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:**

Definition of Value:  Market Value  Other Value: \_\_\_\_\_

Source of Definition: Appraisal Institute

Definition of market value: 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, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consumation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and (5) 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 seller.

**ADDRESS OF THE PROPERTY APPRAISED:**

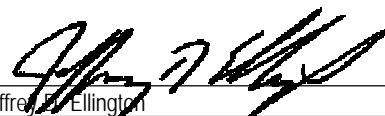
600 Lotz Dr

Yorktown, VA 23692

EFFECTIVE DATE OF THE APPRAISAL: 03/03/2026

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 440,000

**APPRAISER**

Signature:   
Name: Jeffrey Ellington

Company Name: Sinnen-Green & Associates, Inc

Company Address: 12482 Warwick Blvd, Ste F

Newport News, VA 23606

Telephone Number: 757-369-1766

Email Address: jellington@sinnengreen.com

State Certification # 4001003646

or License # \_\_\_\_\_

or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_

State: VA

Expiration Date of Certification or License: 05/31/2026

Date of Signature and Report: 03/10/2026

Date of Property Viewing: 03/03/2026

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: Teresa Shively

File No.: SG26-420357

Property Address: 600 Lotz Dr

Case No.:

City: Yorktown

State: VA

Zip: 23692

The intended user and client of this report is Teresa Shively and Jami Batten; their successor's and/or assigns.

The intended user of this appraisal report is the client. The intended use is to evaluate the property that is the subject of this appraisal for informational purposes as it related to the listing of the subject property for sale subject to the stated scope of work, purpose of this appraisal, reporting requirements of this appraisal report form and definition of market value. No additional intended users are identified by the appraiser.

The appraiser has not performed any services on the subject property in the past three years.

The appraiser was paid \$500 by the client for this appraisal report.

### **Neighborhood Boundaries**

The subject property is located in the Acree Acres neighborhood located in the county of York; bounded to the north by Goodwin Neck Road, to the east by Wolf Trap Road, to the west by Route 17, and to the south by Grafton Drive.

### **Neighborhood Market Conditions**

According to the peninsula REIN mls, there are currently several homes listed for sale in the subject's immediate marketing area. Typically, homes in this area have marketing times of less than six months. Overall, the supply and demand of homes appears to be in balance at this time. Conventional, fha, and va financing are all common in this area.

For the purposes of data collection; the sales and listing data over the past year of all detached homes of at least 1.5 stories and located within a 2.5 mile radius in York County were analyzed for trending data.

### **Quality and Condition of Property**

No physical, functional, or external inadequacies were noted at the time of the inspection. The subject property was felt to be in average/good condition at the time of the inspection. The subject's power and water were on at the time of the inspection and appeared to be in good working order.

The scope of work for this appraisal included the inspection of the subject property, researching of sales data from the market area, and the reporting of the results of the comparables sales data as it compares to the subject property to estimate the market value of the subject property. The scope of work does not include a diagnostic check of the subject's electrical, plumbing, and/or other mechanical systems. The appraiser is not a professional in these areas and a licensed professional should be contacted if any of these systems need to be inspected for proper working condition. It is assumed in this report that all items of this nature are in proper working order and require no repairs.

The inspection of the subject property's foundation was limited to what could be observed from the subject's crawl space entrance. No standing water, moisture, rotten floor joists, evidence of wood destroying insects, foundation settlement, or any other adverse conditions were observed; however, the appraiser cannot guarantee against the presence of these items. This appraisal report is being performed under the extraordinary assumption that there are no unseen detrimental factors as noted above. If these assumptions are found to be untrue, it could have an effect on value and/or marketability of the subject property. All questions pertaining to these issues should be directed to a professional home inspector and/or exterminating company qualified to perform a physical inspection directly related to the conditions noted above and estimate repair and/or treatment costs.

It should be noted that this appraisal report is being performed "Subject To" the completion of the room over the garage into a 4th bedroom/recreation room. The room will be drywalled, floor covering installed, and heating/cooling connected to the room.

### **Comments on Sales Comparison**

The comparables selected were five closed sales and a pending sale from the subject's immediate neighborhood as well as other nearby, competing neighborhoods within the defined market area. Although some of the comparables may have exceeded the FNMA six month or proximity guidelines, these sales were still considered to be some of the best indicators of market value available and bracketed the subject's square footage, room counts, and final estimate of market value. Adjustments were made to the comparables for neighborhood locations, overall condition (adjustments were made for extent, or lack of updating/upgrading in the kitchens, bathrooms, flooring, interior finishes, etc.), square footages, porches/decks/enclosed porches, attached/detached garages, fireplaces, fences, storage sheds, generators, etc.

After the adjustment process was completed, all six comparables illustrated a relatively narrow range of adjusted value. Due to the number of variables noted in the sales comparison analysis and the lack of more recent, similar sales from the immediate neighborhood; all six comparables were given consideration in the final estimate of market value.

The subject's final estimate of market value was slightly below the predominant value noted on page 1 of the URAR; however, the subject property is not considered to be an under-improvement for the area.

### **Extra Comments**

There are some features and aspects of the subject property that differ from the selected comparables and the appraiser has determined that those features do not require an adjustment therefore a 0 was placed in the sales grid.

### **Marketing Time**

Marketing time is largely dependent on the relationship of demand and supply. In equilibrium, this relationship is most likely to characterize or forecast a correct marketing time. The Dictionary of Real Estate Appraisal, Fourth Edition, Published by the Appraisal Institute, defines marketing time as "reasonable marketing time is an estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately after the effective date of the appraisal; the anticipated time required to expose the property to a pool of prospective purchasers and to allow appropriate time for negotiation, the exercise of due diligence, and the consummation of a sale at a price supportable by current market conditions."<sup>1</sup>

## ADDENDUM

Client: Teresa Shively

File No.: SG26-420357

Property Address: 600 Lotz Dr

Case No.:

City: Yorktown

State: VA

Zip: 23692

Marketing time is assumed to be the time directly after the completion of the appraisal. The days on market of similar sales in the area are the best indication of a typical marketing time. In addition, participants within the market, along with statistical data will aid in the conclusion of a typical marketing time. Current market conditions and any anticipated changes will also play a vital role in the determination of marketing time. This has the understanding of a qualified Realtor marketing the property based on a listing price within market expectations. Based on the sales in the locale, a typical marketing time will range from 0-3 months.

### Exposure Time

Exposure time is the "estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." 2 Exposure time is based on past actions and the investigation of these events assuming an active and open real estate market. Exposure time is estimated to be less than 3 months.

1. The Dictionary of Real Estate Appraisal, 4th Edition, 2002, Published by The Appraisal Institute, 875 North Michigan Avenue, Chicago, Illinois, 60611-1980, Page 175.
2. The Dictionary of Real Estate Appraisal, 4th Edition, 2002, Published by The Appraisal Institute, 875 North Michigan Avenue, Chicago, Illinois, 60611-1980, Page 105.

### Standard of Measurement

The appraiser measured the subject property at the time of the inspection and was measured using the ANSI Z765-2021 standard unless otherwise noted in the appraisal report.

Only finished areas that meet the specific criteria outlined in the ANSI Standard established in ANSI Z765-2021 are included in the calculations for gross living area above-grade in this report. Areas that do not meet such criteria are identified and are given separate distinction. Such areas may include, without limitation, (i) openings to the floor below (such as open second-story space in a foyer), (ii) areas that do not meet specific ceiling height criteria outlined in the ANSI Standard, (iii) finished areas of the subject on levels that are wholly or partially below-grade (such as lower-level rooms in split-level dwellings), (iv) finished, above-grade areas that are not connected to the main body of the subject by other finished areas such as hallways or stairways, (v) chimneys, windows, and other finished areas that protrude beyond the exterior finished walls and do not have a floor on the same level, (vi) porches, balconies, decks, and similar areas that are not enclosed or not suitable for year round occupancy, and (vii) garages.

### Statement of Finished Square Footage

The subject property is a two story, single family home with 1,985 square feet above grade finished square feet.

**SUBJECT PROPERTY PHOTO ADDENDUM**

Client: Teresa Shively	File No.: SG26-420357
Property Address: 600 Lotz Dr	Case No.:
City: Yorktown	State: VA Zip: 23692



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: March 3, 2026  
Appraised Value: \$ 440,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

Additional Photos

Client: Teresa Shively  
Property Address: 600 Lotz Dr  
City: Yorktown

File No.: SG26-420357  
Case No.:  
State: VA Zip: 23692



alternative street view



view of side of home



view of side of home



view of storage shed



view of whole house generator



view of dining room



view of kitchen



view of living room



view of half bathroom



view of family room



view of interior of florida room/enclosed porch



view of interior of garage



view of panel box and generator switch



view of bathroom

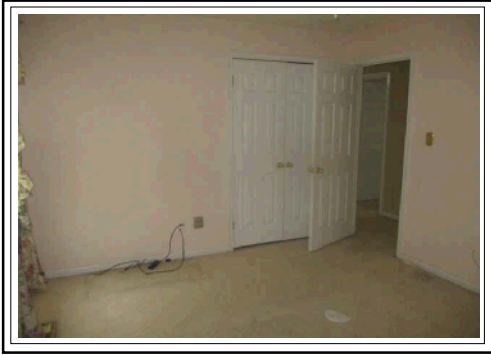


view of bathroom

Client: Teresa Shively	File No.: SG26-420357
Property Address: 600 Lotz Dr	Case No.:
City: Yorktown	State: VA Zip: 23692



view of bedroom



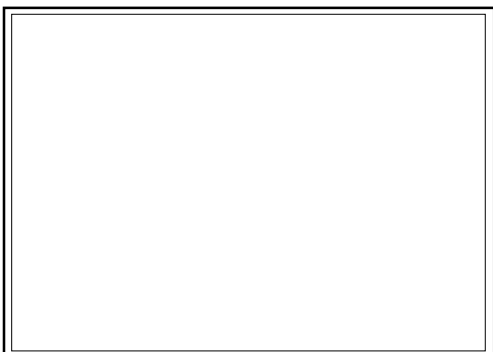
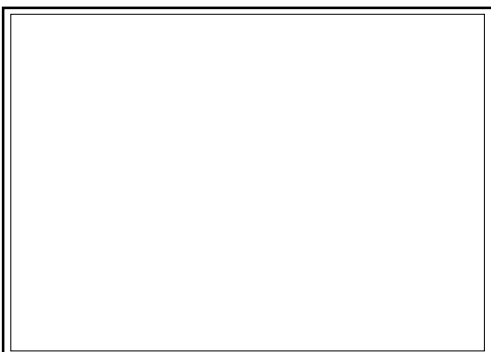
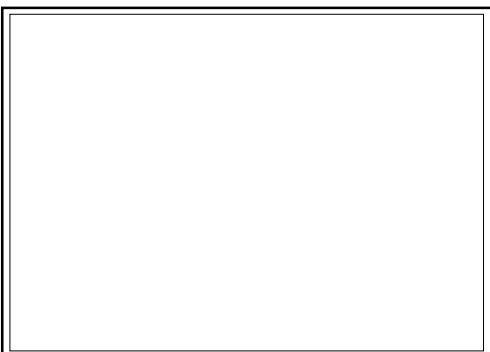
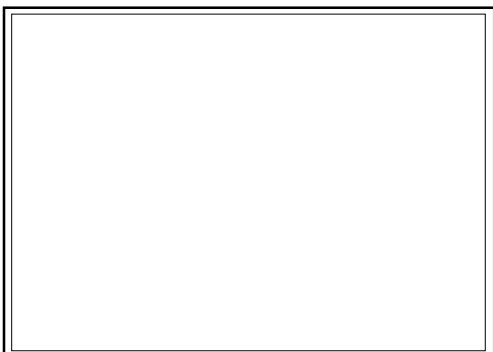
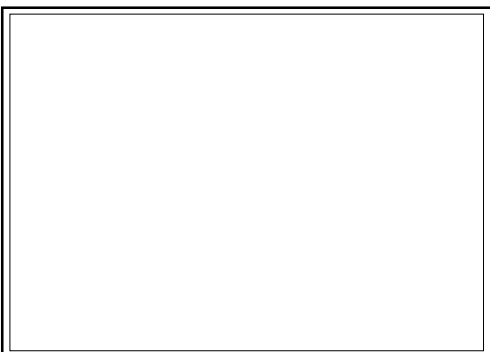
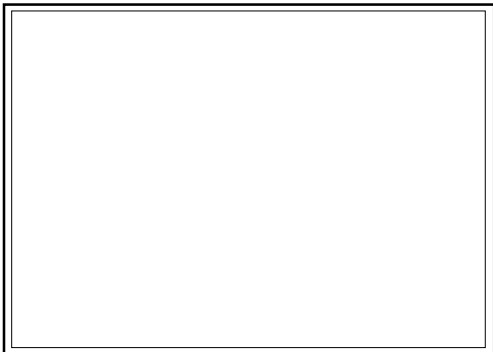
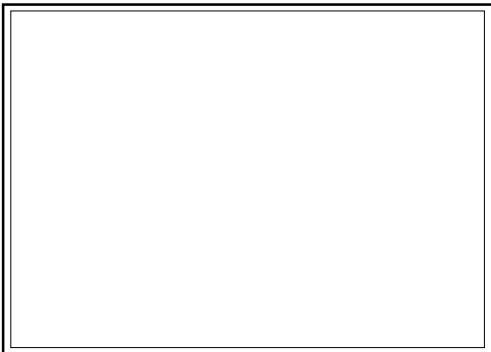
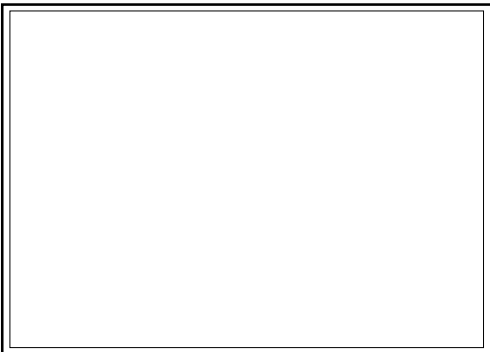
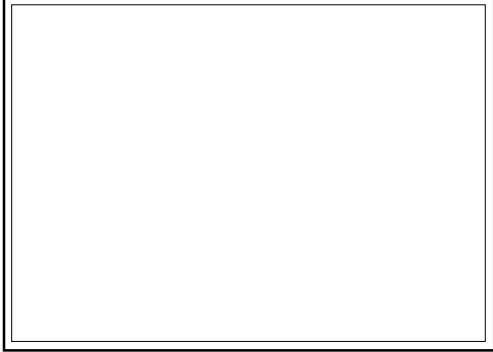
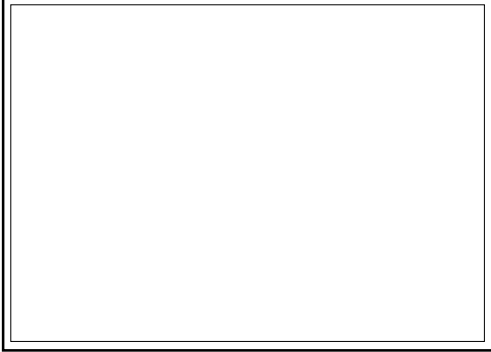
view of bedroom



view of bedroom



view of bedroom (to be completed)



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Teresa Shively	File No.: SG26-420357
Property Address: 600 Lotz Dr	Case No.:
City: Yorktown	State: VA Zip: 23692



COMPARABLE SALE #1

303 Rosewood Ln  
Yorktown, VA 23692  
Sale Date: s12/25;c12/25  
Sale Price: \$ 455,000



COMPARABLE SALE #2

209 Terrebonne Rd  
Yorktown, VA 23692  
Sale Date: s04/25;c03/25  
Sale Price: \$ 390,000



COMPARABLE SALE #3

200 Fielding Lewis Dr  
Yorktown, VA 23692-2808  
Sale Date: s05/25;c04/25  
Sale Price: \$ 455,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Teresa Shively	File No.: SG26-420357
Property Address: 600 Lotz Dr	Case No.:
City: Yorktown	State: VA Zip: 23692



COMPARABLE SALE #4

208 Bolivar Dr  
Yorktown, VA 23692  
Sale Date: s06/25;c05/25  
Sale Price: \$ 437,000



COMPARABLE SALE #5

107 Sheild Ln  
Yorktown, VA 23692  
Sale Date: s02/26;c01/26  
Sale Price: \$ 475,000

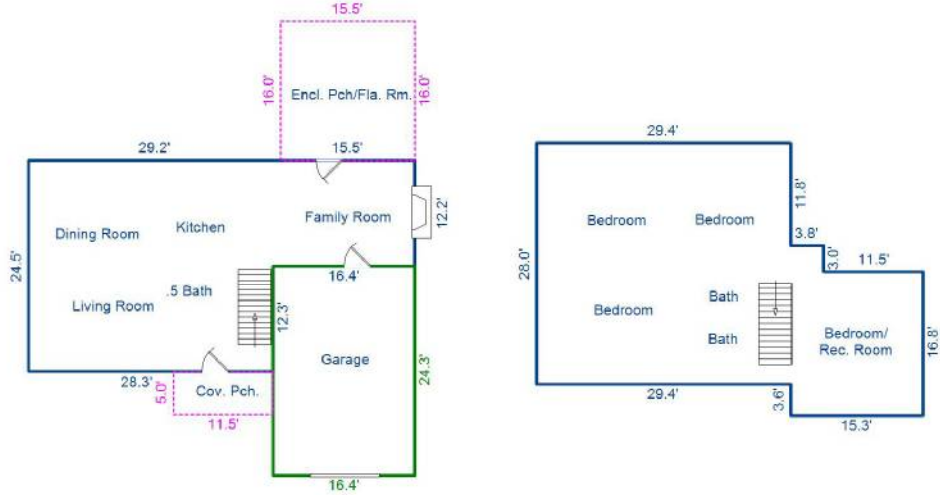


COMPARABLE SALE #6

204 Harlan Dr  
Yorktown, VA 23692  
Sale Date: c01/26  
Sale Price: \$ 450,000

# FLOORPLAN SKETCH

Client: Teresa Shively	File No.: SG26-420357
Property Address: 600 Lotz Dr	Case No.:
City: Yorktown	State: VA      Zip: 23692



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	893.4	138.4	893.4	First Floor	15.5 x	12.2 x	12.2 =	189.1
GLA2	Second Floor	1.0	1091.6	152.6	1091.6		28.3 x	24.5 x	24.5 =	693.4
GAR	Garage	1.0	398.5	81.4	398.5		12.2 x	0.9 x	0.9 =	11.0
OTH	Storage	1.0	192.0	56.0	192.0	Second Floor	19.8 x	3.8 x	3.8 =	75.2
P/P	Encl. Porch/Fla. Porch	1.0	248.0	63.0	305.5		16.8 x	11.5 x	11.5 =	193.2
		1.0	57.5	33.0			29.4 x	28.0 x	28.0 =	823.2
Net LIVABLE			cnt	2 (rounded)	1,985	6 total items			(rounded)	1,985

© ILOOKABOUT (US) Inc. dba Apex Software



PLAT MAP

Client: Teresa Shively

File No.: SG26-420357

Property Address: 600 Lotz Dr

Case No.:

City: Yorktown

State: VA

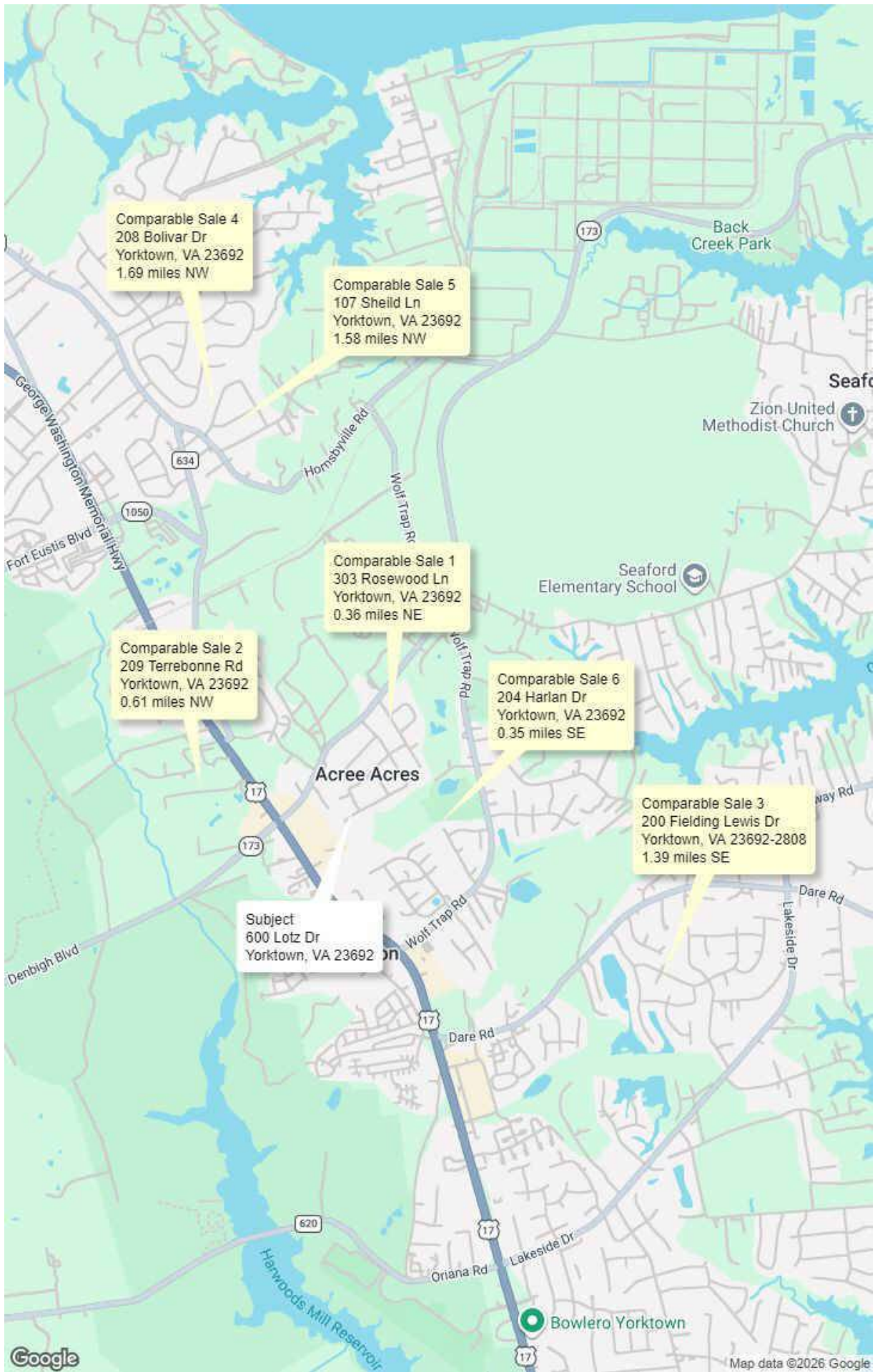
Zip: 23692



LOCATION MAP

Client: Teresa Shively  
Property Address: 600 Lotz Dr  
City: Yorktown

File No.: SG26-420357  
Case No.:  
State: VA Zip: 23692



AERIAL MAP

Client: Teresa Shively

File No.: SG26-420357

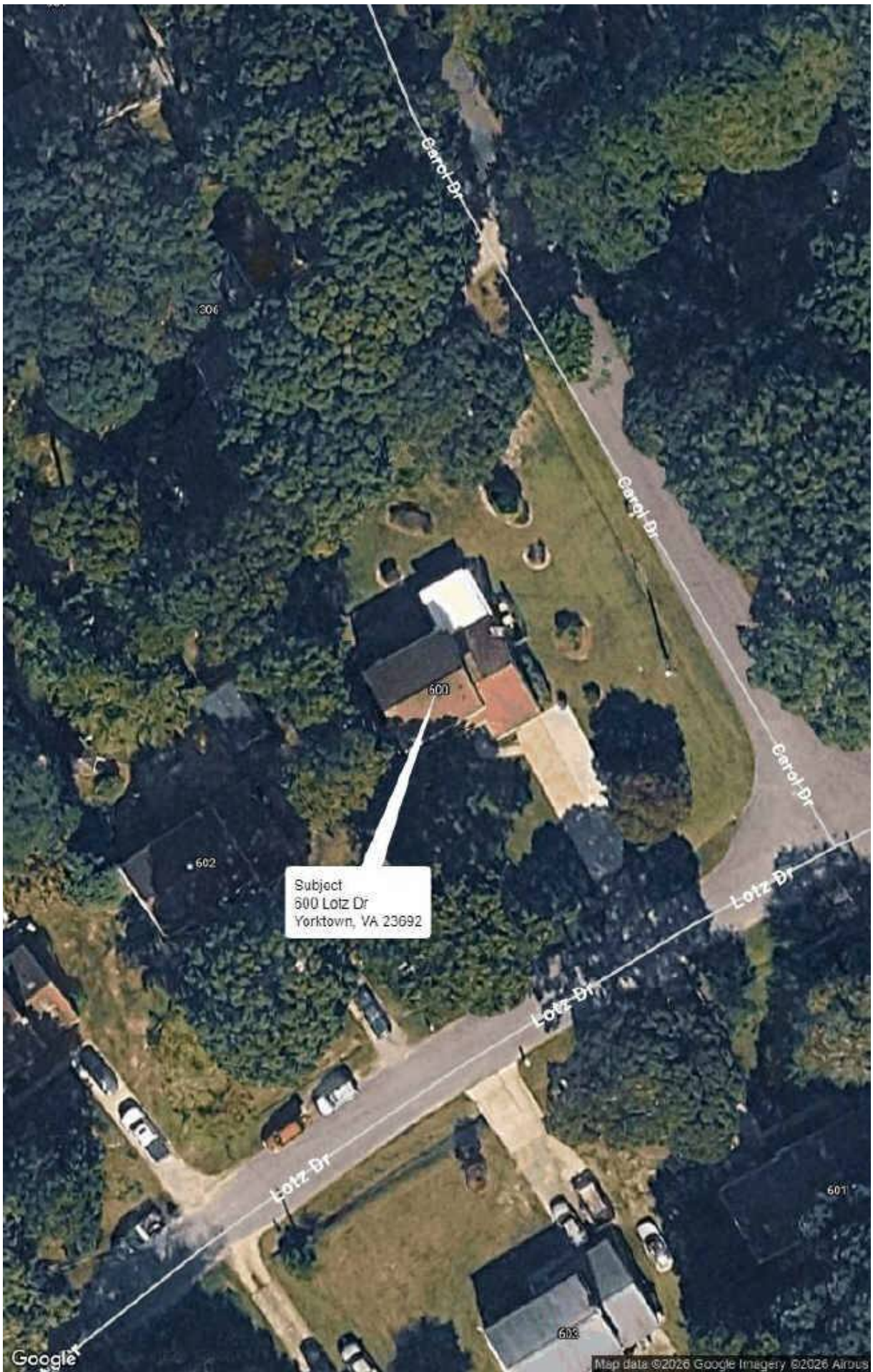
Property Address: 600 Lotz Dr

Case No.:

City: Yorktown

State: VA

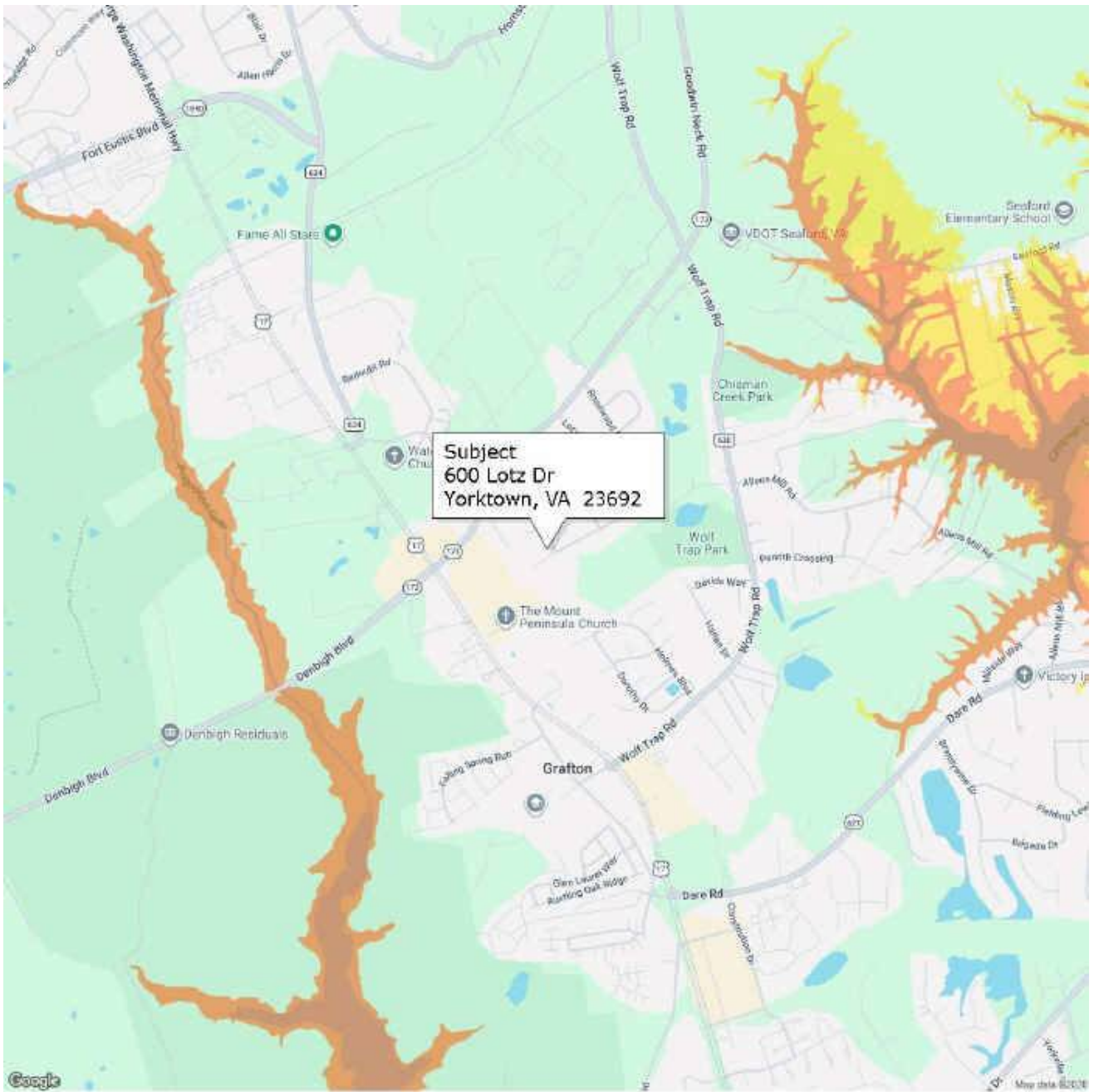
Zip: 23692



FLOOD MAP

Client: Teresa Shively  
 Property Address: 600 Lotz Dr  
 City: Yorktown

File No.: SG26-420357  
 Case No.:  
 State: VA  
 Zip: 23692



**FLOOD INFORMATION**

Community: York County Unincorporated Areas  
 Property is NOT in a FEMA Special Flood Hazard Area  
 Map Number: 51199C0136D  
 Panel: 51199C0136  
 Zone: X  
 Map Date: 01-16-2015  
 FIPS: 51199  
 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.



USPAP ADDENDUM

Borrower: Estate of Larry Wayne Brown & Gloria Fulghum Brown  
 Property Address: 600 Lotz Dr  
 City: Yorktown County: York State: VA Zip Code: 23692  
 Lender: Teresa Shively

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report** A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report** A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time


My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: less than 3 months

Additional Certifications

- 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.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature:   
 Name: Jeffrey W. Arlington  
 Date Signed: 03/10/2026  
 State Certification #: 4001003646  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: VA  
 Expiration Date of Certification or License: 05/31/2026  
 Effective Date of Appraisal: March 3, 2026

SUPERVISORY APPRAISER (only if required):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Supervisory Appraiser inspection of Subject Property:  
 Did Not  Exterior-only from street  Interior and Exterior

Client: Teresa Shively

File No.: SG26-420357

Property Address: 600 Lotz Dr

Case No.:

City: Yorktown

State: VA

Zip: 23692



COMMONWEALTH of VIRGINIA  
Department of Professional and Occupational Regulation  
9960 Mayland Drive, Suite 400, Richmond, VA 23233  
Telephone: (804) 367-8500

EXPIRES ON  
05-31-2026

REAL ESTATE APPRAISER BOARD  
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

JEFFREY DAVID ELLINGTON  
1217 MALLICOTTE LANE  
NEWPORT NEWS, VA 23606-0000

NUMBER  
4001003646

*Jeffrey D. Ellington*

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

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)



Client: Teresa Shively

File No.: SG26-420357

Property Address: 600 Lotz Dr

Case No.:

City: Yorktown

State: VA

Zip: 23692



## Risk Purchasing Group Endorsement

Coverage: MPL

Endorsement Number: 9

Issued To: Sinnen-Green &amp; Associates Inc and Southward &amp; Associates Inc

Policy Number: L3D-J571342-02

Issued By: The Hanover Atlantic Insurance Company, LTD

Effective Date: 12/03/2025

### SCHEDULE OF APPRAISERS

In consideration of the premium charged it is agreed that:

The schedule below lists **Insureds** reported to **Us** as performing **Professional Services** on behalf of the **Named Insured**:

Insureds Performing Professional Services	Classification (Licensed Appraiser, Trainee, Independent Subcontractor, Independent Contractor)
Andrea "Keri" McNulty	Employee-Appraiser
Andrew "Andy" Nagg	Employee-Appraiser
Darrell C Green	Employee-Appraiser
Frederick "Glen" Pizzanello	Employee-Appraiser
Jerome "Jerry" Williams	Employee-Appraiser
John "Chris" McInturff	Employee-Appraiser
Langley "Rogers" Ford	Employee-Trainee
Matthew "Brooks" Sinnen	Employee-Appraiser
Matthew D Sinnen	Employee-Appraiser
Megan Gammel	Employee-Appraiser
Michael "Brandon" Lyle	Employee-Trainee
Mitchell Moynihan	Employee-Appraiser
Robert "Alex" Wise	Employee-Trainee
Russell "Rusty" Gwaltney	Employee-Appraiser
Stanley Randal	Employee-Appraiser
Taylor Dickson	Employee-Appraiser
William Lyons*	Employee-Trainee
Steven Harris	Employee-Appraiser
Alex Frazier	Employee-Trainee

All other policy terms and conditions remain unchanged. The title and any headings in this endorsement are solely for convenience and form no part of the terms and conditions of coverage.

Client: Teresa Shively

File No.: SG26-420357

Property Address: 600 Lotz Dr

Case No.:

City: Yorktown

State: VA

Zip: 23692



## Risk Purchasing Group Endorsement

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### SCHEDULE OF APPRAISERS

In consideration of the premium charged it is agreed that:

The schedule below lists **Insureds** reported to **Us** as performing **Professional Services** on behalf of the **Named Insured**:

Insureds Performing Professional Services	Classification (Licensed Appraiser, Trainee, Independent Subcontractor, Independent Contractor)
Alexandra Jean-Baptiste	Employee-Trainee
Christopher Breaux	Employee-Appraiser
Christopher Davis Tindal	Employee-Appraiser
Curtis Bucholz	Employee-Appraiser
David Anderson	Employee-Appraiser
James Burok	Employee-Appraiser
Jeffrey Ellington	Employee-Appraiser
Jeffrey Williams	Employee-Appraiser
John Ford	Employee-Appraiser
John Sinnen	Employee-Appraiser
Kelly Holland	Employee-Appraiser
Kurt Sinnen	Employee-Trainee
Michael Ballard	Employee-Appraiser
Michael Caison	Employee-Appraiser
Nicholas Adams	Employee-Appraiser
Nicholas Lustrino	Employee-Appraiser
Patrick Cecchini	Owner/Principal
Ryan Galvin	Employee-Appraiser
Scott Smith	Employee-Appraiser

All other policy terms and conditions remain unchanged. The title and any headings in this endorsement are solely for convenience and form no part of the terms and conditions of coverage.

