

MLS Beds

MLS Sq Ft 1,312 Lot Sq Ft 11,848

Sale Price **\$27,250**

MLS Baths Yr Built **2 N/A**

Type **SFR** Sale Date **03/06/2015**

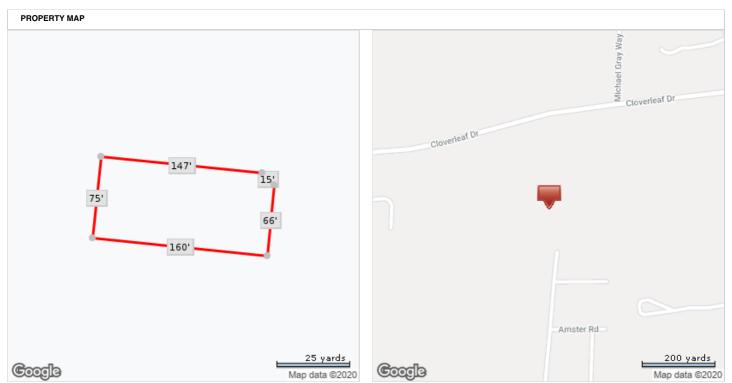
	Z IVA	3FN	03/00/2013	
OWNER INFORMATION				
Owner Name	Emerald Land Development LLC	Mailing Zip	23116	
Mailing Address	Po Box 3399	Mailing Zip + 4 Code	0032	
Mailing City & State	Mechanicsville, VA			
LOCATION INFORMATION				
MLS Area	62	Carrier Route	C021	
Magesterial	Midlothian	Zoning	R7	
Subdivision	Southaven Sec 03	Census Tract	1002.10	
Zip Code	23225			
TAX INFORMATION				
PID	764-70-37-58-900-000	Block	G	
Old Map #	359822001	Lot	12	
Parcel ID	764703758900000			
Legal Description	SOUTHAVEN AMD L 12 BK G SEC			
ASSESSMENT & TAX				
ssessment Year	2019	2018	2017	
ssessed Value - Total	\$31,500	\$29,700	\$29,700 \$29,700	
ssessed Value - Land	\$31,500	\$29,700		
1arket Value - Total	\$31,500	\$29,700	\$29,700	
arket Value - Land \$31,500		\$29,700	\$29,700	
OY Assessed Change (%)	6.06%	0%		
OY Assessed Change (\$)	\$1,800	\$0		
ax Year	Total Tax	Change (\$)	Change (%)	
015	\$285			
017	\$285	\$0	0%	
018	\$282	-\$3	-1.04%	
CHARACTERISTICS				
Lot Acres	0.272	Baths - Total	MLS: 2	
Lot Sq Ft	11,848	Baths - Full	MLS: 2	
Land Use - CoreLogic	SFR	Water	None	
Year Built	MLS: 2016	Electric Service Type	Available	
Bldg Area - Finished Sq Ft	MLS: 1,312	MLS Baths - Total	2	
Bedrooms	MLS: 3			
SELL SCORE				
Rating	Low	Value As Of	2020-04-13 23:35:24	
Sell Score	480			
ESTIMATED VALUE				
RealAVM™	\$196,500	Confidence Score	55	
RealAVM™ Range	\$157,200 - \$235,800	Forecast Standard Deviation	20	
Value As Of	04/20/2020			

⁽¹⁾ RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

⁽²⁾ The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

⁽³⁾ The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Nortgage Fulpose Nortgage Doc #		11243-109	···	10792-365		10633-331	
Nortgage Int Hate Nortgage Purpose		Construction	on	Construction		Constructio	n
Nortgage Term Ortgage Int Rate						12	
Nortgage Term Ortgage Term		Years		Years		Years	
Nortgage Lender Nortgage Term		1		1		1	
Nortgage Amount Nortgage Lender			itutional Lenders	ψο <i>τ</i> ,σου			tutional Lenders
Nortgage Date Ortgage Amount		\$222,450		\$87,000		\$25,000	
Nortgage Date		06/03/2016		03/09/2015		08/26/2014	
MORTGAGE HISTORY							
Oocument Type	Deed (Reg)		Special Warranty Deed	Deed (Reg)	Miscellaneou nt	s Docume	Deed (Reg)
Occument Number	10792-361		10594-977	8519-806	2661-531		1992-821
Seller Name	Blackrock [LLC	Developers	Richmond Metropolitan Habitat/	Rich Metro Hab For Hu manity In			
Buyer Name	Emerald La	nd Dev LLC	Blackrock Developers LLC	Rich Metro Hab For Hu manity In	Keil Retta Le	gh Perel	
lominal				Y			
Sale Price	\$27,250		\$22,000				
Sale/Settlement Date	03/06/2015		07/07/2014	11/24/2008			
lecording Date	03/09/2015		07/16/2014	11/24/2008	03/01/1995		12/21/1988
Seller		Blackrock De	evelopers LLC	Deed Type		Deed (Reg)
Sale Price		\$27,250		Document Number 10792-		10792-361	
Settle Date		03/06/2015		Multi/Split Sale		Multiple	
Recording Date		03/09/2015		Owner Name		Emerald L	and Development LLC
LAST MARKET SALE & S	ALES HISTORY						
ILS Status				Sold			
ILS Listing Expiration D	ate			08/04/2014			
MLS Listing Close Price				\$22,000			
/ILS Close Date				07/14/2014			
MLS Orig Listing Price				\$24,000			
ILS Listing Price				\$24,000			
/ILS Listing Date				12/02/2013			
/ILS Listing #				1330007			
MLS Current List Price		\$184,950		MLS List. Broker Nar	ne	ERA WOO	DY HOGG & ASSOC
MLS Listing Date		02/08/2016		MLS List. Agent Nam	ie	75739-Stu	art Haynes
MLS Area		62 - CHESTE	RFIELD	MLS Off Market Date		11/17/2016	
MLS Status		Released		MLS Status Change	Date	11/17/2016	
MLS Listing Number		1603473		MLS Orig. List Price		\$184,950	



*Lot Dimensions are Estimated



MLS Beds MLS Sq Ft

MLS Sq Ft Lot Sq Ft 1,312 12,327 Sale Price **\$27,250**

MLS Baths

Yr Built **N/A** Type **SFR** Sale Date **03/06/2015**

0.00	2 N/A	SFR	03/06/2015	
OWNER INFORMATION				
Owner Name	Emerald Land Development LLC	Mailing Zip	23116	
Mailing Address	Po Box 3399	Mailing Zip + 4 Code	0032	
Mailing City & State	Mechanicsville, VA			
LOCATION INFORMATION				
MLS Area	62	Carrier Route	C021	
Magesterial	Midlothian	Zoning	R7	
Subdivision	Southaven Sec 03	Census Tract	1002.10	
Zip Code	23225			
TAX INFORMATION				
PID	764-70-37-48-100-000	Block	G	
Old Map #	359822001	Lot	11	
Parcel ID	764703748100000			
Legal Description	SOUTHAVEN AMD L 11 BK G SEC			
ASSESSMENT & TAX				
Assessment Year	2019	2018	2017	
Assessed Value - Total	\$31,500	\$29,700	\$29,700	
Assessed Value - Land	\$31,500	\$29,700	\$29,700	
Market Value - Total	\$31,500	\$29,700	\$29,700	
Market Value - Land	\$31,500	\$29,700 \$29,700		
OY Assessed Change (%)	6.06%	0%		
OY Assessed Change (\$)	\$1,800	\$0		
Гах Year	Total Tax	Change (\$)	Change (%)	
2015	\$285			
2017	\$285	\$0	0%	
2018	\$282	-\$3	-1.04%	
CHARACTERISTICS				
Lot Acres	0.283	Baths - Total	MLS: 2	
Lot Sq Ft	12,327	Baths - Full	MLS: 2	
Land Use - CoreLogic	SFR	Water	None	
Year Built	MLS: 2016	Electric Service Type	Available	
Bldg Area - Finished Sq Ft	MLS: 1,312	MLS Baths - Total	2	
Bedrooms	MLS: 3			
SELL SCORE				
Rating	Low	Value As Of	2020-04-13 23:35:24	
Sell Score	480			
ESTIMATED VALUE				
RealAVM™	\$196,500	Confidence Score	55	
RealAVM™ Range	\$157,200 - \$235,800	Forecast Standard Deviation	20	

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04/20/2020

Value As Of

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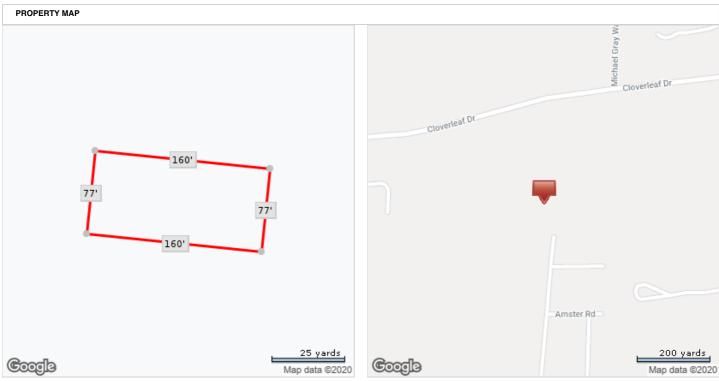
LISTING INFORMATION				
MLS Listing Number	1604052	MLS Orig. List Price	\$174,850	
MLS Status	Released	MLS Status Change Date	11/17/2016	
MLS Area	62 - CHESTERFIELD	MLS Off Market Date	11/17/2016	
MLS Listing Date	02/16/2016	MLS List. Agent Name	75739-Stuart Haynes	
MLS Current List Price	\$184,950	MLS List. Broker Name	ERA WOODY HOGG & ASSOC	

Recording Date	03/09/2015		Owner Name		Emerald Land Development LLC
Settle Date	03/06/2015		Multi/Split Sale		Multi
Sale Price	\$27,250		Document Number		10792-361
Seller	Blackrock D	evelopers LLC	Deed Type		Deed (Reg)
Recording Date	03/09/2015	07/16/2014	11/24/2008	03/01/1995	12/21/1988
Sale/Settlement Date	03/06/2015	07/07/2014	11/24/2008		
Sale Price	\$27,250	\$22,000			
Nominal			Υ		
Buyer Name	Emerald Land Dev LLC	Blackrock Developers LLC	Rich Metro Hab For Hu manity In	Keil Retta Lei	gh Perel
Seller Name	Blackrock Developers LLC	Richmond Metropolitan Habitat/	Rich Metro Hab For Hu manity In		
Document Number	10792-361	10594-977	8519-806	2661-531	1992-821

MORTGAGE HISTORY			
Mortgage Date	06/03/2016	03/09/2015	08/26/2014
Mortgage Amount	\$222,450	\$87,000	\$25,000
Mortgage Lender	* Other Institutional Lende	ers	* Other Institutional Lenders
Mortgage Term	1	1	1
Mortgage Term	Years	Years	Years
Mortgage Int Rate			12
Mortgage Purpose	Construction	Construction	Construction
Mortgage Doc #	11243-109	10792-365	10633-331

Miscellaneous Docume Deed (Reg)

Special Warranty Deed Deed (Reg)



LAST MARKET SALE & SALES HISTORY

Document Type

Deed (Reg)



OWNER INFORMATION

MLS Beds MLS Sq Ft Lot Sq Ft **3** 1,148 13,678

MLS Baths Yr Built Type Sale Date
2 N/A SFR 03/06/2015

Sale Price

\$27,250

Owner Name	Emerald Land Development LLC	Mailing Zip	23116
Mailing Address	Po Box 3399	Mailing Zip + 4 Code	0032
Mailing City & State	Mechanicsville, VA		
MLS Area	62	Carrier Route	C021
Magesterial	Midlothian	Zoning	R7
Subdivision	Southaven Sec 03	Census Tract	1002.10
Zip Code	23225		

TAX INFORMATION						
PID	764-70-39-57-200-000	Block	Н			
Old Map #	359822001	Lot	8			
Parcel ID	764703957200000					
Legal Description	SOUTHAVEN AMD L 8 BK H SEC	3				

ASSESSMENT & TAX			
Assessment Year	2019	2018	2017
Assessed Value - Total	\$31,500	\$29,700	\$29,700
Assessed Value - Land	\$31,500	\$29,700	\$29,700
Market Value - Total	\$31,500	\$29,700	\$29,700
Market Value - Land	\$31,500	\$29,700	\$29,700
YOY Assessed Change (%)	6.06%	0%	
YOY Assessed Change (\$)	\$1,800	\$0	
Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$285		
2017	\$285	\$0	0%
2018	\$282	-\$3	-1.04%

CHARACTERISTICS			
Lot Acres	0.314	Baths - Total	MLS: 2
Lot Sq Ft	13,678	Baths - Full	MLS: 2
Land Use - CoreLogic	SFR	Water	None
Year Built	MLS: 2016	Electric Service Type	Available
Bldg Area - Finished Sq Ft	MLS: 1,148	MLS Baths - Total	2
Bedrooms	MLS: 3		

SELL SCORE			
Rating	Low	Value As Of	2020-04-13 23:35:24
Sell Score	480		
ESTIMATED VALUE			
RealAVM™	\$194,500	Confidence Score	55
RealAVM™ Range	\$155,600 - \$233,400	Forecast Standard Deviation	20
Value As Of	04/20/2020		

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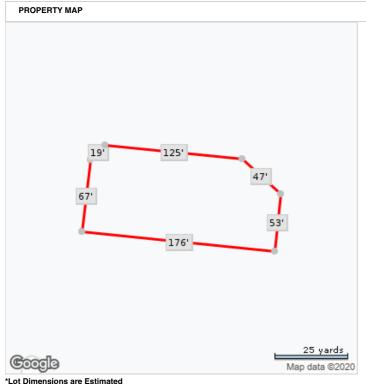
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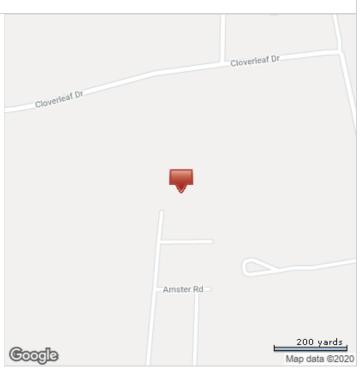
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LISTING INFORMATION					
MLS Listing Number	1603571	MLS Orig. List Price	\$174,950		
MLS Status	Released	MLS Status Change Date	11/17/2016		
MLS Area	62 - CHESTERFIELD	MLS Off Market Date	11/17/2016		
MLS Listing Date	02/08/2016	MLS List. Agent Name	75739-Stuart Haynes		
MLS Current List Price	\$169,950	MLS List. Broker Name	ERA WOODY HOGG & ASSOC		

Recording Date	0	3/09/2015		Owner Name	E	merald Land Development LLC
Settle Date	0	3/06/2015		Multi/Split Sale	M	ulti
Sale Price	\$	27,250		Document Number	10	0792-361
Seller	В	Blackrock De	evelopers LLC	Deed Type	Do	eed (Reg)
Recording Date	03/09/2015		07/16/2014	11/24/2008	03/01/1995	12/21/1988
Sale/Settlement Date	03/06/2015		07/07/2014	11/24/2008		
Sale Price	\$27,250		\$22,000			
Nominal				Υ		
Buyer Name	Emerald Land	d Dev LLC	Blackrock Developers LLC	Rich Metro Hab For Hu manity In	Keil Retta Leigh	Perel
Seller Name	Blackrock De	evelopers	Richmond Metropolitan Habitat/	Rich Metro Hab For Hu manity In		
Document Number	10792-361		10594-977	8519-806	2661-531	1992-821
Document Type	Deed (Reg)		Special Warranty Deed	Deed (Reg)	Miscellaneous D	ocume Deed (Reg)

MORTGAGE HISTORY			
Mortgage Date	06/03/2016	03/09/2015	08/26/2014
Mortgage Amount	\$222,450	\$87,000	\$25,000
Mortgage Lender	* Other Institutional Lenders		* Other Institutional Lenders
Mortgage Term	1	1	1
Mortgage Term	Years	Years	Years
Mortgage Int Rate			12
Mortgage Purpose	Construction	Construction	Construction
Mortgage Doc #	11243-109	10792-365	10633-331





*Lot Dimensions are Estimated

LAST MARKET SALE & SALES HISTORY



MLS Beds

ds MLS Sq Ft 1,148 Lot Sq Ft **12,066**

Sale Price **\$27,250**

MLS Baths

Yr Built **N/A** Type **SFR** Sale Date **03/06/2015**

Control of the second of the s	2 N/A	5FK	03/06/2015
OWNER INFORMATION			
Owner Name	Emerald Land Development LLC	Mailing Zip	23116
Mailing Address	Po Box 3399	Mailing Zip + 4 Code	0032
Mailing City & State	Mechanicsville, VA		
LOCATION INFORMATION			
MLS Area	62	Carrier Route	C021
Magesterial	Midlothian	Zoning	R7
Subdivision	Southaven Sec 03	Census Tract	1002.10
Zip Code	23225		
TAX INFORMATION			
PID	764-70-37-47-400-000	Block	G
Old Map #	359822001	Lot	10
Parcel ID	764703747400000		
Legal Description	SOUTHAVEN AMD L 10 BK G SEC		
ASSESSMENT & TAX			
Assessment Year	2019	2018	2017
Assessed Value - Total			
	\$31,500	\$29,700	\$29,700
Assessed Value - Land	\$31,500	\$29,700	\$29,700
Market Value - Total	\$31,500	\$29,700	\$29,700
Market Value - Land	\$31,500	\$29,700	\$29,700
YOY Assessed Change (%)	6.06%	0%	
YOY Assessed Change (\$)	\$1,800	\$0	
Гах Year	Total Tax	Change (\$)	Change (%)
2015	\$285		
2017	\$285	\$0	0%
2018	\$282	-\$3	-1.04%
CHARACTERISTICS			
Lot Acres	0.277	Baths - Total	MLS: 2
Lot Sq Ft	12,066	Baths - Full	MLS: 2
Land Use - CoreLogic	SFR	Water	None
Year Built	MLS: 2016	Electric Service Type	Available
Bldg Area - Finished Sq Ft	MLS: 1,148	MLS Baths - Total	2
Bedrooms	MLS: 3		
SELL SCORE			
Rating	Low	Value As Of	2020-04-13 23:35:24
Sell Score	480		
ESTIMATED VALUE			
RealAVM™	\$194,500	Confidence Score	55
RealAVM™ Range	\$155,600 - \$233,400	Forecast Standard Deviation	20

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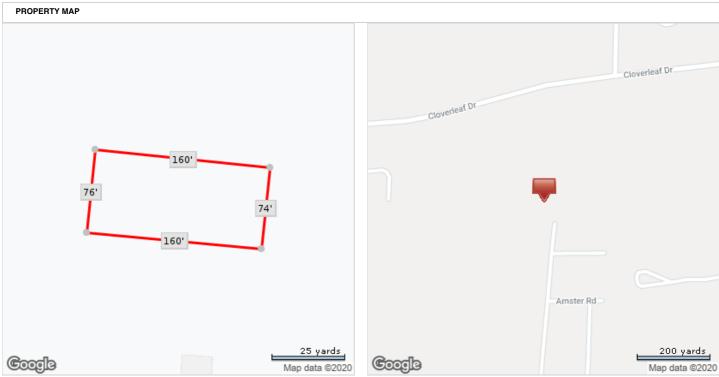
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LISTING INFORMATION				
MLS Listing Number	1604171	MLS Orig. List Price	\$169,950	
MLS Status	Released	MLS Status Change Date	01/06/2017	
MLS Area	62 - CHESTERFIELD	MLS Off Market Date	01/06/2017	
MLS Listing Date	02/16/2016	MLS List. Agent Name	75739-Stuart Haynes	
MLS Current List Price	\$169,950	MLS List. Broker Name	ERA WOODY HOGG & ASSOC	

Recording Date		03/09/2015		Owner Name	Em	erald Land Development LLC
Settle Date		03/06/2015		Multi/Split Sale	Mul	ti
Sale Price		\$27,250		Document Number	107	92-361
Seller		Blackrock De	evelopers LLC	Deed Type	Dee	ed (Reg)
Recording Date	03/09/2015		07/16/2014	11/24/2008	03/01/1995	12/21/1988
Sale/Settlement Date	03/06/2015		07/07/2014	11/24/2008		
Sale Price	\$27,250		\$22,000			
Nominal				Υ		
Buyer Name	Emerald La	nd Dev LLC	Blackrock Developers LLC	Rich Metro Hab For Hu manity In	Keil Retta Leigh Pe	erel
Seller Name	Blackrock I LLC	Developers	Richmond Metropolitan Habitat/	Rich Metro Hab For Hu manity In		
Document Number	10792-361		10594-977	8519-806	2661-531	1992-821
Document Type	Deed (Reg)		Special Warranty Deed	Deed (Reg)	Miscellaneous Doo	cume Deed (Reg)

MORTGAGE HISTORY			
Mortgage Date	06/03/2016	03/09/2015	08/26/2014
Mortgage Amount	\$222,450	\$87,000	\$25,000
Mortgage Lender	* Other Institutional Lende	ers	* Other Institutional Lenders
Mortgage Term	1	1	1
Mortgage Term	Years	Years	Years
Mortgage Int Rate			12
Mortgage Purpose	Construction	Construction	Construction
Mortgage Doc #	11243-109	10792-365	10633-331



LAST MARKET SALE & SALES HISTORY



MLS Beds MLS

MLS Sq Ft 1,312 Lot Sq Ft Sale Price **14,113 \$27,250**

MLS Baths

Yr Built **N/A** Type **SFR** Sale Date **03/06/2015**

	2 N/A	SFR	03/06/2015
OWNER INFORMATION			
Owner Name	Emerald Land Development LLC	Mailing Zip	23116
Mailing Address	Po Box 3399	Mailing Zip + 4 Code	0032
Mailing City & State	Mechanicsville, VA		
LOCATION INFORMATION			
MLS Area	62	Carrier Route	C021
Magesterial	Midlothian	Zoning	R7
Subdivision	Southaven Sec 03	Census Tract	1002.10
Zip Code	23225		
TAX INFORMATION			
PID	764-70-39-56-400-000	Block	Н
Old Map #	359822001	Lot	7
Parcel ID	764703956400000		
Legal Description	SOUTHAVEN AMD L 7 BK H SEC 3	-	
ASSESSMENT & TAX			
Assessment Year	2019	2018	2017
Assessed Value - Total	\$31,500	\$29,700	\$29,700
ssessed Value - Land	\$31,500	\$29,700	\$29,700
larket Value - Total	\$31,500	\$29,700	\$29,700
larket Value - Land	\$31,500	\$29,700	\$29,700
OY Assessed Change (%)	6.06%	0%	
OY Assessed Change (\$)	\$1,800	\$0	
ax Year	Total Tax	Change (\$)	Change (%)
015	\$285		
017	\$285	\$0	0%
018	\$282	-\$3	-1.04%
CHARACTERISTICS			
Lot Acres	0.324	Baths - Total	MLS: 2
Lot Sq Ft	14,113	Baths - Full	MLS: 2
Land Use - CoreLogic	SFR	Water	None
Year Built	MLS: 2016	Electric Service Type	Available
Bldg Area - Finished Sq Ft	MLS: 1,312	MLS Baths - Total	2
Bedrooms	MLS: 3		
SELL SCORE			
Rating	Low	Value As Of	2020-04-13 23:35:2
Sell Score	480		
ESTIMATED VALUE			
RealAVM™	\$194,900	Confidence Score	55
	\$10 ij000	301111001100 00010	

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\$155,920 - \$233,880

04/20/2020

Forecast Standard Deviation

20

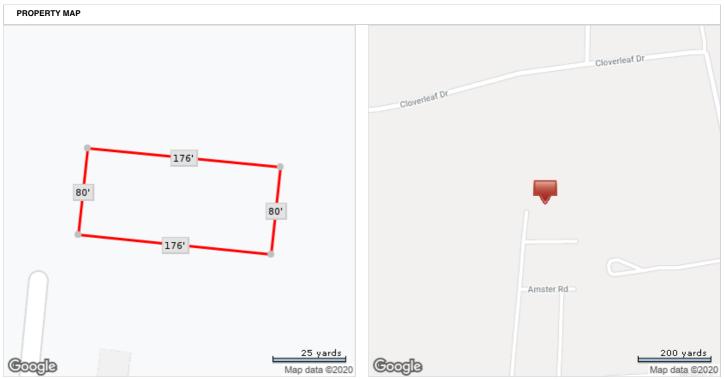
RealAVM™ Range

Value As Of

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LISTING INFORMATION							
MLS Listing Number		1603553		MLS Orig. List Price		\$184,950	
MLS Status		Released		MLS Status Change	Date	11/17/2016	5
MLS Area		62 - CHESTE	RFIELD	MLS Off Market Date		11/17/2016	.
MLS Listing Date		02/08/2016		MLS List. Agent Nam	ie	75739-Stu	art Haynes
MLS Current List Price		\$184,950		MLS List. Broker Nar	ne	ERA WOO	DY HOGG & ASSOC
/ILS Listing #				1425454			
ILS Listing Date				09/09/2014			
ILS Listing Price				\$87,500			
ILS Orig Listing Price				\$87,500			
ILS Listing Expiration D	ate			09/09/2015			
MLS Status				Expired			
LAST MARKET SALE & S.	ALES HISTORY						
Recording Date		03/09/2015		Owner Name		Emerald L	and Development LLC
Settle Date 03/06/2015			Multi/Split Sale		Multi		
Sale Price \$27,250		\$27,250		Document Number		10792-361	
Seller		Blackrock Do	evelopers LLC	Deed Type		Deed (Reg)
Recording Date	03/09/2015		07/16/2014	11/24/2008	03/01/1995		12/21/1988
Sale/Settlement Date	03/06/2015		07/07/2014	11/24/2008			
Sale Price	\$27,250		\$22,000				
lominal				Υ			
Buyer Name	Emerald La	nd Dev LLC	Blackrock Developers LLC	Rich Metro Hab For Hu manity In	Keil Retta Lei	gh Perel	
Seller Name	Blackrock I LLC	Developers	Richmond Metropolitan Habitat/	Rich Metro Hab For Hu manity In			
Document Number	10792-361		10594-977	8519-806	2661-531		1992-821
Occument Type	Deed (Reg)		Special Warranty Deed	Deed (Reg)	Miscellaneou nt	s Docume	Deed (Reg)
MORTGAGE HISTORY							
Mortgage Date		06/03/2016		03/09/2015		08/26/2014	
Nortgage Amount		\$222,450		\$87,000		\$25,000	
Nortgage Lender		* Other Inst	itutional Lenders			* Other Inst	itutional Lenders
Nortgage Term		1		1		1	
Nortgage Term		Years		Years		Years	
Nortgage Int Rate						12	
Mortgage Purpose		Construction	n	Construction		Constructio	n



*Lot Dimensions are Estimated



OWNER INFORMATION

MLS Beds MLS Sq Ft Lot Sq Ft Sale Price **3 1,148 12,240 \$27,250**

MLS Baths Yr Built Type Sale Date
2 N/A SFR 03/06/2015

Owner Name	Emerald Land Development LLC	Mailing Zip	23116
Mailing Address	Po Box 3399	Mailing Zip + 4 Code	0032
Mailing City & State	Mechanicsville, VA		
LOCATION INFORMATION			
MLS Area	62	Carrier Route	C021
Magesterial	Midlothian	Zoning	R7
Subdivision	Southaven Sec 03	Census Tract	1002.10
Zip Code	23225		
TAX INFORMATION			
PID	764-70-37-26-600-000	Block	G
Old Map #	359822001	Lot	9
Parcel ID	764703726600000		
Legal Description	SOUTHAVEN AMD L 9 BK G SEC 3		
ASSESSMENT & TAX			
	0040	2010	0047

Assessment Year	2019	2018	2017
Assessed Value - Total	\$31,500	\$29,700	\$29,700
Assessed Value - Land	\$31,500	\$29,700	\$29,700
Market Value - Total	\$31,500	\$29,700	\$29,700
Market Value - Land	\$31,500	\$29,700	\$29,700
YOY Assessed Change (%)	6.06%	0%	
YOY Assessed Change (\$)	\$1,800	\$0	
Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$285		
2017	\$285	\$0	0%
2018	\$282	-\$3	-1.04%

CHARACTERISTICS			
Lot Acres	0.281	Baths - Total	MLS: 2
Lot Sq Ft	12,240	Baths - Full	MLS: 2
Land Use - CoreLogic	SFR	Water	None
Year Built	MLS: 2016	Electric Service Type	Available
Bldg Area - Finished Sq Ft	MLS: 1,148	MLS Baths - Total	2
Bedrooms	MLS: 3		

SELL SCORE			
Rating	Low	Value As Of	2020-04-13 23:35:24
Sell Score	480		
ESTIMATED VALUE			
RealAVM™	\$194,900	Confidence Score	55
	+101,000		

⁽¹⁾ RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

04/20/2020

Value As Of

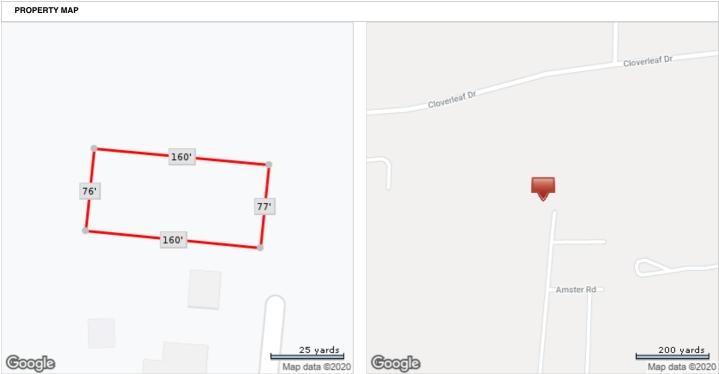
⁽²⁾ The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

⁽³⁾ The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION				
MLS Listing Number	1603471	MLS Orig. List Price	\$174,950	
MLS Status	Released	MLS Status Change Date	11/17/2016	
MLS Area	62 - CHESTERFIELD	MLS Off Market Date	11/17/2016	
MLS Listing Date	02/09/2016	MLS List. Agent Name	75739-Stuart Haynes	
MLS Current List Price	\$169,950	MLS List. Broker Name	ERA WOODY HOGG & ASSOC	

Recording Date	03/09/2015			Owner Name		Emerald Land Development LLC	
Settle Date		03/06/2015		Multi/Split Sale		ti	
Sale Price		\$27,250		Document Number	107	92-361	
Seller		Blackrock De	evelopers LLC	Deed Type	Dee	ed (Reg)	
Recording Date	03/09/2015		07/16/2014	11/24/2008	03/01/1995	12/21/1988	
Sale/Settlement Date	03/06/2015		07/07/2014	11/24/2008			
Sale Price	\$27,250		\$22,000				
Nominal				Υ			
Buyer Name	Emerald La	and Dev LLC	Blackrock Developers LLC	Rich Metro Hab For Hu manity In	Keil Retta Leigh Perel		
Seller Name	Blackrock LLC	Developers	Richmond Metropolitan Habitat/	Rich Metro Hab For Hu manity In			
Document Number	10792-361		10594-977	8519-806	2661-531	1992-821	
Document Type	Deed (Reg)		Special Warranty Deed	Deed (Reg)	Miscellaneous Doo nt	cume Deed (Reg)	

MORTGAGE HISTORY				
Mortgage Date	06/03/2016	03/09/2015	08/26/2014	
Mortgage Amount	\$222,450	\$87,000	\$25,000	
Mortgage Lender	* Other Institutional Lende	ers	* Other Institutional Lenders	
Mortgage Term	1	1	1	
Mortgage Term	Years	Years	Years	
Mortgage Int Rate			12	
Mortgage Purpose	Construction	Construction	Construction	
Mortgage Doc #	11243-109	10792-365	10633-331	



LAST MARKET SALE & SALES HISTORY



MLS Beds MLS Sq Ft 1.312

MLS Sq Ft Lot Sq Ft 1,312 Lot Sq Ft Sale Price **\$27,250**

MLS Baths

Yr Built **N/A** Type **SFR** Sale Date **03/06/2015**

- CONTRACTOR OF THE PROPERTY O	2 N/A	SFR	03/06/2015	
OWNER INFORMATION				
Owner Name	Emerald Land Development LLC	Mailing Zip	23116	
Mailing Address	Po Box 3399	Mailing Zip + 4 Code	0032	
Mailing City & State	Mechanicsville, VA			
LOCATION INFORMATION				
MLS Area	62	Carrier Route	C021	
Magesterial	Midlothian	Zoning	R7	
Subdivision	Southaven Sec 03	Census Tract	1002.10	
Zip Code	23225			
TAX INFORMATION				
PID	764-70-39-45-600-000	Block	Н	
Old Map #	359822001	Lot	6	
Parcel ID	764703945600000			
Legal Description	SOUTHAVEN AMD L 6 BK H SEC 3			
ASSESSMENT & TAX				
Assessment Year	2019	2018	2017	
Assessed Value - Total	\$31,500	\$29,700	\$29,700	
Assessed Value - Land	\$31,500	\$29,700	\$29,700	
Market Value - Total	\$31,500	\$29,700	\$29,700	
Market Value - Land	\$31,500	\$29,700	\$29,700	
OY Assessed Change (%)	6.06%	0%		
OY Assessed Change (\$)	\$1,800	\$0		
Tax Year	Total Tax	Change (\$)	Change (%)	
2015	\$285			
2017	\$285	\$0	0%	
2018	\$282	-\$3	-1.04%	
CHARACTERISTICS				
Lot Acres	0.327	Baths - Total	MLS: 2	
Lot Sq Ft	14,244	Baths - Full	MLS: 2	
Land Use - CoreLogic	SFR	Water	None	
Year Built	MLS: 2016	Electric Service Type	Available	
Bldg Area - Finished Sq Ft	MLS: 1,312	MLS Baths - Total	2	
edrooms MLS: 3				
SELL SCORE				
SELL SCORE	Rating Low			
Rating	Low	Value As Of	2020-04-13 23:35:24	

\$194,500

04/20/2020

\$155,600 - \$233,400

Confidence Score

Forecast Standard Deviation

55

20

RealAVM™

Value As Of

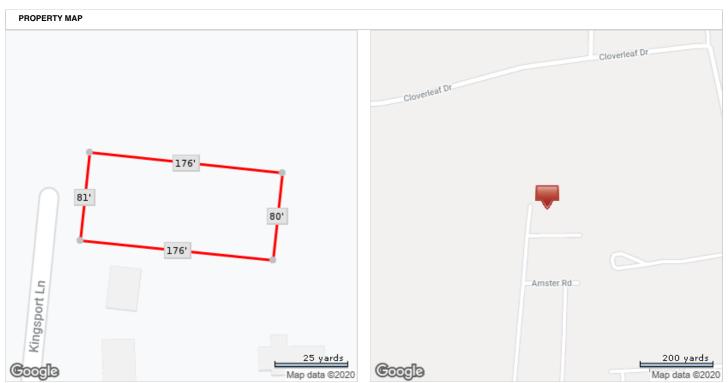
RealAVM™ Range

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⁽²⁾ The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

⁽³⁾ The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION								
MLS Listing Number 1604168			MLS Orig. List Price		\$174,950			
MLS Status	Released			MLS Status Change	Date	05/31/2017	7	
MLS Area	62 - CHESTER		RFIELD	MLS Off Market Date		05/31/2017	7	
MLS Listing Date		02/16/2016		MLS List. Agent Name		75739-Stuart Haynes		
MLS Current List Price		\$174,950		MLS List. Broker Name		ERA WOODY HOGG & ASSO		
/ILS Listing #				1427352				
ILS Listing Date				10/01/2014				
MLS Listing Price MLS Orig Listing Price			\$194,950					
			\$194,950					
ILS Listing Expiration D	ate			04/01/2015				
MLS Status				Expired				
LAST MARKET SALE & S.	ALES HISTORY							
Recording Date		03/09/2015		Owner Name		Emerald Land Development LLC		
Settle Date 03/06/2015			Multi/Split Sale		Multi			
Sale Price		\$27,250		Document Number		10792-361		
Seller	r Blackrock D		evelopers LLC	Deed Type		Deed (Reg)		
Recording Date	03/09/2015		07/16/2014	11/24/2008	03/01/1995		12/21/1988	
Sale/Settlement Date	03/06/2015		07/07/2014	11/24/2008				
Sale Price	\$27,250		\$22,000					
lominal				Υ				
Buyer Name	Emerald Land Dev LLC		Blackrock Developers LLC	Rich Metro Hab For Hu manity In	Keil Retta Leigh Perel			
Seller Name	Blackrock I LLC	Developers	Richmond Metropolitan Habitat/	Rich Metro Hab For Hu manity In				
Ocument Number	10792-361		10594-977	8519-806	2661-531		1992-821	
Occument Type	Deed (Reg)		Special Warranty Deed	Deed (Reg)	Miscellaneous Docume nt		Deed (Reg)	
MORTGAGE HISTORY								
Mortgage Date	06/03/2016			03/09/2015		08/26/2014		
ortgage Amount	\$222,450			\$87,000	⁷ ,000		\$25,000	
Nortgage Lender	* Other Institutional Lenders		itutional Lenders			* Other Institutional Lenders		
Nortgage Term				1 1		1		
Nortgage Term				Years		Years		
Nortgage Int Rate						12		
				0				
/lortgage Purpose		Construction	n	Construction		Construction	n	



*Lot Dimensions are Estimated