

LAND APPRAISAL REPORT

File No.

Owner: BEVERLEY, JOE (ESTATE) Census Tract Map Reference 27-45

Property Address: OFF THE EASTSIDE OF FOREST LANE

City County KING GEORGE State VA Zip Code

Legal Description 3 ACRES, MORE OR LESS

Sale Price \$ Date of Sale Loan Term yrs. Property Rights Appraised Fee Leasehold De Minimis PUD

Actual Real Estate Taxes \$ (yr) Loan charges to be paid by seller \$ Other sales concessions

Client: SANDS ANDERSON Address 725 JACKSON ST. FREDERICKSBURG, VA

Occupant VACANT Appraiser MICHAEL C. BOGGS Instructions to Appraiser FEE SIMPLE MARKET VALUE REAL ESTATE APPRAISAL

<p>Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural</p> <p>Built Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%</p> <p>Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow</p> <p>Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining</p> <p>Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply</p> <p>Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.</p> <p>Present Land Use <u>25%</u> % 1 Family <u> </u> % 2-4 Family <u> </u> % Apts. <u> </u> % Condo <u> </u> % Commercial</p> <p><u> </u> % Industrial <u> </u> % Vacant <u>75%</u> % FARM AND FORESTLAND</p> <p>Change in Present Land Use <input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (**)</p> <p>(*) From <u>FARM & FOREST</u> To <u>RESIDENTIAL</u></p> <p>Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <u> </u> % Vacant</p> <p>Single Family Price Range \$ <u>125,000</u> to \$ <u>400,000</u> Predominant Value \$ <u>175,000</u></p> <p>Single Family Age <u>1</u> yrs. to <u>40</u> yrs. Predominant Age <u>75</u> yrs.</p>	<table border="0" style="width: 100%;"> <tr> <td style="width: 80%;"></td> <td style="text-align: center;">Good Avg Fair Poor</td> </tr> <tr> <td>Employment Stability</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Convenience to Employment</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Convenience to Shopping</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Convenience to Schools</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Public Transportation</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Recreational Facilities</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Utilities</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Property Compatibility</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Protection from Detrimental Conditions</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Police and Fire Protection</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>General Appearance of Properties</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Appeal to Market</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> </table>		Good Avg Fair Poor	Employment Stability	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Convenience to Employment	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Convenience to Shopping	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Convenience to Schools	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Adequacy of Public Transportation	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Recreational Facilities	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Property Compatibility	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Appeal to Market	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): TYPICAL RURAL KING GEORGE COUNTY NEIGHBORHOOD CHARACTERIZED BY LARGE TRACTS OF OWNER OCCUPIED FARM AND FORESTLAND STEADILY BEING DIVIDED INTO SMALLER SINGLE FAMILY ROAD SIDE PARCELS. ALL ARE SERVED BY WEILL AND SEPTIC SYSTEMS.

Dimensions: IRREGULAR = 3 Sq. Ft. or Acres

Zoning classification: AGRICULTURE Corner Lot

Highest and best use Present use Other (specify) Present Improvements do do not conform to zoning regulations

Public: Elec. Gas Water San. Sewer Underground Elect. & Tel.

Other (Describe): TANK WELL SEPTIC

OFF SITE IMPROVEMENTS: Street Access Public Private Surface DIRT Maintenance Public Private Storm Sewer Curb/Gutter Sidewalk Street Lights

Topo: ROLLING **Size:** TYPICAL **Shape:** TYPICAL **View:** TYPICAL **Drainage:** ADEQUATE

Is the property located in a HUD identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): OFF ROAD WOODED PARCEL

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	TAX MAP 27-45	TAX MAP 18-20F	TAX MAP 12-65A	TAX MAP 16C-1-14
Proximity to Subject	---			
Sales Price	\$ --	\$ 12,000	\$ 20,000	\$ 22,000
Price	\$ --	\$	\$	\$
Data Source	AERIAL	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	DESCRIPTION 6/19	DESCRIPTION 5/18	DESCRIPTION 3/18	DESCRIPTION 9/17
Location	RURAL	SIM	SIM	SIM
Site/View	3 AC OFF ROAD	2.83 ACRES SUPERIOR	2.09 ACRES SUPERIOR	1.11 ACRES SUPERIOR
		-3,000	-10,000	-11,000
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 3,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 10,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 11,000
Indicated Value of Subject		\$ 9,000	\$ 10,000	\$ 11,000

Comments on Market Data: ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND LACK OF IMPROVEMENTS, THE INCOME AND COST APPROACHES WERE NOT USED.

Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL IS CONTINGENT ON THE CERTIFICATION, DEFINITION, AND LIMITING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THE REAL ESTATE APPRAISAL IS FOR A POSSIBLE DELINQUENT REAL ESTATE TAX SALE AND NOTHING ELSE WHATSOEVER.

Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A CLOSE RANGE OF VALUES FOR THE SUBJECT.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF JUNE 1 2019 to be \$ 10,000

Appraiser(s) Michael C Boggs Did Did Not Physically Inspect Property

Review Appraiser (if applicable)

LAND APPRAISAL REPORT

File No.

FRAZIER, EVERTT & AUDREY

Census Tract _____ Map Reference 21-32B

Property Address KINGS HIGHWAY
 City _____ County KING GEORGE State VA Zip Code _____
 Legal Description 0.902 ACRES, MORE OR LESS
 Sale Price \$ _____ Date of Sale _____ Loan Term _____ yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ _____ (yr) Loan charges to be paid by seller \$ _____ Other sales concessions _____
 Appraiser/Client SANDS ANDERSON Address 725 JACKSON ST. FREDERICKSBURG, VA
 Occupant VACANT Appraiser MICHAEL C. BOGGS Instructions to Appraiser FEE SIMPLE MARKET VALUE REAL ESTATE APPRAISAL

Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural Built Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25% Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos. Present Land Use <u>25 % 1 Family</u> <u>% 2-4 Family</u> <u>% Apts.</u> <u>% Condo</u> <u>% Commercial</u> <u>% Industrial</u> <u>% Vacant</u> <u>75 % FARM AND FORESTLAND</u> Change in Present Land Use <input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*) (*) From <u>FARM & FOREST</u> To <u>RESIDENTIAL</u> Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <u>% Vacant</u> Single Family Price Range \$ <u>125,000</u> to \$ <u>400,000</u> Predominant Value \$ <u>150,000</u> Single Family Age <u>1</u> yrs. to <u>40</u> yrs. 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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): TYPICAL RURAL KING GEORGE COUNTY NEIGHBORHOOD CHARACTERIZED BY LARGE TRACTS OF OWNER OCCUPIED FARM AND FORESTLAND STEADILY BEING DIVIDED INTO SMALLER SINGLE FAMILY ROAD SIDE PARCELS. ALL ARE SERVED BY WEILL AND SEPTIC SYSTEMS.

Dimensions RECTANGULAR = 0.92 Sq. Ft. or Acres Corner Lot
 Zoning classification AGRICULTURE Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) _____
 Elec. Public Other (Describe) _____
 Gas TANK _____
 Water WELL _____
 San. Sewer SEPTIC _____
 Underground Elect. & Tel. _____
 OFF SITE IMPROVEMENTS: Street Access Public Private
 Surface ASPHALT Maintenance Public Private
 Storm Sewer Curb/Gutter Street Lights
 Sidewalk _____
 Topo LEVEL _____ Size INFERIOR
 Shape TYPICAL View TYPICAL
 Drainage ADEQUATE
 Is the property located in a HUD Identified Special Flood Hazard Area? No Yes
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): NARROW INFERIOR SIZE PARCEL.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	TAX MAP	TAX MAP 17-65A	TAX MAP 16C-1-4	TAX MAP 16C-1-34
Proximity to Subject	---			
Sales Price	\$ ---	\$ 20,000	\$ 29,500	\$ 22,000
Price	\$ ---	\$	\$	\$
Data Source	INSPECTION	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	DESCRIPTION 6/19	DESCRIPTION 3/18	DESCRIPTION 4/18	DESCRIPTION 10/17
Location	SUBURBAN	SIM	SIM	SIM
Site/View	0.902 AC	2.09 ACRES -10,000	2.06 ACRES -10,000	1.11 ACRES -5,000
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 10,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 10,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 5,000
Indicated Value of Subject		\$ 10,000	\$ 19,500	\$ 17,000

Comments on Market Data: ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND LACK OF IMPROVEMENTS, THE INCOME AND COST APPROACHES WERE NOT USED.

Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL IS CONTINGENT ON THE CERTIFICATION, DEFINITION, AND LIMITING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THE REAL ESTATE APPRAISAL IS FOR A POSSIBLE DELINQUENT REAL ESTATE TAX SALE AND NOTHING ELSE WHATSOEVER. THIS ESTIMATE CONTINGENT ON SUBJECT BEING CAPABLE OF SUPPORTING A MODERN SEPTIC DRAIN FIELD SYSTEM.

Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A CLOSE RANGE OF VALUES FOR THE SUBJECT.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF JUNE 1 2019 to be \$ 15,000

Appraiser(s) Michael C Boggs Review Appraiser (if applicable) _____ Did Did Not Physically Inspect Property

LAND APPRAISAL REPORT

File No.

Appraiser GILBERT, JUNE W. **Census Tract** - **Map Reference** 33-163
Property Address SOUTH SIDE OF S.R. 3
City - **County** KING GEORGE **State** VA **Zip Code** -
Legal Description 0.152 ACRES, MORE OR LESS
Sale Price \$ - **Date of Sale** - **Loan Term** - yrs. **Property Rights Appraised** Fee Leasehold De Minimis PUD
Actual Real Estate Taxes \$ - (yr) **Loan charges to be paid by seller** \$ - **Other sales concessions** -
Client SANDS ANDERSON PC **Address** 725 JACKSON ST. FREDERICKSBURG, VA
Occupant VACANT **Appraiser** MICHAEL C. BOGGS **Instructions to Appraiser** FEE SIMPLE MARKET VALUE REAL ESTATE APPRAISAL

Location Urban Suburban Rural
Built Up Over 75% 25% to 75% Under 25%
Growth Rate Fully Dev. Rapid Steady Slow
Property Values Increasing Stable Declining
Demand/Supply Shortage In Balance Oversupply
Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
Present Land Use 25 % 1 Family % 2-4 Family % Apts. % Condo % Commercial
 % Industrial % Vacant 75 % FARM AND FORESTLAND
Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 (*) From FARM & FOREST To RESIDENTIAL
Predominant Occupancy Owner Tenant % Vacant
Single Family Price Range \$ 125,000 to \$ 400,000 **Predominant Value** \$ 150,000
Single Family Age 1 yrs. to 40 yrs. **Predominant Age** 40 yrs.

	Good	Avg.	Fair	Poor
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): TYPICAL RURAL KING GEORGE COUNTY NEIGHBORHOOD CHARACTERIZED BY LARGE TRACTS OF OWNER OCCUPIED FARM AND FORESTLAND STEADILY BEING DIVIDED INTO SMALLER SINGLE FAMILY ROAD SIDE PARCELS. ALL ARE SERVED BY WEILL AND SEPTIC SYSTEMS.

Dimensions TRIANGLE = 0.152 Sq. Ft. or Acres Corner Lot
Zoning classification AGRICULTURE **Present Improvements** do do not conform to zoning regulations
Highest and best use Present use Other (specify) -
Elec. Public Other (Describe) - **OFF SITE IMPROVEMENTS** **Topo LEVEL**
Gas TANK **Street Access** Public Private **Size** INFERIOR
Water WELL **Surface** DIRT **Shape** TRIANGLE
San. Sewer SEPTIC **Maintenance** Public Private **View** TYPICAL
 Underground Elect. & Tel. Storm Sewer Curb/Gutter **Drainage** ADEQUATE
 Sidewalk Street Lights **Is the property located in a HUD identified Special Flood Hazard Area?** No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): INFERIOR SIZE WOODLAND PARCEL. DUE TO SIZE, IT IS THE OPINION OF THIS APPRAISER THAT IT'S HIGHEST AND BEST USE IS TO COMPLIMENT AN ADJACENT PARCEL. THUS IT WAS VALUED ACCORDINGLY.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	TAX MAP 33-163	TAX MAP 18-20E	TAX MAP 12-65A	TAX MAP 12-65B
Proximity to Subject	-			
Sales Price	\$ -	\$ 12,000	\$ 20,000	\$ 24,000
Price	\$ -	\$ 4,240/AC.	\$ 10,000/AC	\$ 12,000/AC
Data Source	INSPECTION	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	DESCRIPTION 6/18	DESCRIPTION 5/18	DESCRIPTION 5/18	DESCRIPTION 8/17
Location	RURAL	SIM	SIM	SIM
Site/View	0.152 AC	2.83 ACRES -11,354	2 ACRES -18,480	2 ACRES -22,176
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 11,354	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 18,480	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 22,176
Indicated Value of Subject		\$ 646	\$ 1,520	\$ 1,824

Comments on Market Data: ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND LACK OF IMPROVEMENTS, THE INCOME AND COST APPROACHES WERE NOT USED.

Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL IS CONTINGENT ON THE CERTIFICATION, DEFINITION, AND LIMITING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THE REAL ESTATE APPRAISAL IS FOR A POSSIBLE DELINQUENT REAL ESTATE TAX SALE AND NOTHING ELSE WHATSOEVER. THIS APPRAISAL IS CONTINGENT ON LEGAL ACCESS.

Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A WIDE RANGE OF VALUES FOR THE SUBJECT.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF JUNE 15 2018 to be \$ 1,250

Michael C Boggs
 Appraiser(s) Did Did Not Physically Inspect Property
 Review Appraiser (if applicable)

LAND APPRAISAL REPORT

File No.

GILBERT, JUNE W.

Census Tract --

Map Reference

33-164

Property Address 12404 KINGS HIGHWAY

City

County KING GEORGE

State VA

Zip Code

Legal Description 0.834 ACRES, MORE OR LESS

Sale Price \$ -- Date of Sale -- Loan Term -- yrs.

Property Rights Appraised Fee Leasehold De Minimis PUD

Actual Real Estate Taxes \$ (yr) Loan charges to be paid by seller \$

Other sales concessions

Client SANDS ANDERSON PC

Address 725 JACKSON ST. FREDERICKSBURG, VA

Occupant IMPROVED

Appraiser MICHAEL C. BOGGS

Instructions to Appraiser FEE SIMPLE MARKET VALUE REAL ESTATE APPRAISAL

Location Urban Suburban Rural

Built Up Over 75% 25% to 75% Under 25%

Growth Rate Fully Dev. Rapid Steady Slow

Property Values Increasing Stable Declining

Demand/Supply Shortage In Balance Oversupply

Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.

Present Land Use 25% 1 Family % 2-4 Family % Apts. % Condo % Commercial

% Industrial % Vacant 75% FARM AND FORESTLAND

Change in Present Land Use Not Likely Likely (*) Taking Place (*)

(*) From FARM & FOREST To RESIDENTIAL

Predominant Occupancy Owner Tenant % Vacant

Single Family Price Range \$ 125,000 to \$ 400,000 Predominant Value \$ 150,000

Single Family Age 1 yrs. to 40 yrs. Predominant Age 40 yrs.

	Good	Avg	Fair	Poor
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): TYPICAL RURAL KING GEORGE COUNTY

NEIGHBORHOOD CHARACTERIZED BY LARGE TRACTS OF OWNER OCCUPIED FARM AND FORESTLAND STEADILY BEING DIVIDED INTO SMALLER SINGLE FAMILY ROAD SIDE PARCELS. ALL ARE SERVED BY WEILL AND SEPTIC SYSTEMS.

Dimensions IRREGULAR = 0.834 Sq. Ft. or Acres Corner Lot

Zoning classification AGRICULTURE Present Improvements do do not conform to zoning regulations

Highest and best use Present use Other (specify) --

Elec. Public Other (Describe)

Gas TANK

Water WELL

San. Sewer SEPTIC

Underground Elect. & Tel.

OFF SITE IMPROVEMENTS

Street Access Public Private

Surface ASPHALT

Maintenance Public Private

Storm Sewer Curb/Gutter

Sidewalk Street Lights

Topo LEVEL

Size INFERIOR

Shape IRREGULAR

View TYPICAL

Drainage ADEQUATE

Is the property located in a HUD Identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): ACCORDING TO THE COMMISSIONER OF THE REVENUE, THIS PARCEL IS IMPROVED WITH A MODULAR 1,100 SQ.FT. BUILT IN 1993. APPEARS TO HAVE BEEN VACANT FOR A WHILE.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	TAX MAP 33-164	8638 ARROWHEAD LANE	8079 CHESTNUT HILL LOOP	7225 BIRCH LANE
Proximity to Subject	--			
Sales Price	\$ --	\$ 65,000	\$ 60,000	\$ 90,000
Price	\$ --	\$	\$	\$
Data Source	INSPECTION	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	DESCRIPTION 6/18	DESCRIPTION 6/15	DESCRIPTION 1/15	DESCRIPTION 5/18
Location	RURAL	SIM	SIM	SIM
Site/View	0.834 AC 1,100 SQ. FT. MODULAR	2.29 AC. 2,277 SQ. SF.	2.0 ACRES 2,052 SQ. FT.	7 ACRES 1,484 SQ. FT.
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 39,425	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 33,800	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 44,200
Indicated Value of Subject		\$ 35,575	\$ 26,200	\$ 45,800

Comments on Market Data: ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND CONDITION OF IMPROVEMENTS, THE INCOME AND COST APPROACHES WERE NOT USED.

Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL IS CONTINGENT ON THE CERTIFICATION, DEFINITION, AND LIMITING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THE REAL ESTATE APPRAISAL IS FOR A POSSIBLE DELINQUENT REAL ESTATE TAX SALE AND NOTHING ELSE WHATSOEVER. THIS APPRAISAL IS CONTINGENT ON IT SUBJECT BE ABLE TO SUPPORT A SEPTIC DRAIN FIELD SYSTEM.

Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A WIDE RANGE OF VALUES FOR THE SUBJECT.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF JUNE 15 2018 to be \$ 35,000

Appraiser(s) *Michael C Boggs* Did Did Not Physically Inspect Property

Review Appraiser (if applicable)

Michael C. Boggs Real Estate

LAND APPRAISAL REPORT

GRAY, JAMES A.

File No.

Property Address: TRUMAN COURT Census Tract: Map Reference: 23A-8-72
 City: County: KING GEORGE State: VA Zip Code:
 Legal Description: LOT 72 SECTION 8 PRESIDENTIAL LAKES
 Sale Price \$: Date of Sale: Loan Term: yrs Property Rights Appraised: Fee Leasehold Or Minimis PUD
 Actual Real Estate Taxes \$: (yr) Loan charges to be paid by seller \$: Other sales concessions:
 Client: SANDS ANDERSON Address: 725 JACKSON ST. FREDERICKSBURG, VA
 Occupant: VACANT Appraiser: MICHAEL C. BOGGS Instructions to Appraiser: FEE SIMPLE MARKET VALUE REAL ESTATE APPRAISAL

NEIGHBORHOOD

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Employment Stability Good Avg Fair Poor Convenience to Employment <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Shopping <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Schools <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Adequacy of Public Transportation <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Recreational Facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Adequacy of Utilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Property Compatibility <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Protection from Delinquent Conditions <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Police and Fire Protection <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> General Appearance of Properties <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Appeal to Market <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	
Growth Rate	<input checked="" type="checkbox"/> Fully Dev	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	
Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Slow	
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Declining	
Marketing Time	<input type="checkbox"/> Under 3 Mos	<input checked="" type="checkbox"/> 4-6 Mos	<input type="checkbox"/> Over 6 Mos	
Present Land Use	90 % 1 Family	10 % 2-4 Family	% Apts % Condo % Commercial	
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)	
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	% Vacant	
Single Family Price Range	\$ 125,000 to \$ 400,000	Predominant Value \$ 175,000		
Single Family Age	1 yrs to 40 yrs	Predominant Age 40 yrs.		

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): SECTION 5 IS A PART OF PRESIDENTIAL LAKES A PRIVATE SUBDIVISION WITH PRIVATE ROADS, POOL AND CLUBHOUSE. IT IS MANAGED BY A PROPERTY OWNERS ASSOCIATION.

SITE

Dimensions: TRIANGULAR Zoning classification: RESIDENTIAL-1 20,000 Sq. Ft. or Acres Corner Lot
 Highest and best use: Present use Other (specify) _____ Present Improvements: do do not conform to zoning regulations
 Other (Describe): _____
 Elec. Public OFF SITE IMPROVEMENTS Topo: SLOPING
 Gas TANK Street Access: Public Private Size: TYPICAL
 Water PRIVATE Surface: ASPHALT Shape: TRIANGULAR
 San. Sewer SEWER Maintenance: Public Private View: TYPICAL
 Underground Elec. Tel. Storm Sewer Curb/Gutter Drainage: TYPICAL
 Sidewalk Street Lights

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): HIGHEST AND BEST USE IS TO COMPLEMENT AN ADJACENT LOT. Is the property located in a HUD Identified Special Flood Hazard Area? No Yes
 SLOPING LOT THAT MAY NOT BE BUILDABLE. THUS ITS

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	TAX MAP 23A-8-72	TAX MAP 23A-7-25	TAX MAP 23A-7-31	TAX MAP 23A-3-56
Proximity to Subject	---			
Sales Price	\$ ---	\$ 20,000	\$ 20,800	\$ 27,000
Price	\$ ---	\$	\$	\$
Data Source	INSPECTION	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	DESCRIPTION 7/19	DESCRIPTION 12/18 +(-)\$ Adjust.	DESCRIPTION 5/18 +(-)\$ Adjust.	DESCRIPTION 12/18 +(-)\$ Adjust.
Location	SUBURBAN	SIM	SIM	SIM
Site/View	LOT SLOPING TERRAIN	SIM SUPERIOR -5,000	SIM SUPERIOR -5,000	SIM SUPERIOR -7,000
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 5,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 5,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 7,000
Indicated Value of Subject		\$ 15,000	\$ 15,800	\$ 20,000

Comments on Market Data: ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND LACK OF IMPROVEMENTS, THE INCOME AND COST APPROACHES WERE NOT USED.

Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL IS CONTINGENT ON THE CERTIFICATION, DEFINITION, AND LIMITING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THE REAL ESTATE APPRAISAL IS FOR A POSSIBLE DELINQUENT REAL ESTATE TAX SALE AND NOTHING ELSE WHATSOEVER.

Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A CLOSE RANGE OF VALUES FOR THE SUBJECT.

ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF JULY 29 2019 to be \$ 16,000

Appraiser(s): *Michael C. Boggs* Did Did Not Physically Inspect Property
 Review Appraiser (if applicable):

Michael C. Boggs Real Estate



LAND APPRAISAL REPORT

File No.

Appraiser: GUERRERO, ANDRONICO
Property Address: JAMES MADISON DR
Census Tract: _____ **Map Reference:** 23A-3-20
City: _____ **County:** KING GEORGE **State:** VA **Zip Code:** _____
Legal Description: LOT 20 SECTION 3 PRESIDENTIAL LAKES
Sale Price \$: _____ **Date of Sale:** _____ **Loan Term:** _____ yrs
Actual Real Estate Taxes \$: _____ (yr) **Loan charges to be paid by seller \$:** _____ **Property Rights Appraised:** Fee Leasehold De Minimis PUD
Client: SANDS ANDERSON **Address:** 725 JACKSON ST, FREDERICKSBURG, VA
Occupant: VACANT **Appraiser:** MICHAEL C. BOGGS **Instructions to Appraiser:** FEE SIMPLE MARKET VALUE REAL ESTATE APPRAISAL

Location: Urban Suburban Rural
Growth Rate: Fully Dev Over 75% 25% to 75% Under 25%
Property Values: Rapid Steady Slow
Demand/Supply: Increasing Stable Declining
Marketing Time: Shortage In Balance Oversupply
Present Land Use: 90% 1 Family 10% 2.4 Family % Apts % Condo % Commercial
Change in Present Land Use: Not Likely Likely (*) Taking Place (*)
Predominant Occupancy: Owner Tenant % Vacant
Single Family Price Range: \$ 125,000 to \$ 400,000 **Predominant Value \$:** 175,000
Single Family Age: 1 yrs. to 40 yrs. **Predominant Age:** 40 yrs.

	Good	Avg	Fair	Poor
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection from Delinquent Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): SECTION 8 IS A PART OF PRESIDENTIAL LAKES A PRIVATE SUBDIVISION WITH PRIVATE ROADS, POOL AND CLUBHOUSE. IT IS MANAGED BY A PROPERTY OWNERS ASSOCIATION.

Dimensions: RECTANGULAR = 20,000 Sq. Ft. or Acres Corner Lot
Zoning classification: RESIDENTIAL-1 **Present Improvements:** do do not conform to zoning regulations
Highest and best use: Present use Other (specify) _____
Public: Flec. Gas Water San, Sewer Underground Elect. & Tel.
OFF SITE IMPROVEMENTS: Street Access Public Private; Surface ASPHALT; Maintenance Public Private; Storm Sewer Curb/Gutter; Sidewalk Street Lights
Topo: SLOPING **Size:** TYPICAL **Shape:** RECTANGULAR **View:** TYPICAL **Drainage:** INFERIOR
Is the property located in a HUD Identified Special Flood Hazard Area? No Yes
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): ESTIMATED TO BE A BUILDABLE LOT.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	TAX MAP 23A-3-20	TAX MAP 23A-4-62	TAX MAP 23A-2-5	TAX MAP 23A-5-86
Proximity to Subject	---	---	---	---
Sales Price	\$ ---	\$ 50,000	\$ 30,000	\$ 45,000
Price	\$ ---	\$ ---	\$ ---	\$ ---
Data Source	INSPECTION	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	DESCRIPTION 6/19	DESCRIPTION 12/17 + (-)\$ Adjust.	DESCRIPTION 6/18 + (-)\$ Adjust.	DESCRIPTION 4/19 + (-)\$ Adjust.
Location	SUBURBAN	SIM	SIM	SIM
Site/View	LOT	SIM	SIM	SIM
	SLOPING TERRAIN	SUPERIOR -10,000		WATERFRONT -10,000
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 10,000	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 10,000
Indicated Value of Subject		\$ 40,000	\$ 30,000	\$ 30,000

Comments on Market Data: ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND LACK OF IMPROVEMENTS, THE INCOME AND COST APPROACHES WERE NOT USED.

Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL IS CONTINGENT ON THE CERTIFICATION, DEFINITION, AND LIMITING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THE REAL ESTATE APPRAISAL IS FOR A POSSIBLE DELINQUENT REAL ESTATE TAX SALE AND NOTHING ELSE WHATSOEVER. THIS ESTIMATED VALUE IS CONTINGENT ON THE SUBJECT SUPPORTING A MODERN DRAIN FIELD SYSTEM.

Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A WIDE RANGE OF VALUES FOR THE SUBJECT.

ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF JUNE 1 2019 to be \$ 35,000

Appraiser(s): *Michael C. Boggs* Did Did Not Physically Inspect Property
Review Appraiser (if applicable): _____

LAND APPRAISAL REPORT

File No.

Owner: JORDON, EDDIE OR COSBY, RENEE
 Property Address: BOTH SIDES OF DIXON LANE
 City: --- County: KING GEORGE State: VA Zip Code: ---
 Legal Description: 3.35 ACRES, MORE OR LESS
 Sale Price \$ -- Date of Sale - Loan Term - yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ -- (yr) Loan charges to be paid by seller \$ -- Other sales concessions --
Lender/Client: SANDS ANDERSON Address: 904 PRINCESS ANNE ST. FREDERICKSBURG, VA
 Occupant: VACANT Appraiser: MICHAEL C. BOGGS Instructions to Appraiser: FEE SIMPLE MARKET VALUE SUMMARY REAL ESTATE APPRAISAL FOR THE SOLE FUNCTION FOR A DELINQUENT REAL ESTATE TAX SALE

NEIGHBORHOOD Location: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural Built Up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25% Growth Rate: <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input type="checkbox"/> Steady <input checked="" type="checkbox"/> Slow Property Values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/Supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply Marketing Time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos. Present Land Use: <input type="checkbox"/> 25% 1 Family <input type="checkbox"/> % 2-4 Family <input type="checkbox"/> % Apts. <input type="checkbox"/> % Condo <input type="checkbox"/> % Commercial <input type="checkbox"/> % Industrial <input type="checkbox"/> % Vacant 275% FARM & FORESTLAND Change in Present Land Use: <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*) (*) From FARM & FOREST To RESIDENTIAL Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> % Vacant Single Family Price Range: \$ 125,000 to \$ 350,000 Predominant Value \$ 150,000 Single Family Age: 1 yrs. to 40 yrs. Predominant Age 25 yrs.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Employment Stability</td> <td>Good</td> <td>Avg</td> <td>Fair</td> <td>Poor</td> </tr> <tr> <td>Convenience to Employment</td> <td></td> <td><input checked="" type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>Convenience to Shopping</td> <td></td> <td><input checked="" type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>Convenience to Schools</td> <td></td> <td><input checked="" type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>Adequacy of Public Transportation</td> <td></td> <td><input checked="" type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>Recreational Facilities</td> <td></td> <td><input checked="" type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>Adequacy of Utilities</td> <td></td> <td><input checked="" type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>Property Compatibility</td> <td></td> <td><input checked="" type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>Protection from Detrimental Conditions</td> <td></td> <td><input checked="" type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>Police and Fire Protection</td> <td></td> <td><input checked="" type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>General Appearance of Properties</td> <td></td> <td><input checked="" type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>Appeal to Market</td> <td></td> <td><input checked="" type="checkbox"/></td> <td></td> <td></td> </tr> </table>	Employment Stability	Good	Avg	Fair	Poor	Convenience to Employment		<input checked="" type="checkbox"/>			Convenience to Shopping		<input checked="" type="checkbox"/>			Convenience to Schools		<input checked="" type="checkbox"/>			Adequacy of Public Transportation		<input checked="" type="checkbox"/>			Recreational Facilities		<input checked="" type="checkbox"/>			Adequacy of Utilities		<input checked="" type="checkbox"/>			Property Compatibility		<input checked="" type="checkbox"/>			Protection from Detrimental Conditions		<input checked="" type="checkbox"/>			Police and Fire Protection		<input checked="" type="checkbox"/>			General Appearance of Properties		<input checked="" type="checkbox"/>			Appeal to Market		<input checked="" type="checkbox"/>		
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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): RURAL KING GEORGE COUNTY CHARACTERIZED BY LARGE PARCEL OF ROAD FRONT TRACXTS SLOWLY BEING DIVIDED IN TO SMALLER ROADSIDE PARCELS. ALL ARE SEWRVED WELL AND SEPTIC SYSTEMS.

Dimensions: IREGULAR = 3.35 Sq. Ft. or Acres Corner Lot
 Zoning classification: AGRICULTURE-2 Present Improvements do do not conform to zoning regulations
 Highest and best use: Present use Other (specify) _____
 Elec. Public Other (Describe) _____ OFF SITE IMPROVEMENTS: Topo: ROLLING
 Gas TANK Street Access: Public Private Size: TYPICAL
 Water SEPTIC Surface: GRAV/ASPHALT Maintenance: Public Private Shape: IREGULAR
 San. Sewer Storm Sewer Curb/Gutter View: TYPICAL
 Underground Elect. & Tel. Sidewalk Street Lights Drainage: ADEQUATE
 Is the property located in a HUD Identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): THIS WOODED PARCEL APPEARS TO BE DIVIDED BY DIXON LANE. THIS APPRAISER ASSUMES THAT THIS PARCEL CAN SUPPORT A SEPTIC DRAINFIELD FOR A MODERN HOUSE.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	TAX MAP 9D-1-3	TAX MAP 1-16H	TAX MAP 26-92N	TAX MAP 17-67G
Proximity to Subject				
Sales Price	\$ --	\$ 41,650	\$ 30,000	\$ 20,000
Price	\$ --	\$ --	\$ --	\$ --
Data Source	INSPECTION	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	DESCRIPTION: 11/13	DESCRIPTION: 5/13	DESCRIPTION: 12/12	DESCRIPTION: 2/12
Location	RURAL	SIM	SIM	SIM
Site/View	3.35 AC	5 AC -10,000	2.3 ACRES +10,000	2.4 ACRES +10,000
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -10,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 10,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 10,000
Indicated Value of Subject		\$ 31,650	\$ 40,000	\$ 30,000

Comments on Market Data: ALL MARKET DATA APPEARS TO BE GOOD. DUE TO THE OWNER OCCUPIED NEIGHBORHOOD AND LACK OF IMPROVEMENTS, THE INCOME AND COST APPROACHES WERE NOT USED.

Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL REPORT IS CONTINGENT ON THE CERTIFICATION, DEFINITION AND LIMITING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THIS APPRAISAL IS FOR A POSSIBLE DELINQUENT REAL ESTATE TAX SALE AND NOTHING ELSE WHATSOEVER.

Final Reconciliation: AFTER ADJUSTMENTS THESE SALES REFLECT A CLOSE RANGE OF MARKET VALUE FOR THE SUBJECT.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF NOVEMBER 15 2013 to be \$ 32,500

Michael C. Boggs
 MICHAEL C. BOGGS Appraiser(s) Did
 Review Appraiser (if applicable)



LAND APPRAISAL REPORT

File No.

KIDD, ROBERT E. AND ESTHER C.

Census Tract _____ Map Reference 23A-3-67

Property Address _____
 City _____ County KING GEORGE State VA Zip Code _____
 Legal Description LOT 67 SECTION 3 PRESIDENTIAL LAKES
 Sale Price \$ _____ Date of Sale _____ Loan Term _____ yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ _____ (yr) Loan charges to be paid by seller \$ _____ Other sales concessions _____
 Lender/Client SANDS ANDERSON Address 725 JACKSON ST. FREDERICKSBURG, VA
 Occupant VACANT Appraiser MICHAEL C. BOGGS Instructions to Appraiser FEE SIMPLE MARKET VALUE REAL ESTATE APPRAISAL

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural		
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%		
Growth Rate	<input checked="" type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input type="checkbox"/> Slow	
Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining		
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply		
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.		
Present Land Use	90 % 1 Family 10 % 2-4 Family _____ % Apts. _____ % Condo _____ % Commercial				
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)		
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	_____ % Vacant		
Single Family Price Range	\$ 125,000 to \$ 400,000	Predominant Value \$ 175,000			
Single Family Age	1 yrs. to 40 yrs.	Predominant Age 40 yrs.			

Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): SECTION 5 IS A PART OF PRESIDENTIAL LAKES A PRIVATE SUBDIVISION WITH PRIVATE ROADS, POOL AND CLUBHOUSE. IT IS MANAGED BY A PROPERTY OWNERS ASSOCIATION.

Dimensions IRREGULAR = 38,624 Sq. Ft. or Acres Corner Lot
 Zoning classification RESIDENTIAL-1 Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) _____
 Elec. Public Other (Describe) _____
 Gas TANK
 Water PRIVATE
 San. Sewer SEWER
 Off Site Improvements: Street Access Public Private; Surface ASPHALT; Maintenance Public Private; Storm Sewer Curb/Gutter; Sidewalk Street Lights
 Topo SLOPING; Size TYPICAL; Shape RECTANGULAR; View TYPICAL; Drainage TYPICAL
 Is the property located in a HUD identified Special Flood Hazard Area? No Yes
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): SLOPING LOT THAT APPEARS TO BE TO STEEP.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	TAX MAP 23A-3-67	TAX MAP 23A-2-5	TAX MAP 23A-4-62	TAX MAP 23A-2-84
Proximity to Subject	---			
Sales Price	\$ --	\$ 30,000	\$ 50,000	\$ 57,000
Price	\$ --	\$	\$	\$
Data Source	INSPECTION	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	DESCRIPTION 6/18	DESCRIPTION 6/18	DESCRIPTION 12/17	DESCRIPTION 5/17
Location	SUBURBAN	SIM	SIM	SIM
Site/View	LOT STEEP TERRAIN	SIM	SIM SUPERIOR	SIM SUPERIOR
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 12,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 14,250
Indicated Value of Subject		\$ 30,000	\$ 37,500	\$ 42,750

Comments on Market Data: ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND LACK OF IMPROVEMENTS, THE INCOME AND COST APPROACHES WERE NOT USED.

Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL IS CONTINGENT ON THE CERTIFICATION, DEFINITION, AND LIMITING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THE REAL ESTATE APPRAISAL IS FOR A POSSIBLE DELINQUENT REAL ESTATE TAX SALE AND NOTHING ELSE WHATSOEVER. THE VALUE IS CONTINGENT ON THE SUBJECT BEING CAPABLE OF SUPPORTING A MODERN DRAIN FIELD SYSTEM FOR A MODERN HOUSE.

Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A WIDE RANGE OF VALUES FOR THE SUBJECT.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF JUNE 15 2018 to be \$ 37,500

Michael C Boggs
 Appraiser(s) _____ Review Appraiser (if applicable) _____ Did Did Not Physically Inspect Property

LAND APPRAISAL REPORT

File No.

SNELLINGS, CHARLES & EMMA

Census Tract

Map Reference

14A-4-38

Property Address _____
 City _____ County KING GEORGE State VA Zip Code _____
 Legal Description SEC 3 LOT 38 FAIRVIEW BEACH
 Sale Price \$ _____ Date of Sale _____ Loan Term _____ yrs.
 Actual Real Estate Taxes \$ _____ (yr) Loan charges to be paid by seller \$ _____
 Property Rights Appraised Fee Leasehold De Minimis PUD
 Other sales concessions _____
 Landlord/Client SANDS ANDERSON Address 725 JACKSON ST. FREDERICKSBURG, VA
 Occupant VACANT Appraiser MICHAEL C. BOGGS Instructions to Appraiser FEE SIMPLE MARKET VALUE REAL ESTATE APPRAISAL

Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural Built Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25% Growth Rate <input checked="" type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input type="checkbox"/> Steady <input type="checkbox"/> Slow Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos. Present Land Use <u>95 % 1 Family</u> <u>_____ % 2-4 Family</u> <u>_____ % Apts.</u> <u>_____ % Condo</u> <u>_____ % Commercial</u> <u>_____ % Industrial</u> <u>_____ % Vacant</u> <u>5 %</u> Change in Present Land Use <input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*) (*) From <u>FARM & FOREST</u> To <u>RESIDENTIAL</u> Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <u>_____ % Vacant</u> Single Family Price Range \$ <u>125,000</u> to \$ <u>400,000</u> Predominant Value \$ <u>150,000</u> Single Family Age <u>1</u> yrs. to <u>75</u> yrs. Predominant Age <u>50</u> yrs.	<table border="0" style="width: 100%;"> <tr> <td style="width: 80%;"> Employment Stability <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor Convenience to Employment <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Shopping <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Schools <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Adequacy of Public Transportation <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Recreational Facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Adequacy of Utilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Property Compatibility <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Protection from Detrimental Conditions <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Police and Fire Protection <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> General Appearance of Properties <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Appeal to Market <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </td> </tr> </table>	Employment Stability <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor Convenience to Employment <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Shopping <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Schools <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Adequacy of Public Transportation <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Recreational Facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Adequacy of Utilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Property Compatibility <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Protection from Detrimental Conditions <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Police and Fire Protection <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> General Appearance of Properties <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Appeal to Market <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Employment Stability <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor Convenience to Employment <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Shopping <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Schools <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Adequacy of Public Transportation <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Recreational Facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Adequacy of Utilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Property Compatibility <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Protection from Detrimental Conditions <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Police and Fire Protection <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> General Appearance of Properties <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Appeal to Market <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): FAIRVIEW BEACH IS A WATERFRONT COMMUNITY ON THE POTOMAC RIVER WITH WATER FRONT LOTS AND WATER ACCESS LOTS IMPROVED WITH MOSTLY OLDER SINGLE FAMILY HOMES SERVED BY PUBLIC WATER AND SEWER SYSTEMS.

Dimensions RECTANGULAR = _____ Sq. Ft. or Acres Corner Lot
 Zoning classification RESIDENTIAL Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) _____
 Public Other (Describe) _____
 Etc. OFF SITE IMPROVEMENTS Topo LEVEL _____
 Gas TANK Street Access Public Private Size TYPICAL
 Water Surface ASPHALT Shape TYPICAL
 San. Sewer Maintenance Public Private View TYPICAL
 Storm Sewer Curb/Gutter Drainage ADEQUATE
 Underground Elect. & Tel. Sidewalk Street Lights
 Is the property located in a HUD Identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): APPEARS TO BE A TYPICAL LOT.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	TAX MAP 14A-4-38	TAX MAP 23A-4-62	TAX MAP 18A1-3-40	TAX MAP 14A-9-M-4
Proximity to Subject	---			
Sales Price	\$ --	\$ 50,000	\$ 50,000	\$ 62,500
Price	\$ --	\$	\$	\$
Data Source	INSPECTION	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	DESCRIPTION 6/19	DESCRIPTION 12/17	DESCRIPTION 12/18	DESCRIPTION 12/17
Location	URBAN	SIM	SIM	SIM
Site/View	LOT	SIM	SIM	SIM
	BESIDE FIREHOUSE	SUPERIOR	SIM	SUPERIOR
		-10,000		-15,625
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 10,000	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 15,625
Indicated Value of Subject		\$ 40,000	\$ 50,000	\$ 46,875

Comments on Market Data: ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND LACK OF IMPROVEMENTS, THE INCOME AND COST APPROACHES WERE NOT USED.

Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL IS CONTINGENT ON THE CERTIFICATION, DEFINITION, AND LIMITING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THE REAL ESTATE APPRAISAL IS FOR A POSSIBLE DELINQUENT REAL ESTATE TAX SALE AND NOTHING ELSE WHATSOEVER.

Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A CLOSE RANGE OF VALUES FOR THE SUBJECT.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF JUNE 1 2019 to be \$ 50,000

Appraiser(s) Michael C Boggs Review Appraiser (if applicable) Did Did Not Physically Inspect Property

[Y2K]

