Bearouse	PDOMAI I	LALL & ORA				File No.	
	FF THE EASTSIDE OF S.R 626	LALL & UKA	-	Censu	s Tract M	lap Reference	29-A-57
City	THE ENGINEE OF SIX OLO	Соилту	CAROLINE	Sta	te VIRGINIA	Zip Code	
	0.00 AC, MORE OR LESS					2ip 000c	
Sale Price \$	Date of Sale	Loan Term		Property R	ights Appraised 🗸 Fe	ee 🔲 Leasehold 🖺	De Minimis PUD
Actual Real Estate Ta	Xes \$(yr)	Loan charges to be paid			es concessions		
Lender/Client Occupant	VACANT Appraise				N STREET, FREDERICKSE		TATE ADDRAGAL
Состан	riphigase	WHOTEHED O. BOO	มารูบา	CIUMS IO Appraise	FEE SIMPLE MARKET VA	ALUE SUMMART REAL ES	TATE APPRAISA
Location	Urban Urban	Suburban	✓ Run	al I		Good	Avg. Fair Poor
Built Up Growth Rate	Over 75%	25% to 75%	_	er 25%	Employment Stability		
Property Values	Fully Dev. Rapid Increasing	✓ Steady ☐ Stable	Slov	v lining	Convenience to Employn		
Demand/Supply	Shortage	✓ In Balance	☐ Ove		Convenience to Schools	9	
Marketing Time	Under 3 M	os. 🔲 4-6 Mos.		r 6 Mos.	Adequacy of Public Tran	sportation H	
Present Land Use _	25 % 1 Family % 2-4 Fa			Commercial	Recreational Facilities		
Change in Present La	% Industrial% Vacant and Use	Likely (*)	FORESTLAND	ng Place (*)	Adequacy of Utilities		
		FARM & FOREST TO	RESIDEN		Property Compatibility Protection from Detrimer		
Predominant Occupat		☐ Tenant	% Vac		Police and Fire Protection	n 🔲 !	
Single Family Price R Single Family Age			ominant Value \$_		General Appearance of P		
Surgic Farmy Age	yrs. t	to 75 yrs. Predomi	nant Age4	yrs.	Appeal to Market	Ш	
Comments including	those factors, favorable or unfa	avorable, affecting marketal	pitity (e.g. public n	arks, schools vie	w. noise): TYPICAL RUR	AL CAROLINE COUNTY	CHARACTERIZED
BY LARGE TRACTS C	OF FARM AND FORESTLAND SI	LOWLY BEING DIVIDED IN	TO SMALLER SIN	GLE FAMILY HOU	SE SITES. ALL ARE SERVE	ED BY WELL AND SEPTION	C SYSTEMS,
-							
Dimensions TRAPEZ	OID			10.00	So D or Asses	П	
	RP-RURAL PRESERVATION	į.		Present Impro	Sq. Pt. or Acres	Corner do not conform to zoning	
Highest and best use	Present use 0	ther (specify)				THE SOURCE IS LEADING	, royulauolis
Public Flec.	Other (Describe)	OFF SITE IMPROVEMEN		TYPICAL			
Gas		If Access Public	✓ Private Size	TYPICAL e TYPICAL			
Water	WELL Main		✓ Private View				
San. Sewer		Storm Sewer Cur	b/Gutter Drain	age_TYPICAL			
	inderground Elect, & Tel.		et Lights Is the	property located	in a HUD Identified Specia		✓ No Yes
Outments (lavorable u	r unfavorable including any appare	in adverse easements, encroa	chments, or other a	overse conditions):	OFF ROAD WOOD	DED PARCEL.	
to or more tavorable to	recited three recent sales of prinarket reaction to those items of than the subject property, a minimisect property, a plus (+) adjust SUBJECT PROPERTY TAX MAP 29-A-57	us (-) adjustment is made the street is made the comparable	en the subject an hus reducing the i sing the indicated NO. 1	d comparable prop ndicated value of s value of the subje COMP	erties. If a significant item ubject; if a significant item ct. ARABLE NO. 2	in the compositio mean	erty is superior erior to or less
NOUE COS	1700 WINI 2074-07	TAX MAP 8-4	\-55	TAX M	AP 107-A-19A	TAX MAP 48	3-2-2
Proximity to Subject							
Sales Price Price	S		31,900		\$ 23,000		\$ 36,000
Data Source	S — AERIAL PHOTO	MRIS			\$		\$
Date of Sale and	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	MRIS +(-)\$ Adjust.	MRIS	1
Time Adjustment	12/17	10/17	i je najast.	5/17	AN TI IS AUJUST	DESCRIPTION 10/15	+(-)\$ Adjust.
Location Site/View	RURAL	SIM		SUPERIO	R -11,500	SUPERIOR	-9,000
ORE/ VICW	10.00 ACRE	11.5 ACRES	-4,000	10 ACRE	S	14.5 ACRES	-11,172
							-
			d.				
Sales or Financing							ic-
Concessions			1				
Net Adj. (Total)		□+ V - S	4,000	□ + ☑ -	\$ 11,500	T+ V-	20 470
Indicated Value of Subject	₩			-U - U -	3 11,000	+;	20,172
Comments on Market	Data: ALL MADVET DATE		27,900	O COLUMN TO THE STATE OF THE ST	\$ 11,500		15,828
	COST APPROACHES WERE N	APPEARS TO BE GOOD. 1	DUE TO OWNER	OCCUPIED NEIG	HEORHOOD AND THE I	ACK OF IMPROVEME	NTS.
Comments and Condit	ions of Appraisal; THIS SUM D HEREIN. THE SOLE FUNCT	MARY REAL ESTATE APF	IS FOR A POSSI.	BLE DELINQUENT	T ON THE CERTIFICATI	ON, DEFINITION AND LE AND NOTHING ELSE	LIMITING CON-
Final Reconciliation:	AFTER ADJUSTMENTS, THE	ESE SALES REFLECT A WI	DE RANGE OF M		FOR THE SUBJECT.		WHATSOEVER.
Final Reconciliation:	AFTER ADJUSTMENTS, THE				FOR THE SUBJECT.		WHATSOEVER.
Final Reconciliation:	The second secon					to be \$ 20,000	WHATSOEVER
Final Reconciliation:	AFTER ADJUSTMENTS, THE	SMBJECT PROPERTY AS		ARKET VALUES	2017		WHATSOEVER.
Final Reconciliation:	AFTER ADJUSTMENTS, THE	SMBJECT PROPERTY AS		ARKET VALUES		to be \$ 20,000 Did Not Physically Inspe	WHATSOEVER.

	Benower		DAVIS, NOR	MAINTA LEEF			Conc	uc Trac	t	Alon Delamone		67-A-69
	Property Address 2	0452 JEFFEROSN D	AVIS HWY				_ 0015	us mac	·	map Reference	-	07-A-09
<u>5</u>	City			Co	ounty	CAROLIN	E S	tate	VIRGINIA	Zip Code	-	
V)!	Legal Description 22									zip 000c		
E	Sale Price \$	Dat		Lo			s. Property	Rights /	Appraised 🗸	Fee Titeas	sehold	De Minimis PUI
=	Actual Real Estate Ta	IXES \$	(AL)	Loan charges t	to be pai	d by seller \$			cessions		-011010	DC INITIALITY DI
	Cendes/Client	VACANT	ANDS ANDER		I C BO		725 JACKSO					
	оссиран	*110/101	_ Appraiser_	MICHAE	L C. BO	ucsInst	ructions to Apprais	er FEE	SIMPLE MARKET	VALUE SUMMAE	RY REAL I	ESTATE APPRAISA
	Location		Urban	☐ Subi	urhan	Пъ	rai	_				
	Built Up		Over 75%	_	to 75%	=	nder 25%	Emple	company Challing		Good	Avg. Fair Poor
	Growth Rate	_ =	Rapid	✓ Steam			DW 23%		oyment Stability enience to Employ		님	
	Property Values	7	Increasing	☐ Stab		=	clining		enience to Employ enience to Shoppi		\vdash	
	Demand/Supply		Shortage		alance		rersupply		enience to School		H	
	Marketing Time	Ø	Under 3 Mos.	. 4-61			er 6 Mos.		uacy of Public Tra		H	ド마
므	Present Land Use					% Condo 10	% Commercial		eational Facilities	поронавон	H	
\ \(\frac{1}{2}\)	-		% Vacant	65 %	FARM &	& FORESTLAND			uacy of Utilities		జ	
EO8	Change in Present La		Not Likely	✓ Likely		☐ Ta	king Place (*)		rty Compatibility			
JEIGHBORHOOD	Design 1 40	1 1			To	RESIDE	NTIAL		ction from Detrime	ental Conditions	H	
=	Predominant Occupa		Owner	☐ Tena			ecant		and Fire Protection			
	Single Family Price R Single Family Age			\$ 250,000	_ Pred	lominant Value \$		Gener	ral Appearance of	Properties		
	Only is a may Age		yrs. to _	75 yrs .	Predom	nant Age	40 yrs.	Appea	al to Market			
	Comments including	those factors favors	shle or unfows	enhla offication -		- 1918						
	Comments including BY LARGE TRACTS O	F FARM AND FORE	DVAND SI ON	MADE, Allecting I	IDED IN	DINTY (e.g. public	parks, schools, vie	W, nois	e): TYPICAL RUI	RAL CAROLINE	COUNTY	CHARACTERIZED
		A CHANGE COURT OF THE	DIMENSO DESCRIPTION	VVET BEING DIVI	יוו ענועו	TO SIVIALLER SII	NGLE FAMIL I HOU	72E 211E	ES. ALL ARE SERV	ED BY WELL A	ND SEPT	IC SYSTEMS,
							-	-				
	Dimensions IRREGUL					=	22,77	So Fi	or Acres		/ Ca= 4	-1 -A
	Zoning classification						Present Impro				Come	
	Highest and best use	Present us		r (specify)						GO HOL COINGH	II AD ZOJINI	ny regulations
	Public	Other (Describe		OFF SITE IMPR			TYPICAL				-	
	Elec.	TANK	Street A		ublic	Private Size						
55	Gas 🔲 Water 🔽	TANK		ASPHALT		Sha	pe IRREGULAR					
	San, Sewer	SEPTIC	Mainten			Private View						
H	=	nderground Elect. &		orm Sewer		Children and State of the Control of	nage TYPICAL					
					☐ Site	et Lights Is th	e property located	in a HU	D Identified Speci	al Flood Hazard	Area?	✓ No Yes
	Comments (lavorable or WOODED PARCEL TH	HAT CONTAINS A CO	OLONIAL FRA	MARISE CASCINETES	s, encroa	chments, or other	adverse conditions):	C ZONE	ACANT PARCEL	THAT FRONTS	S U.S. 1 A	ND S.R. 601.
-	IN THE IS O CO		OHOUSE THE			THOUGH DADT						
	IN THE IMMEDIATE	NEIGHBORHOOD, I	TS PROPENSI	TY FOR CHANG	E APPEA	LTHOUGH PART	OF THE PARCEL I	3 ZUNE	ED FOR BUSINESS,	DUE TO SLOW	BUSINES	S DEVELOPMENT
	IN THE IMMEDIATE	NEIGHBORHOOD, I	TS PROPENSI	TY FOR CHANGI	E APPEA	ARS TO BE SLOW	OF THE PARCEL D	3 ZUNE	ED FOR BUSINESS,	DUE TO SLOW	BUSINES	SS DEVELOPMENT
	The undersigned has r	ecited three recent s	TS PROPENSI	TY FOR CHANGI	E APPEA	ARS TO BE SLOW	t and hac concider	rad than	o in the mediates			
	The undersigned has radjustment reflecting m	recited three recent s	TS PROPENSI	TY FOR CHANGI	E APPEA	ARS TO BE SLOW	t and has consider	red thes	e in the market ar	nalysis. The des	cription in	ncludes a dollar
	The undersigned has r adjustment reflecting m to or more tayorable th	recited three recent s nanket reaction to tho nan the subject prope	TS PROPENSI sales of proper use items of serty, a minus	TY FOR CHANGI rises most similar significant variation (-) adjustment is	E APPEA r and property between the state of	oximale to subject an	t and has consider	red these	e in the market ar	nalysis. The des	cription in	ncludes a dollar
	The undersigned has r adjustment reflecting m to or more lavorable th lavorable than the sub	recited three recent s narket reaction to the nan the subject proper ject property, a plus	TS PROPENSI sales of proper se items of s arty, a minus (+) adjustmi	TY FOR CHANGI rties most similar significant variatio (-) adjustment is ent is made thus	E APPEA r and pro in betwee made the	oximale to subject an automotion of the subject and the subject and the indicated	t and has consider nd comparable prop indicated value of s value of the subje	red these erties, t subject; o	e in the market ar It a significant item if a significant item	nalysis. The des	cription in	ncludes a dollar
	The undersigned has r adjustment reflecting m to or more favorable th favorable than the sub	recited three recent s natiket reaction to the nan the subject proper ject property, a plus SUBJECT PRO	TS PROPENSI Falses of proper Secretary of secretary, a minus (+) adjustmin	TY FOR CHANGI rises most similar significant variation (-) adjustment is ent is made thus COMPA	r and proper made the increase	ars to be slow ordinate to subject en the subject are nus reducing the ring the indicated NO. 1	at and has consider and comparable prop indicated value of s value of the subje	red these perties. It subject; ct.	e in the market ar if a significant item if a significant item	nalysis. The des in the compar in the compar	cription in Table prop Table is in	ncludes a dollar
	The undersigned has r adjustment reflecting m to or more lavorable th lavorable than the sub	recited three recent s narket reaction to the nan the subject proper ject property, a plus	TS PROPENSI Falses of proper Secretary of secretary, a minus (+) adjustmin	TY FOR CHANGI rises most similar significant variation (-) adjustment is ent is made thus COMPA	E APPEA r and pro in betwee made the	ars to be slow ordinate to subject en the subject are nus reducing the ring the indicated NO. 1	at and has consider and comparable prop indicated value of s value of the subje	red these erties, t subject; o	e in the market ar if a significant item if a significant item	nalysis. The des in the compar in the compara CO	cription in Table prop Table is in	ncludes a dollar erty is superior ferior to or less
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	The undersigned has r adjustment reflecting m to or more favorable th favorable than the sub	recited three recent s narket reaction to the nan the subject property, a plus SUBJECT PRO TAX MAP 61-4	TS PROPENSI Falses of proper Secretary of secretary, a minus (+) adjustmin	TY FOR CHANGI rises most similar significant variation (-) adjustment is ent is made thus COMPA	r and print between made the increase ARABLE MAP 68-	oximate to subject an us reducing the indicated NO. 1	at and has consider and comparable prop indicated value of s value of the subje	red these subject of. PARABLMAP 57-6	e in the market at if a significant item if a significant item E NO. 2 a-44A	nalysis. The des in the compar in the compara CO	cription in Table prop Table is in	ncludes a dollar erty is superior ferior to or less BLE NO. 3
200	The undersigned has r adjustment reflecting m to or more favorable the favorable than the sub ITEM Address	recited three recent s nativet reaction to tho nan the subject property, a plus ject property, a plus SUBJECT PRO TAX MAP 61-4	TS PROPENSI Falses of proper Secretary of secretary, a minus (+) adjustmin	TY FOR CHANGI rises most similar significant variation (-) adjustment is ent is made thus COMPA	r and print between made the increase MAP 68-	oximate to subject an us reducing the indicated NO. 1	at and has consider and comparable prop indicated value of s value of the subje	red these lecties. I subject ct. PARABL MAP 57-6	e in the market at it a significant item if a significant item E NO. 2 a-44A	nalysis. The des in the compar in the compara CO	cription in Table prop Table is in	ncludes a dollar erty is superior ferior to or less
2001	The undersigned has radjustment reflecting into or more favorable than the sub- ITEM Address Proximity to Subject Sales Price	recited three recent s ranket reaction to tho ran the subject property, a plus SUBJECT PRO TAX MAP 61-4	rs Propensi sales of propersise items of serty, a minus (+) adjustro	TY FOR CHANGI rises most similar significant variation (-) adjustment is ent is made thus COMPA TAX	r and print between made the increase ARABLE MAP 68-	oximate to subject an us reducing the indicated NO. 1	at and has consider and comparable prop indicated value of s value of the subje	red these lections. It is subject to the section of	e in the market at if a significant item if a significant item E NO. 2 a-44A	nalysis. The des in the compar in the compara CO	cription ir able prop able is in IMPARAB AX MAP 10	ncludes a dollar lerty is superior ferior to or less BLE NO. 3 10-A-4
R ANGELSIS	The undersigned has radjustment reflecting into or more favorable than the sub- ITEM Address Proximity to Subject Sales Price Data Source Date of Sale and	recited three recent s ranket reaction to tho ran the subject property, a plus SUBJECT PRO TAX MAP 61-4 S S S	rs PROPENSI sales of properse items of serty, a minus (+) adjustmi	TY FOR CHANGI rises most similar significant variation (-) adjustment is ent is made thus COMPA TAX	r and print between made it is increases RABLE MAP 68 S MRIS	oximate to subject an nus reducing the indicated NO. 1	t and has consider d comparable prop indicated value of s value of the subject COMP	red these lecties. It is subject ct. PARABLMAP 57-6	e in the market at it a significant item if a significant item E NO. 2 a 44A	nalysis. The des n in the compar in the compar CO	cription ir able prop able is in IMPARAB AX MAP 10 MRIS	ncludes a dollar lerty is superior ferior to or less BLE NO. 3 20-A-4 \$ 104,025
R ANGELSIS	The undersigned has radjustment reflecting into or more tavorable than the sub- ITEM Address Proximity to Subject Sales Price Data Source	recited three recent sharket reaction to the contain the subject property, a plus SUBJECT PROTAX MAP 61-4	rs PROPENSI sales of properse items of serty, a minus (+) adjustmi	TY FOR CHANGI rties most similar significant variation (-) adjustment is ent is made thus COMPA TAX	r and print between made it is increases RABLE MAP 68 S MRIS	oximate to subject an us reducing the indicated NO. 1	at and has consider and comparable prop indicated value of s value of the subje	red these lecties. It is subject ct. PARABLMAP 57-6	e in the market at it a significant item if a significant item E NO. 2 a-44A	nalysis. The des in the compar in the compara CO	cription ir rable prop able is in IMPARAB AX MAP 10 MRIS PTION	ncludes a dollar lerty is superior ferior to or less BLE NO. 3 10-A-4
The part when talls	The undersigned has radjustment reflecting into or more tavorable than the sub- ITEM Address Proximity to Subject Sales Price Data Source Date of Sale and ITEM Adjustment Location	recited three recent sharket reaction to the subject property, a plus SUBJECT PRO TAX MAP 61-4 \$	rales of proper se items of serty, a minus (+) adjustmin PERTY A-12 ECTION DN	TY FOR CHANGI rises most similar significant variation (-) adjustment is ent is made thus COMPA TAX	r and print between made the increase MRABLE MAP 68- S MRIS	oximate to subject an nus reducing the indicated NO. 1	t and has consider d comparable prop indicated value of the subject to the subjec	red these erties. I subject ct. PARABL MAP 57-6 MRUS ON	e in the market at it a significant item if a significant item E NO. 2 a 44A	nalysis. The des	cription ir rable prop able is in IMPARAB AX MAP 10 MRIS PTION	ncludes a dollar letty is superior ferior to or less SLE NO. 3 DO-A-4 \$ 104,025 \$ + (-)\$ Adjust
	The undersigned has radjustment reflecting into or more tavorable than the sub- ITEM Address Proximity to Subject Sales Price Data Source Data of Sale and ITEM	recited three recent sharket reaction to the contain the subject property, a plus SUBJECT PROTAX MAP 61-4 S	rales of proper se items of serty, a minus (+) adjustmin PERTY A-12 ECTION DN	TY FOR CHANGI rises most similar significant variation (-) adjustment is ent is made thus COMPA TAX I DESCRIPTIO 5/18	r and print between made the increase ARABLE MAP 68- MAP 68- S MRIS	oximate to subject an nus reducing the indicated NO. 1 A.4 115,000	t and has consider d comparable prop indicated value of s value of the subject COMP TAX N DESCRIPTIO 2018	red these erties. I subject ct. PARABL MAP 57-6 MRIS ON	e in the market at a significant item if a significant item if a significant item if a significant item 4.44A \$ 95,900 \$ +(-)\$ Adjust	nalysis. The des	Cription in cripti	ncludes a dollar lerty is superior ferior to or less BLE NO. 3 20-A-4 \$ 104,025
	The undersigned has radjustment reflecting into or more tavorable than the sub- ITEM Address Proximity to Subject Sales Price Data Source Date of Sale and ITEM Adjustment Location	recited three recent sharket reaction to the subject property, a plus SUBJECT PRO TAX MAP 61-4 \$	rales of proper se items of serty, a minus (+) adjustmin PERTY A-12 ECTION DN	TY FOR CHANGI Ties most similar significant variation (-) adjustment is ent is made thus COMPA TAX DESCRIPTIO 5/18 INFERIOR	r and print between made the increase ARABLE MAP 68- MAP 68- S MRIS	oximate to subject an nus reducing the indicated NO. 1 115,000 +(-)\$ Adjust +25,000	t and has consider d comparable prop indicated value of s value of the subject COMP TAX N DESCRIPTIO 2018 INFERIO	red these erties. I subject ct. PARABL MAP 57-6 MRIS ON	e in the market at a significant item if a significant item if a significant item if a significant item 44A \$ 95,900 \$ +(-)\$ Adjust +48,000	nalysis. The des	Cription in cripti	ncludes a dollar entry is superior ferior to or less DLE NO. 3 DO-A-4 \$ 104,025 \$ + (-)\$ Adjust +50,000
	The undersigned has radjustment reflecting into or more tavorable than the sub- ITEM Address Proximity to Subject Sales Price Data Source Date of Sale and ITEM Adjustment Location	recited three recent sharket reaction to the subject property, a plus SUBJECT PRO TAX MAP 61-4 \$	rales of proper se items of serty, a minus (+) adjustmin PERTY A-12 ECTION DN	TY FOR CHANGI Ties most similar significant variation (-) adjustment is ent is made thus COMPA TAX DESCRIPTIO 5/18 INFERIOR	r and print between made the increase ARABLE MAP 68- MAP 68- S MRIS	oximate to subject an nus reducing the indicated NO. 1 115,000 +(-)\$ Adjust +25,000	t and has consider d comparable prop indicated value of s value of the subject COMP TAX N DESCRIPTIO 2018 INFERIO	red these erties. I subject ct. PARABL MAP 57-6 MRIS ON	e in the market at a significant item if a significant item if a significant item if a significant item 44A \$ 95,900 \$ +(-)\$ Adjust +48,000	nalysis. The des	Cription in cripti	ncludes a dollar entry is superior ferior to or less DLE NO. 3 DO-A-4 \$ 104,025 \$ + (-)\$ Adjust +50,000
The part when talls	The undersigned has radjustment reflecting into or more tavorable than the sub- ITEM Address Proximity to Subject Sales Price Data Source Date of Sale and ITEM Adjustment Location	recited three recent sharket reaction to the subject property, a plus SUBJECT PRO TAX MAP 61-4 \$	rales of proper se items of serty, a minus (+) adjustmin PERTY A-12 ECTION DN	TY FOR CHANGI Ties most similar significant variation (-) adjustment is ent is made thus COMPA TAX DESCRIPTIO 5/18 INFERIOR	r and print between made the increase ARABLE MAP 68- MAP 68- S MRIS	oximate to subject an nus reducing the indicated NO. 1 115,000 +(-)\$ Adjust +25,000	t and has consider d comparable prop indicated value of s value of the subject COMP TAX N DESCRIPTIO 2018 INFERIO	red these erties. I subject ct. PARABL MAP 57-6 MRIS ON	e in the market at a significant item if a significant item if a significant item if a significant item 44A \$ 95,900 \$ +(-)\$ Adjust +48,000	nalysis. The des	Cription in cripti	ncludes a dollar entry is superior ferior to or less DLE NO. 3 DO-A-4 \$ 104,025 \$ + (-)\$ Adjust +50,000
	The undersigned has radjustment reflecting material to or more tavorable than the sub- ITEM Address Proximity to Subject Sales Price Data Source Data of Sale and Time Adjustment Location Site/View	recited three recent sharket reaction to the subject property, a plus SUBJECT PRO TAX MAP 61-4 \$	rales of proper se items of serty, a minus (+) adjustmin PERTY A-12 ECTION DN	TY FOR CHANGI Ties most similar significant variation (-) adjustment is ent is made thus COMPA TAX DESCRIPTIO 5/18 INFERIOR	r and print between made the increase ARABLE MAP 68- MAP 68- S MRIS	oximate to subject an nus reducing the indicated NO. 1 115,000 +(-)\$ Adjust +25,000	t and has consider d comparable prop indicated value of s value of the subject COMP TAX N DESCRIPTIO 2018 INFERIO	red these erties. I subject ct. PARABL MAP 57-6 MRIS ON	e in the market at a significant item if a significant item if a significant item if a significant item 44A \$ 95,900 \$ +(-)\$ Adjust +48,000	nalysis. The des	Cription in cripti	ncludes a dollar entry is superior ferior to or less DLE NO. 3 DO-A-4 \$ 104,025 \$ + (-)\$ Adjust +50,000
Sign and Property Company of the Com	The undersigned has radjustment reflecting into or more tavorable than the sub- ITEM Address Proximity to Subject Sales Price Data Source Date of Sale and ITEM Adjustment Location	recited three recent sharket reaction to the subject property, a plus SUBJECT PRO TAX MAP 61-4 \$	rales of proper se items of serty, a minus (+) adjustmin PERTY A-12 ECTION DN	TY FOR CHANGI Ties most similar significant variation (-) adjustment is ent is made thus COMPA TAX DESCRIPTIO 5/18 INFERIOR	r and print between made the increase ARABLE MAP 68- MAP 68- S MRIS	oximate to subject an nus reducing the indicated NO. 1 115,000 +(-)\$ Adjust +25,000	t and has consider d comparable prop indicated value of s value of the subject COMP TAX N DESCRIPTIO 2018 INFERIO	red these erties. I subject ct. PARABL MAP 57-6 MRIS ON	e in the market at a significant item if a significant item if a significant item if a significant item 44A \$ 95,900 \$ +(-)\$ Adjust +48,000	nalysis. The des	Cription in cripti	ncludes a dollar entry is superior ferior to or less DLE NO. 3 DO-A-4 \$ 104,025 \$ + (-)\$ Adjust +50,000
WHIRE DAY AUGUSTS	The undersigned has radjustment reflecting material to or more tavorable that the sub- ITEM Address Proximity to Subject Sales Price Data Source Data Source Date of Sale and Time Adjustment Location Site/View	recited three recent sharket reaction to the subject property, a plus SUBJECT PRO TAX MAP 61-4 \$	TS PROPENSI Falses of propersise items of serty, a minus (+) adjustm PERTY A-12 FECTION ON EA	TY FOR CHANGI ties most similar significant variatio (-) adjustment is ent is made thus COMPA TAX DESCRIPTIO 5/18 INFERIOR 27.1 ACRE	r and pron between made the increase ARABLE MAP 68-	oximate to subject an use reducing the indicated NO. 1 115,000 +(-)\$ Adjust. +25,000 -18,186	t and has consider ad comparable prop indicated value of sevential COMP TAX N DESCRIPTIO 2018 INFERIOR 25 ACRE	red these laubject of the service of	e in the market at a significant item if a significant item is a significant item is a significant item in a significant item is a s	DESCRIE 4/18 INFERRI	MRIS PTION BIOR	cludes a dollar erty is superior ferior to or less BLE NO. 3 00-A-4 \$ 104,025 \$ +(-)\$ Adjust +50,000 -36,690
SIGNATURE TURNET	The undersigned has radjustment reflecting material to or more tavorable that the sub- ITEM Address Proximity to Subject Sales Price Price Data Source Data Source Data Source Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value	recited three recent sharket reaction to the subject property, a plus SUBJECT PRO TAX MAP 61-4 \$	TS PROPENSI Falses of propersise items of serty, a minus (+) adjustm PERTY A-12 FECTION ON EA	TY FOR CHANGI Ties most similar significant variation (-) adjustment is ent is made thus COMPA TAX DESCRIPTIO 5/18 INFERIOR	r and pron between made the increase ARABLE MAP 68-	oximate to subject an nus reducing the indicated NO. 1 115,000 +(-)\$ Adjust +25,000	t and has consider d comparable prop indicated value of s value of the subject COMP TAX N DESCRIPTIO 2018 INFERIO	red these laubject of the service of	e in the market at a significant item if a significant item if a significant item if a significant item 44A \$ 95,900 \$ +(-)\$ Adjust +48,000	nalysis. The des	MRIS PTION BIOR	ncludes a dollar entry is superior ferior to or less DLE NO. 3 DO-A-4 \$ 104,025 \$ + (-)\$ Adjust +50,000
SIGNATURE TURNET	The undersigned has radjustment reflecting material to or more favorable that the sub- TIEM Address Proximity to Subject Sales Price Data Source Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total)	recited three recent sharket reaction to the subject property, a plus SUBJECT PRO TAX MAP 61-4 \$	TS PROPENSI Falses of propersise items of serty, a minus (+) adjustm PERTY A-12 FECTION ON EA	TY FOR CHANGI ties most similar significant variatio (-) adjustment is ent is made thus COMPA TAX DESCRIPTIO 5/18 INFERIOR 27.1 ACRE	r and pron between made the sincrease ARABLE MAP 68-	oximate to subject an use reducing the indicated NO. 1 115,000 +(-)\$ Adjust. +25,000 -18,186	t and has consider ad comparable prop indicated value of sevential COMP TAX N DESCRIPTIO 2018 INFERIOR 25 ACRE	red thesi lecties. I subject ct. PARABL MAP 57-6	e in the market at a significant item if a significant item is a significant item is a significant item in a significant item is a s	DESCRIE 4/18 INFERRI	MRIS PTION BIOR	cludes a dollar erty is superior ferior to or less
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File No.

City	MAHA DR.				Census		ap Reference	
			County	CAROLINE	State	VIRGINIA	Zip Code	
Legal Description 1. Sale Price \$			— Loan To	070 - 14m	Dranash, Dia	hts Appraised 🗸 Fo	n	D. Misissi Run
	ixes \$	(yr)	Loan charges to be p	aid by seller \$. Property Hig —— Other sales	ius abbisiseo [4] H	Be L Leasenoid	LI De Minimis PUD
trades/Client		SANDS ANDER	RSON	Addre	725 JACKSON	STREET, FREDERICKSE		
Occupant	VACAIVI	Appraiser_	MICHAEL C. B	lnstn	ctions to Appraiser	FEE SIMPLE MARKET V	ALUE SUMMARY REAL	ESTATE APPRAISA
Location		Urban	✓ Suburban				Good	d Avg. Fair Poor
Built Up Growth Rate	Fully Dev.	Over 75%	✓ 25% to 75✓ Steady	% □ Und □ Slo		Employment Stability		
Property Values		Increasing	Stable	Dec	4	Convenience to Employn Convenience to Shoppin		
Demand/Supply	Ì	Shortage	In Balance		ersupply	Convenience to Schools	Ō	
Marketing Time Present Land Use	% 1 Family	Under 3 Mos	s.		er 6 Mos.	Adequacy of Public Tran Recreational Facilities	sportation	
1 TOSGIT EQUID OSC		% Vacant	%			Adequacy of Utilities	sportation	
Change in Present Li	and Use	✓ Not Likely	Likely (*)	☐ Tab	ing Place (*)	Property Compatibility		
Predominant Occupa	IDCV ((*) From	Tenant	To	then	Protection from Detrimer Police and Fire Protectio		
Single Family Price F	lange \$	N/A b	0\$P	redominant Value \$		General Appearance of F		
Single Family Age	-	yrs. to	yrs. Predo	ominant Age	утъ.	Appeal to Market		
Comments including	those factors, fa	avorable or unfav	orable, affection marks	etability (e.a. public :	narks schools view	, noise): COMMERCIA	L AREA OF CARMEL	CHURCH.
			with the state of the st		raina, autibula, ticw	, moral,		
Dimensions IRREGU	LAR			-	1.53 S	q. Pt. or Acres	✓ Corr	er I at
Zoning classification	BUSINESS-1			N= N=		ements 🗹 do 🔲		
Highest and best use Public	Other (Des	ent use 0th	ner (specify) OFF SITE IMPROVE	MENTE				
	Unes (Des			Private Size	TYPICAL			
Elec.		Surfac	e ASPHALT	Sha	pe IRREGULAR	780		
Water ✓ San. Sewer ✓				Private View		TE A DEA	-	
	Inderground Elec	ct. & Tel.			nage LOW DRAIAC	n a HUD Identified Specia	al Flood Hazard Area?	✓ No Yes
Comments (favorable o	or untavorable incl	uding any apparen	t adverse easements, end	croachments, or other	adverse conditions):	COMMERCIAL PA	RCEL THAT APPEAR	RS TO BE A DRAIN-
AGE AREA, DUE TO	THE SUBJECT'S	S TERRAIN, IT IS	THE OPINION OF THI	S APPRAISER THAT	IT WILL BE COSTL'	Y TO BRING TO GRADE	WITH OMAHA DRIVE	
The undersigned has	recited three rec	cent sales of prop	perties most similar and	proximate to subject	t and has considere	d these in the market ar	nalysis. The description	includes a dollar
m or more rayurable	man me subject	property, a minus	s (-) adjustment is mad	le thus reducing the	indicated value of su	rties. If a significant item bject, if a significant item	n in the comparable pr	operty is superior
Tavorable than the su	bject property, a	plus (+) adjust	ment is made thus incr	reasing the indicated		-Jane III - Grantonii Indii		
Address	SUBJECT			Agend no workers	value of the subject	l.		MINGROUP BUT ON RESS
22410113	TAX MA	PROPERTY P.83_A_R2	COMPARAB	LE NO. 1	COMPA	RABLE NO. 2	COMPAR	ABLE NO. 3
Address	TAX MAI	PROPERTY P 83-A-B2		LE NO. 1	COMPA		COMPAR TAX MAP 56-	ABLE NO. 3
Proximity to Subject	T		COMPARAB	LE NO. 1	COMPA	RABLE NO. 2		ABLE NO. 3
Proximity to Subject Sales Price	1	P 83-A-B2	COMPARAB	LE NO. 1 5-1E & 1D \$ 1,907,474	COMPA	RABLE NO. 2 82-A-B3 & 129 \$ 432,412		ABLE NO. 3 A-139 & 138
Proximity to Subject	\$- \$-	P 83-A-B2	COMPARAB	\$ 1,907,474 \$ 125,492/AC	COMPA TAX MAP	\$ 432,412 \$ 47,833/AC	TAX MAP 56-	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC
Proximity to Subject Sales Price Price Data Source Date of Sale and	\$ \$ INSPE	P 83-A-B2 ECTION RIPTION	COMPARAB TAX MAP 52-	\$ 1,907,474 \$ 125,492/AC	COMPA TAX MAP	\$ 432,412 \$ 47,833/AC	TAX MAP 56-	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC
Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment	\$ — \$ — INSPE DESCE 12	P 83-A-B2 ECTION RIPTION 2/17	COMPARAB TAX MAP 52- MRI: DESCRIPTION 8/16	\$ 1,907,474 \$ 125,492/AC	COMPA TAX MAP DESCRIPTION 6/15	\$ 432,412 \$ 47,833/AC	TAX MAP 58- MR DESCRIPTION 8/17	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC
Proximity to Subject Sales Price Price Data Source Date of Sale and	\$ \$ INSPE DESCE 12 SUBU	P 83-A-B2 ECTION RIPTION	COMPARAB TAX MAP 52- MRI: DESCRIPTION	\$ 1,907,474 \$ 125,492/AC \$ +(-)\$ Adjust	DESCRIPTION 6/15	\$ 432,412 \$ 47,833/AC MRIS N +(-)\$ Adjust.	MR DESCRIPTION 8/17 INFERIOR	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC IS +(-)\$ Adjust. +137,000
Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location	\$ \$ INSPE DESCE 12 SUBU	P 83-A-B2 ECTION RIPTION 2/17 JRBAN	COMPARAB TAX MAP 52- MRI: DESCRIPTION 8/16 SIM	\$ 1,907,474 \$ 125,492/AC	COMPA TAX MAP DESCRIPTION 6/15	\$ 432,412 \$ 47,833/AC MRIS N +(-)\$ Adjust.	TAX MAP 58- MR DESCRIPTION 8/17	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC IS +(-)\$ Adjust.
Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location	\$ \$ INSPE DESCE 12 SUBU	P 83-A-B2 ECTION RIPTION 2/17 JRBAN	COMPARAB TAX MAP 52- MRI: DESCRIPTION 8/16 SIM	\$ 1,907,474 \$ 125,492/AC \$ +(-)\$ Adjust	DESCRIPTION 6/15	\$ 432,412 \$ 47,833/AC MRIS N +(-)\$ Adjust.	MR DESCRIPTION 8/17 INFERIOR	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC IS +(-)\$ Adjust. +137,000
Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View	\$ \$ INSPE DESCE 12 SUBU	P 83-A-B2 ECTION RIPTION 2/17 JRBAN	COMPARAB TAX MAP 52- MRI: DESCRIPTION 8/16 SIM	\$ 1,907,474 \$ 125,492/AC \$ +(-)\$ Adjust	DESCRIPTION 6/15	\$ 432,412 \$ 47,833/AC MRIS N +(-)\$ Adjust.	MR DESCRIPTION 8/17 INFERIOR	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC IS +(-)\$ Adjust. +137,000
Proximity to Subject Sales Price Price Data Source Data of Sale and Time Adjustment Location Site/View Sales or Financing	\$ \$ INSPE DESCE 12 SUBU	P 83-A-B2 ECTION RIPTION 2/17 JRBAN	COMPARAB TAX MAP 52- MRI: DESCRIPTION 8/16 SIM	\$ 1,907,474 \$ 125,492/AC \$ +(-)\$ Adjust	DESCRIPTION 6/15	\$ 432,412 \$ 47,833/AC MRIS N +(-)\$ Adjust.	MR DESCRIPTION 8/17 INFERIOR	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC IS +(-)\$ Adjust. +137,000
Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions	\$ \$ INSPE DESCE 12 SUBU	P 83-A-B2 ECTION RIPTION 2/17 JRBAN	MRI: DESCRIPTION 8/16 SIM 15.2 ACRES	\$ 1,907,474 \$ 125,492/AC \$ +(-)\$ Adjust	DESCRIPTION 6/15 SIM 9.04 ACRES	\$ 432,412 \$ 47,833/AC MRIS N +(-)\$ Adjust.	MR DESCRIPTION 8/17 INFERIOR	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC IS +(-)\$ Adjust. +137,000
Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value	\$ — \$ — INSPE DESCF 12 SUBU 1.53 A	P 83-A-B2 ECTION RIPTION 2/17 JRBAN	COMPARAB TAX MAP 52- MRI: DESCRIPTION 8/16 SIM	\$ 1,907,474 \$ 125,492/AC \$ +(-)\$ Adjust	DESCRIPTION 6/15	\$ 432,412 \$ 47,833/AC MRIS N +(-)\$ Adjust.	MR DESCRIPTION 8/17 INFERIOR	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC IS +(-)\$ Adjust. +137,000
Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	\$ — \$ — INSPE DESCE 12 SUBU 1.53 A	P 83-A-B2 ECTION RIPTION 2/17 JRBAN ACRES	COMPARAB TAX MAP 52- MRI: DESCRIPTION 8/16 SIM 15.2 ACRES	\$ 1,907,474 \$ 125,492/AC \$ +(-)\$ Adjust -1,715,475 \$ 191,999	DESCRIPTION 6/15 SIM 9.04 ACRES	\$ 432,412 \$ 47,833/AC MRIS N +(-)\$ Adjust S -359,225 \$ 359,225	MR DESCRIPTION 8/17 INFERIOR 10.13 ACRES	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC IS +(-)\$ Adjust +137,000 -116,304
Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market	\$ INSPEDENCE 12 SUBU 1.53 A	P 83-A-B2 ECTION RIPTION 2/17 JRBAN ACRES	COMPARAB TAX MAP 52- MRI: DESCRIPTION 8/16 SIM 15.2 ACRES	\$ 1,907,474 \$ 125,492/AC \$ +(-)\$ Adjust -1,715,475 \$ 191,999	DESCRIPTION 6/15 SIM 9.04 ACRES	\$ 432,412 \$ 47,833/AC MRIS N +(-)\$ Adjust \$ 359,225	MR DESCRIPTION 8/17 INFERIOR 10.13 ACRES	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC IS +(-)\$ Adjust +137,000 -116,304
Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	\$ INSPEDENCE 12 SUBU 1.53 A	P 83-A-B2 ECTION RIPTION 2/17 JRBAN ACRES	COMPARAB TAX MAP 52- MRI: DESCRIPTION 8/16 SIM 15.2 ACRES	\$ 1,907,474 \$ 125,492/AC \$ +(-)\$ Adjust -1,715,475 \$ 191,999	DESCRIPTION 6/15 SIM 9.04 ACRES	\$ 432,412 \$ 47,833/AC MRIS N +(-)\$ Adjust S -359,225 \$ 359,225	MR DESCRIPTION 8/17 INFERIOR 10.13 ACRES	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC IS +(-)\$ Adjust +137,000 -116,304
Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND	S — INSPEDENCE 12 SUBU 1.53 A LL M COST APPROACTIONS of Apprais.	P 83-A-B2 ECTION RIPTION 2/17 JRBAN ACRES MARKET DATA A CHES WERE NO	COMPARAB TAX MAP 52- MRI: DESCRIPTION 8/16 SIM 15.2 ACRES APPEARS TO BE GOOD T USED.	\$ 1,907,474 \$ 125,492/AC S +(-)\$ Adjust -1,715,475 \$ 191,999 D. DUE TO OWNER	DESCRIPTION 6/15 SIM 9.04 ACRES OCCUPIED NEIGH	\$ 432,412 \$ 47,833/AC MRIS N +(-)\$ Adjust S -359,225 \$ 73,186 HBORHOOD AND THE	MR DESCRIPTION 8/17 INFERIOR 10.13 ACRES	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC IS +(-)\$ Adjust +137,000 -116,304 \$ 20,696 \$ 157,696 MENTS.
Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND	S — INSPEDENCE 12 SUBU 1.53 A LL M COST APPROACTIONS of Apprais.	P 83-A-B2 ECTION RIPTION 2/17 JRBAN ACRES MARKET DATA A CHES WERE NO	COMPARAB TAX MAP 52- MRI: DESCRIPTION 8/16 SIM 15.2 ACRES APPEARS TO BE GOOD T USED.	\$ 1,907,474 \$ 125,492/AC S +(-)\$ Adjust -1,715,475 \$ 191,999 D. DUE TO OWNER	DESCRIPTION 6/15 SIM 9.04 ACRES OCCUPIED NEIGH	\$ 432,412 \$ 47,833/AC MRIS N +(-)\$ Adjust S -359,225 \$ 359,225 \$ 73,186 HBORHOOD AND THE	MR DESCRIPTION 8/17 INFERIOR 10.13 ACRES	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC IS +(-)\$ Adjust +137,000 -116,304 \$ 20,696 \$ 157,696 MENTS.
Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND	S — INSPEDENCE 12 SUBU 1.53 A LL M COST APPROACTIONS of Apprais.	P 83-A-B2 ECTION RIPTION 2/17 JRBAN ACRES MARKET DATA A CHES WERE NO	COMPARAB TAX MAP 52- MRI: DESCRIPTION 8/16 SIM 15.2 ACRES APPEARS TO BE GOOD T USED.	\$ 1,907,474 \$ 125,492/AC S +(-)\$ Adjust -1,715,475 \$ 191,999 D. DUE TO OWNER	DESCRIPTION 6/15 SIM 9.04 ACRES OCCUPIED NEIGH	\$ 432,412 \$ 47,833/AC MRIS N +(-)\$ Adjust S -359,225 \$ 73,186 HBORHOOD AND THE	MR DESCRIPTION 8/17 INFERIOR 10.13 ACRES	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC IS +(-)\$ Adjust +137,000 -116,304 \$ 20,696 \$ 157,696 MENTS.
Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND	S — INSPEDENCE 12 SUBUL 1.53 A LL M COST APPROACE THE COST APPROAC	P 83-A-B2 ECTION RIPTION 2/17 JRBAN ACRES MARKET DATA A CHES WERE NO al: THIS SUMM TE SOLE FUNCTI	COMPARAB TAX MAP 52- MRI: DESCRIPTION 8/16 SIM 15.2 ACRES APPEARS TO BE GOOD T USED.	\$ 1,907,474 \$ 125,492/AC \$ +(-)\$ Adjust -1,715,475 \$ 191,999 D. DUE TO OWNER	DESCRIPTION 6/15 SIM 9.04 ACRES COCCUPIED NEIGHT	\$ 432,412 \$ 47,833/AC MRIS N +(-)\$ Adjust S -359,225 \$ 73,186 BORHOOD AND THE	MR DESCRIPTION 8/17 INFERIOR 10.13 ACRES	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC IS +(-)\$ Adjust +137,000 -116,304 \$ 20,696 \$ 157,696 MENTS.
Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND Comments and Cond DITIONS CONTAINS	S — INSPEDENCE 12 SUBUL 1.53 A LL M COST APPROACE THE COST APPROAC	P 83-A-B2 ECTION RIPTION 2/17 JRBAN ACRES MARKET DATA A CHES WERE NO al: THIS SUMM TE SOLE FUNCTI	COMPARAB TAX MAP 52- MRI: DESCRIPTION 8/16 SIM 15.2 ACRES APPEARS TO BE GOOD T USED. MARY REAL ESTATE A ION OF THIS APPRAIS	\$ 1,907,474 \$ 125,492/AC S +(-)\$ Adjust -1,715,475 \$ 191,999 D. DUE TO OWNER APPRAISAL REPORTAL SECTION OF SAL IS FOR A POSS	DESCRIPTION 6/15 SIM 9.04 ACRES COCCUPIED NEIGHT	\$ 432,412 \$ 47,833/AC MRIS N +(-)\$ Adjust S -359,225 \$ 73,186 BORHOOD AND THE	MR DESCRIPTION 8/17 INFERIOR 10.13 ACRES	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC IS +(-)\$ Adjust +137,000 -116,304 \$ 20,696 \$ 157,696 MENTS.
Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND Comments and Cond DITTONS CONTAINS Final Reconciliation:	S — INSPEDENCE 12 SUBUL 1.53 A	P 83-A-B2 ECTION RIPTION 2/17 JRBAN ACRES MARKET DATA A CHES WERE NO al: THIS SUMM TE SOLE FUNCTI	COMPARAB TAX MAP 52- MRI: DESCRIPTION 8/16 SIM 15.2 ACRES APPEARS TO BE GOOD T USED. MARY REAL ESTATE A ION OF THIS APPRAIS	\$ 1,907,474 \$ 125,492/AC \$ 125,492/AC S +(-)\$ Adjust -1,715,475 \$ 191,999 D. DUE TO OWNER APPRAISAL REPORTAL IS FOR A POSS WIDE RANGE OF M	DESCRIPTION 6/15 SIM 9.04 ACRES COCCUPIED NEIGHT TIS CONTINGENT BLE DELINQUENT MARKET VALUES F	\$ 432,412 \$ 47,833/AC MRIS N +(-)\$ Adjust S -359,225 \$ 73,186 HBORHOOD AND THE	MR DESCRIPTION 8/17 INFERIOR 10.13 ACRES LACK OF IMPROVE ION, DEFINITION AN LE AND NOTHING EI	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC IS +(-)\$ Adjust +137,000 -116,304 \$ 20,696 \$ 157,696 MENTS.
Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND Comments and Cond DITTONS CONTAINS Final Reconciliation:	S — INSPEDENCE 12 SUBUL 1.53 A	P 83-A-B2 ECTION RIPTION 2/17 JRBAN ACRES MARKET DATA A CHES WERE NO al: THIS SUMM TE SOLE FUNCTI	COMPARAB TAX MAP 52- MRI: DESCRIPTION 8/16 SIM 15.2 ACRES APPEARS TO BE GOOD T USED. MARY REAL ESTATE A ION OF THIS APPRAIS	\$ 1,907,474 \$ 125,492/AC \$ 125,492/AC S +(-)\$ Adjust -1,715,475 \$ 191,999 D. DUE TO OWNER APPRAISAL REPORTAL IS FOR A POSS WIDE RANGE OF M	DESCRIPTION 6/15 SIM 9.04 ACRES COCCUPIED NEIGHT	\$ 432,412 \$ 47,833/AC MRIS N +(-)\$ Adjust S -359,225 \$ 73,186 HBORHOOD AND THE	MR DESCRIPTION 8/17 INFERIOR 10.13 ACRES	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC IS +(-)\$ Adjust +137,000 -116,304 \$ 20,696 \$ 157,696 MENTS.
Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND Comments and Cond DITIONS CONTAINI Final Reconciliation:	S — INSPEDIENCE 12 SUBUL 1.53 A	P 83-A-B2 ECTION RIPTION 2/17 JRBAN ACRES MARKET DATA A CHES WERE NO al: THIS SUMM IE SOLE FUNCTI	COMPARAB TAX MAP 52- MRI: DESCRIPTION 8/16 SIM 15.2 ACRES APPEARS TO BE GOOD T USED. MARY REAL ESTATE A ION OF THIS APPRAIS SE SALES REFLECT A SUBJECT PROPERTY	\$ 1,907,474 \$ 125,492/AC \$ 125,492/AC S +(-)\$ Adjust -1,715,475 \$ 191,999 D. DUE TO OWNER APPRAISAL REPORTAL IS FOR A POSS WIDE RANGE OF M	DESCRIPTION 6/15 SIM 9.04 ACRES COCCUPIED NEIGHT TIS CONTINGENT BLE DELINQUENT MARKET VALUES F	\$ 432,412 \$ 47,833/AC MRIS N +(-)\$ Adjust S -359,225 \$ 73,186 HBORHOOD AND THE	MR DESCRIPTION 8/17 INFERIOR 10.13 ACRES LACK OF IMPROVE ION, DEFINITION AN LE AND NOTHING EI to be \$ 150,000	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC IS +(-)\$ Adjust +137,000 -116,304 \$ 20,696 \$ 157,696 MENTS. VD LIMITING CON- SE WHATSOEVER
Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND Comments and Cond DITIONS CONTAINI Final Reconciliation:	S — INSPEDIENCE 12 SUBUL 1.53 A	P 83-A-B2 ECTION RIPTION 2/17 JRBAN ACRES MARKET DATA A CHES WERE NO al: THIS SUMM TE SOLE FUNCTI	COMPARAB TAX MAP 52- MRI: DESCRIPTION 8/16 SIM 15.2 ACRES APPEARS TO BE GOOD T USED. MARY REAL ESTATE A ION OF THIS APPRAIS SE SALES REFLECT A SUBJECT PROPERTY	\$ 1,907,474 \$ 125,492/AC \$ 125,492/AC S +(-)\$ Adjust -1,715,475 \$ 191,999 D. DUE TO OWNER APPRAISAL REPORTAL IS FOR A POSS WIDE RANGE OF M	DESCRIPTION 6/15 SIM 9.04 ACRES COCCUPIED NEIGHT TIS CONTINGENT BLE DELINQUENT MARKET VALUES F	\$ 432,412 \$ 47,833/AC MRIS N +(-)\$ Adjust S -359,225 \$ 73,186 HBORHOOD AND THE	MR DESCRIPTION 8/17 INFERIOR 10.13 ACRES LACK OF IMPROVE ION, DEFINITION AN LE AND NOTHING EI	ABLE NO. 3 A-139 & 138 \$ 137,000 \$ 13,524/AC IS +(-)\$ Adjust +137,000 -116,304 \$ 20,696 \$ 157,696 MENTS. VD LIMITING CON- SE WHATSOEVER

	Property Address		T AT CARMEL (CHURCH C	JIVIERGIAL	-LC		Censu	is Tract		Map Reference		83-A-B
	City				County	C	AROLINE	St	ate	VIRGINIA	Zip Code		
DEMTHCALON.	Legal Description 1												
	Sale Price \$	avec 6	Date of Sale		Loan Te	m	yrs y	Property F	Rights Ap	praised 🔽 F	ee 🗌 Lease	chold [De Minimis PUD
Ē	Actual Real Estate T		SANDS ANDE	ERSON	arges to be p	and by sel	Address	Other sal	es conce	ssions T, FREDERICKSI	BURG VA		
	Occupant	VACANT	Appraiser	MI	CHAEL C. B	OGGS						REAL ES	TATE APPRAISA
	Location Built Up		Urban Over 75%	_	Suburban 25% to 75°	v	Rural	OEW	F				Avg Fair Poor
		Fully Dev			Steady	7o	Under Slow	25%		ment Stability ience to Employe	mont	H	
	Property Values		✓ Increasing				Declar	ina		ience to Chappin		片	
	Demand/Supply		Shortage		In Balance		Overs			ience to Schools	_		
	Marketing Time	D/ 4 F:	Under 3 Mo	os.	4-6 Mos.		Over (6 Mos.		cy of Public Tran	rsportation	8	
9	Present Land Use	% Industri	ial% Vacant	maly		% Con	do 100 % C	ommercia)		ional Facilities			
Ĭ	Change in Present L	and Use	✓ Not Likely		Likely (*)		Taking	Place (*)		cy of Utilities y Compatibility			
HIGHEORHOOD			(*) From Owner N/A			To				on from Detrime	ntal Conditions		
≣	Predominant Occupa Single Family Price	ancy Pages 6	☐ Owner		Tenant		% Vaca	nt		and Fire Protectio			
	Single Family Age	nonge :	yrs. to	ທ ອ	vrs Predo	edonanan minant Ac	IL ASING 2	VIE		Appearance of F to Market	roperties	님	워무무니
	Comments including	g those factors,	favorable or unfa	vorable, afte	ecting marke	tability (e.	g. public par	ks, schools, vie	w, noise)	COMMERCIA	AL AREA OF CA	RMEL CI	HURCH.
	Dimensions IRREGU						= _	1.758	Sq. Ft. o	r Acres		Comer	Lot
Н	Zoning classification						-			do 🗌	do not contorm	to zonin	g regulations
	Highest and best us Public	Other (De	sent use 0t	ther (specify) E improven	ENTO	Tono	TYPICAL				-	
	Elec.	- Carlot (Do	,		✓ Public					17/5	110 10		
اب	Gas	PRIVATE	Surface	ce ASPHAL	т		Shape	IRREGULAR					
츻	Water ✓ San. Sewer ✓			enance	Public								
ı	===	Underground El	ect & Tel.	Storm Sewe Sidewalk		arb/Gutte treet Ligh	Contract to the second section of	pe TYPICAL	in a 121.000	14-45-10-1	15 10 1		
	Comments (favorable	or umfavorable in	cluding any apparer	nt adverse ea	sements, enc	roachments	s, or other adv	rerse conditions):	CC	Identified Special IMMERCIAL PA	RCEL. THIS PA	RCEL IS	✓ No U Yes
-	UNIMPROVED ROA	DWAY CONNE	CTING S.R. 207 T	TO TRAVER	S ST. HIGHE	ST AND E	BEST USE IS	ESITMATED TO	BE A RC	ADWAY OR TO	COMPLIMENT	AN ADIA	CENT PARCEL IE
											Carrie and Carried Control of the Carried Con	USIN HOLDE	CLIVE I MICCEL, II
	NEEDED.												
۱	The undersigned has adjustment rellecting to or more tavorable	than the subject	property, a minu	is (-) adiusti	nent is made	thus nadi	subject and	comparable prop	erbes. If		nalysis. The desc	adption in	cludes a dollar
۱	The undersigned has adjustment reflecting to or more favorable favorable than the su	than the subject ubject property, SUBJEC	t property, a minu a plus (+) adjust T PROPERTY	rs (-) adjustr tment is ma	nent is made	thus reduced the	subject and	comparable prop icated value of s lue of the subje	erbes. If	a significant item a significant item	nalysis. The desc in the compara in the compara	ription in able prope ble is infa	cludes a dollar arty is superior erior to or less
۱	The undersigned has adjustment reflecting to or more tavorable favorable than the su	than the subject ubject property, SUBJEC	t property, a minu a plus (+) adjust	is (-) adjust trient is ma	nent is made de thus incre	thus reduces the ENO. 1	subject and	comparable prop icated value of s lue of the subje COMF	erbes. If subject; if ct.	a significant item a significant item NO. 2	nalysis. The desc in the compara in the compara CO	ription in able prope ble is infa	cludes a dollar arty is superior erior to or less
	The undersigned has adjustment reflecting to or more favorable favorable than the suntering the sunt	than the subject ubject property, SUBJEC TAX M	t property, a minu a plus (+) adjust T PROPERTY	is (-) adjust trient is ma	nent is made de thus incre	thus reduces the ENO. 1	subject and	comparable prop icated value of s lue of the subje COMF	perties. If subject; if ct. Parable	a significant item a significant item NO. 2	nalysis. The desc in the compara in the compara CO	Aption in able prope ble is infa	cludes a dollar arty is superior erior to or less
919	The undersigned has adjustment reflecting to or more tavorable favorable than the summer of the summ	than the subject ubject property, SUBJEC TAX M	t property, a minu a plus (+) adjust T PROPERTY	is (-) adjust trient is ma	nent is made de thus incre	thus reduces the ENO. 1	subject and ucing the ind indicated va	comparable prop icated value of s lue of the subje COMF	erbes. If subject, if Ct. PARABLE P 82-A-B3	a significant item a significant item NO. 2 & 129	nalysis. The desc in the compara in the compara CO	Applion invible properties in the properties in	cludes a dollar arty is superior erior to or less
WLTS 5	The undersigned has adjustment reflecting to or more tavorable favorable than the summer of the summ	than the subject property. SUBJECT TAX M	t property, a minu a plus (+) adjust T PROPERTY IAP 83-A-B	is (-) adjust trient is ma	rent is made de thus incre COMPARABI TAX MAP 52-5	thus reducesting the ENO. 1 5-1E & 1D \$ 1,907.4	subject and ucing the indicated va	comparable prop icated value of s lue of the subje COMF	erties. If subject if ct. PARABLE P 82-A-B3	a significant item a significant item NO. 2	nalysis. The desc in the compara in the compara CO	ription in inble proper ble is info	cludes a dollar erfy is superior erfor to or less LE NO. 3 A-26
MUAL (SIS	The undersigned has adjustment reflecting to or more favorable favorable than the summer of the summ	than the subject property, SUBJEC TAX M \$	t property, a minu a plus (+) adjus T PROPERTY IAP 83-A-B	is (-) adjust timent is ma	ment is made de thus incre COMPARABL FAX MAP 52-8	thus reduces thus reduces the saving the ENO. 1 5-1E & 1D \$ 1,907,4	subject and rolling the indicated value indica	comparative propicated value of silue of the subjection COMP	PARABLE P 82-A-B3	a significant item a significant item NO. 2 & 129 432,412	nalysis. The desc in the compara in the compara COI	interpolation involves in the control of the contro	cludes a dollar arty is superior erior to or less
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ALL DAMA MARTSIS	The undersigned has adjustment reflecting to or more favorable favorable than the standards. ITEM Address Proximity to Subject Sales Price Data Source Date of Sale and Time Adjustment Location	than the subject property, SUBJECTAX M S — S — INSE DESC 1 SUBJECTAX M	a plus (+) adjust T PROPERTY IAP 83-A-B PECTION CRIPTION 2/17 URBAN	DES	ment is made de thus incre COMPARABI FAX MAP 52-5 MRIS CRIPTION	thus reduces thus reduces the saving the ENO. 1 5-1E & 1D \$ 1,907,4	subject and rolling the indicated value indica	comparative propicated value of silue of the subjection COMP	PARABLE P 82-A-B3	a significant item NO. 2 & 129 432,412 47,939/AC	nalysis. The description in the comparation in the comparation of the	interpolation involves in the control of the contro	cludes a dollar arty is superior to or less LE NO. 3 A-26 \$ 215,000 \$ 43,000/AC
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File No.

	Property Address _C	FF NORTHSIE	E OF S.R.	207									
:: :: :::	City				County	CA	AROLINE	S	State	VIRGINIA	Zip Code		
DCD: 11 10 A 1104	Legal Description 3.										107.00		
	Sale Price \$ Actual Real Estate Ta	2 sax	Date of		Loan To In charges to be				Rights A	opraised 🗸	Fee Lea	sehold	De Minimis PU
	Lender/Client		SANDS	ANDERSON	ways w ut					essions et, frederick	SBURG, VA.		
	Georgiant Occupant	VACANT	Ар	praiser	MICHAEL C. 1	BOGGS						RY REAL I	ESTATE APPRAISA
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	Comments (favorable o	Inderground Ele r unfavorable inc	ect & 161. Budina anv	Sidewa	SK	Street Light	ts Is the	property locate	d in a HUI	D Identified Spec	cial Flood Haza	rd Area?	V No ☐ Yes SSUMES THAT THE
	Control of the Contro	AS LEGAL ACC	noone m	appeared anyo	20 6020110107, 011	u vaci i i i i i i i i i i i i i i i i i i	S, Ur Owner ad	werse conditions):	DIMINIERCIAL PA	KUEL. THIS API	PRAISER A.	SSUMES THAT THE
	SUBJECT PARCEL H.		ESS TO TE	RAVERS STRE	ET.						-37		
	The undersigned has	recited three re	cent sales	of properties	mnet eimikar and	nmvimate	to cubinot	and has someid	ered these	in the market	analysis. The di	ecritainn i	nchides a dollar
	The undersigned has adjustment reflecting r to or more tavorable than the sui	recited three re narket reaction than the subject bject property,	cent sales to those i property, a plus (+	of properties items of signif a minus (-) a) adjustment i	most similar and ficant variation be djustment is mad s made thus inci	I proximate tween the le thus redureasing the	to subject subject and	and has conside comparable pro dicated value of alue of the subj	operties. II subject; i ject.	a significant ite f a significant ite	em in the comp	arable prop arable is in	perty is superior derior to or less
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DEMINISTRA FION	Legal Description 1	AC, MORE OR LES	S			0.	TOTE VINOII	ZI ZI	p Code	
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	Actual Real Estate T			Loan charges to be			Rights Appraised les concessions	✓ Fee [Leasehold	De Minimis PU
E	tanden/ Client	S.	ANDS ANDERS	ON		ress 725 JACKSO	N CTREET EDEN	EDICKEBIIDO	374	
	Occupant	VACANT	Appraiser	MICHAEL C. I						DOMAGE LESS LAND
					1113	ancaous to Whitas	EL LEE SIMILE M	ARREI VALUES	UMMARY REAL	ESTATE APPRAISAL
	Location		Urban	Suburban	ı 📝 R	hiral				
	Built Up		Over 75%	☑ 25% to 7		nder 25%	Employment Str	of cities .	600	od Avg. Fair Poor
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_	Present Land Lise	25 % 1 Family	% 2-4 Family	% Apts.		% Commercial	Adequacy of Pul		tion	
UPICHBORHOOD		% Industrial	% Vacant	75 % FAR	M & FORESTLANI) ON HINESCRAI	Recreational Fac		<u> </u>	
Ė	Change in Present L		Not Likely	Likely (*)			Adequacy of Util			
ĕ			rom FAR			aking Place (*) ENTIAL	Property Compa			
8	Predominant Occupa		Owner	☐ Tenant		acant	Protection from		=	
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п		_		710. 1100	oninant rigo	40 yrs.	Appeal to Marke	I.	L_	
в	Comments including	those factors, favor	able or unfavor	able, affecting mark	etahility (e.a. nuhlic	narice echanic via	ny poiss): TVPI(AI DIIDAI CAI	OUT IND COLDS	EV CILADA OTERRIZER
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Property Owner:		Property Address	S1			
RASHAD JAMAL A		733 ANNAPOLIS DR				
Owner Address:		, 0				
PO BOX 298		Deed Book:	458			
22501		Deed Page:	591			
Description:		Will Book:				
Description.		Will Page: 0				
LAKE CAROLINE		Instrument #:	0			
LOT 1430		Grantor:				
Site Information						
		Assessment Year:	2016			
Acres:		Building Value:	\$			
Zoning Type:	R1	Total Improvement:	\$			
Terrain Type:	On	Total Land Value:	\$5,000			
Character:	Wooded	Calculated Value:	\$5,000			
Right of Way:	Public	Rounded Taxable Valu				
Easement:	Paved	Land Use:	\$			

Property Owner:		Property Address:				
RASHAD JAMAL A		711 ANNAPOLIS DR				
Owner Address:		, 0				
PO BOX 298		Deed Book:	458			
22501		Deed Page:	591			
Description:		Will Book:				
Description.		Will Page: 0				
LAKE CAROLINE		Instrument #:	0			
LOT 1441		Grantor:				
Site Information						
		Assessment Year:	2016			
Acres:		Building Value:	\$			
Zoning Type:	R1	Total Improvement:	\$			
Terrain Type:	On	Total Land Value:	\$5,000			
Character:	Wooded	Calculated Value:	\$5,000			
Right of Way:	Public	Rounded Taxable Value:				
Easement:	Gravel	Land Use:	S			

Property Owner:		Property Address:	
RASHAD JAMAL A		709 ANNAPOLIS DR	
Owner Address:		, 0	
PO BOX 298 22501		Deed Book: Deed Page:	466 216
Description:		Will Book: Will Page:	0
LAKE CAROLINE LOT 1442		Instrument #: Grantor:	0
Site Information			
Acres: Zoning Type:	R1	Assessment Year: Building Value: Total Improvement:	2016 \$ \$
Terrain Type: Character:	On Wooded	Total Land Value: Calculated Value:	\$5,000 \$5,000
Right of Way: Easement:	Public Gravel	Rounded Taxable Value: Land Use:	\$5,000 \$

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		CAROLINE VILLAGE RO			=112			_	Census Ira	act	Ma	Reference		8A-1-30	
DEFERENCE	City Legal Description	LOT 30 CAROLINE VI	LLAGE		Coun	ty	CAROLINI	E	State _	VIRGI	VIA	Zip Code		Harris.	
FIE	Sale Price \$	Date	of Sale	-	Loan	Term	yr:	s. Pro	operty Rights	s Appraised	✓ Fee	Птеа	ehold	□ De M	inimis PUE
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