LAND APPRAISAL REPORT

	BOTTOMEN		RICH	McHENRY	_		24.0				File No	_	
	Property Address E	ND OF MOORE				-		Census Tra	ct <u></u>	Map	Reference		32B-4-6
NO	City	TAPPAHANN	OCK		County	ESS	EX	State	VIRGINIA	4	Zip Code		
CAT	Legal Description Lo							Curre _					
THE	Sale Price \$		Date of Sale		Loan Term		yrs. I	Property Right	Appraised	Fee Fee	Leaseh	old [De Minimis PUL
i Qi	Actual Real Estate Ta	axes \$	(yr) SANDS AND:	Loan charges ERSON	s to be pair			Other sales co	incessions				
	Occupant				EL C. BOO				REET, FREDER		the second se	AT POT	ATE APPRAISAL
								Appraiser_FI	LE SIMIPLE PAI	IT MARK	ET VALUE KEA	AL E21	ATE APPRAISA
	Location		🗹 Urban		Iprupau	C] Rural	T				Good	Avg Fair Poor
	Built Up Growth Rate		Over 75%	_	% to 75%		Under 25%		ployment Stabi				
	Property Values		Rapid Increasing		eady able		Slow		ivenience to En		Ħ		
	Demand/Supply		Shortage		Baiance		Declining Oversupply		ivenience to St ivenience to Sc			Ц	
	Marketing Time	Ì	Under 3 M	os. 1√. 4⊣			Over 6 Mos.		quacy of Public		ortation	H.	
90	Present Land Use	50 % Family	50 % 2-4 Fa		pts.		% Comme		reational Facili		or nanorr	H	
VEIGHBO/RHOOD	% Industrial % Vacant %								quacy of Utiliti				
68							Taking Place		Property Compatibility				
일	Predominant Occupancy 🗸 Owner						% Vacant		Protection from Detrimental Conditions				
	Single Family Price P	to \$ 250,000	250,000 Predominant Val					and Appearance of Properties					
	Single Family Age		40 yrs. t	to 100 yrs.	Predomi	inant Age	60		eal to Market	,			
	Comments including	those factors for	worable or unfo	wyahle attaction	n marketer	ulitu (o.a	ublic montro - 1		inaly TUDIO	I CUDU	DANTTADDAY	IANTATO	
	Comments including			ATUROUNC, ALLEGUN	y marketal	mny (e.g. pl	IUNIC PARKS, SCI	NUDIS, VIEW, IN	ISE): TYPICA	T SOROF	KDAIN TAPPAH	IANNC	JUK.
_	Dimanalas - Diamas		0										
	Dimensions RECTANGULAR 44 X 120 = Zoning classification REESIDENTIAL 3						5,28		1. or Acres	_		Comer	Lot
	Highest and best use Present use Other (specify)						Presi	ent Improveme	nts 🗹 do	L] do	not contorm to) zonin	g regulations
	Public Other (Describe) OFF SITE IMPROVEMENTS						Topo INFERI	OR				-	147 (add. (a
		Street Access Dublic Privat					Size TYPICA	L			3451//2		
1.00	Gas □ Water ☑	TANK		CE ASPHALT	aur f	7	Shape TYPIC	AL					
	Care Care Public Private						View TYPIC/ Drainage WE		MDEAD				
ľ								located in a k	UID Identified	Coopiet El	lead theread it.	7	
ł	Comments (tavorable o	omments (lavorable or unfavorable including any apparent adverse easements, encroachments, or other adverse canditions):											
	HIS PARCEL IS USED FOR A PARKING LOT. IT IS THE OPINION OF THIS APPRAISER THAT IT IS NOT BUILDABLE, THUS ITS HIGHEST AND BEST USE IS TO COMPLIMENT AN DIACENT PARCEL. THUS IT WAS VALUED ACCORDINGLY.												
	ADIAL POLICICARCE		ALLED ACCOL		TIIIS ALT	RAISER IH	AT IT IS NOT E	BUILDABLE, TH	IUS ITS HIGHE	ST AND E	BEST USE IS TO	COMI	PLIMENT AN
	The undersigned has	recited three rece	ant sales of rea	RDINGLY,	ilar and no	rudenata ta a		BUILDABLE, TH	IUS ITS HIGHE	ST AND E	BEST USE IS TO		
	The undersigned has adjustment rellecting r to or more tavorable t favorable than the sul TTEM	rectiled three rece market reaction to than the subject p bject property, a SUBJECT I	ent sales of pro o those items o property, a minu plus (+) adjus PROPERTY	RDINGLY. perfies most simi f significant varia IS (-) adjustment tment is made th	ilar and pration between	oximate to s en the subje hus reducing ing the indic	ubject and has	Considered the	ese in the mark I a significant I a significant	ST AND E	sis. The descrip the comparable the comparable	ition in e prope e is inte	chudes a dollar rty is superior erior to or less
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