

LAND APPRAISAL REPORT

Parcel 1

File No.

IDENTIFICATION

Property Address **PARKER PLACE** Census Tract **---** Map Reference **2-39**

City **---** County **CULPEPER** State **VIRGINIA** Zip Code **---**

Legal Description **2.5 ACRES, MORE OR LESS.**

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 STREET, FREDERICKSBURG, VA.**

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

NEIGHBORHOOD

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 & 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 **\$ 75,000** to **\$ 350,000** Predominant Value **\$ 150,000**

Single Family Age **1** yrs. to **75** yrs. Predominant Age **40** yrs.

Employment Stability ☐ Good ☒ Avg. ☐ Fair ☐ Poor

Convenience to Employment ☐ ☒ ☐ ☐

Convenience to Shopping ☐ ☒ ☐ ☐

Convenience to Schools ☐ ☒ ☐ ☐

Adequacy of Public Transportation ☐ ☒ ☐ ☐

Recreational Facilities ☐ ☒ ☐ ☐

Adequacy of Utilities ☐ ☒ ☐ ☐

Property Compatibility ☐ ☒ ☐ ☐

Protection from Delinquent Conditions ☐ ☒ ☐ ☐

Police and Fire Protection ☐ ☒ ☐ ☐

General Appearance of Properties ☐ ☒ ☐ ☐

Appeal to Market ☐ ☒ ☐ ☐

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): **TYPICAL SEMI-SUBURBAN CULPEPER COUNTY CHARACTERIZED BY LARGE TRACTS OF FARM AND FORESTLAND SLOWLY BEING DIVIDED INTO SMALLER SINGLE FAMILY HOUSE SITES. ALL ARE SERVED BY WELL AND SEPTIC SYSTEMS.**

SITE

Dimensions **RECTANGULAR** = **2.5** Sq. Ft. or Acres ☐ Corner Lot

Zoning classification **R-1**

Highest and best use ☒ Present use ☐ Other (specify) **---**

Public ☒ Other (Describe) **---**

Off Site Improvements

Street Access ☐ Public ☒ Private

Surface **GRAVEL**

Maintenance ☐ Public ☒ Private

Storm Sewer ☐ Curb/Gutter

Slidewalk ☐ Street Lights

Topo **TYPICAL**

Size **TYPICAL**

Shape **TYPICAL**

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): **PARCEL APPEARS TO BE ON A PRIVATE LANE.**

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 2-39	TAX MAP 43-3B1	TAX MAP 41-15	TAX MAP 56-12
Proximity to Subject	--			
Sales Price	\$ --	\$ 45,000	\$ 55,000	\$ 55,000
Price	\$ --	\$	\$	\$
Data Source	AERIAL PHOTO	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	DESCRIPTION 8/5/21	DESCRIPTION 9/20 +(-) \$ Adjust	DESCRIPTION 2/21 +(-) \$ Adjust	DESCRIPTION 10/20 +(-) \$ Adjust
Location	RURAL	SIM	SIM	SIM
Site/View	2.5 ACRES	2.27 ACRE	1 ACRES	3.31 ACRES
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Indicated Value of Subject		\$ 45,000	\$ 55,000	\$ 55,000

Comments on Market Data: **ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND THE LACK OF THE 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. THIS APPRAISAL IS CONTINGENT ON THE SUBJECT SUPPORTING A MODERN CONVENTIONAL SEPTIC DRAIN FIELD SYSTEM AND LEGAL ACCESS TO A STATE ROAD.**

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

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF **AUGUST 5, 2021** to be \$ **45,000**

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

Parcel 2

LAND APPRAISAL REPORT

File No.

BRAXTON, GEORGE A.

Census Tract

Map Reference

2-40

Property Address

PARKER PLACE

City

County

CULPEPER

State

VIRGINIA

Zip Code

Legal Description

3.68 ACRES, MORE OR LESS.

Sale Price \$

Date of Sale

Loan Term

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 STREET, FREDERICKSBURG, VA.

Occupant

VACANT

Appraiser

MICHAEL C. BOGGS

Instructions to Appraiser

FEE SIMPLE MARKET VALUE SUMMARY REAL ESTATE APPRAISAL

Location

Urban

Suburban

Rural

Good

Avg.

Fair

Poor

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

Change in Present Land Use

Not Likely

Likely (*)

Taking Place (*)

Predominant Occupancy

Owner

Tenant

% Vacant

Single Family Price Range

\$ 75,000

to \$ 350,000

Predominant Value \$ 150,000

Single Family Age

1 yrs. to

75 yrs.

Predominant Age

40 yrs.

Employment Stability

Convenience to Employment

Convenience to Shopping

Convenience to Schools

Adequacy of Public Transportation

Recreational Facilities

Adequacy of Utilities

Property Compatibility

Protection from Detrimental Conditions

Police and Fire Protection

General Appearance of Properties

Appeal to Market

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

TYPICAL SEMI-SUBURBAN CULPEPER COUNTY CHARACTERIZED BY LARGE TRACTS OF FARM AND FORESTLAND SLOWLY BEING DIVIDED INTO SMALLER SINGLE FAMILY HOUSE SITES. ALL ARE SERVED BY WELL AND SEPTIC SYSTEMS.

Dimensions

RECTANGULAR

3.68

Sq. Ft. or Acres

Corner Lot

Zoning classification

R-1

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

TYPICAL

Gas

TANK

Street Access

Public

Private

Size

TYPICAL

Water

WELL

Surface

GRAVEL

Shape

TYPICAL

San. Sewer

SEPTIC

Maintenance

Public

Private

View

TYPICAL

Underground Elec. & Tel.

Storm Sewer

Curb/Gutter

Drainage

TYPICAL

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

PARCEL APPEARS TO BE ON A PRIVATE LANE.

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 2-40

TAX MAP 43-3B1

TAX MAP 41-15

TAX MAP 5B-12

Proximity to Subject

-

Sales Price

\$ -

\$ 45,000

\$ 55,000

\$ 55,000

Price

\$ -

\$

\$

\$

Data Source

AERIAL PHOTO

MRIS

MRIS

MRIS

Date of Sale and Time Adjustment

DESCRIPTION

DESCRIPTION

+ (-) \$ Adjust

DESCRIPTION

+ (-) \$ Adjust

DESCRIPTION

+ (-) \$ Adjust

Location

RURAL

SIM

SIM

SIM

Site/View

3.68 ACRES

2.27 ACRE

1 ACRES

3.31 ACRES

Sales or Financing Concessions

Net Adj. (Total)

\$ +

\$ -

\$

\$ +

\$ -

\$

Indicated Value of Subject

\$ 45,000

\$ 55,000

\$ 55,000

Comments on Market Data:

ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND THE LACK OF THE 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. THIS APPRAISAL IS CONTINGENT ON THE SUBJECT SUPPORTING A MODERN CONVENTIONAL SEPTIC DRAIN FIELD SYSTEM AND LEGAL ACCESS TO A STATE ROAD.

Final Reconciliation:

AFTER ADJUSTMENTS, THESE SALES REFLECT A CLOSE RANGE OF MARKET VALUES FOR THE SUBJECT.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF

AUGUST 5,

2021

to be \$ 55,000

Appraiser(s)

Michael C. Boggs

Review Appraiser (if applicable)

Did

Did Not Physically Inspect Property

Y2K

Parcel 3

LAND APPRAISAL REPORT

File No.

BRAXTON, GEORGE A.

Census Tract

Map Reference

2-78

Property Address PARKER PLACE

City _____ County CULPEPER State VIRGINIA Zip Code _____

Legal Description 2.12 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 STREET, FREDERICKSBURG, VA.

Occupant VACANT Appraiser MICHAEL C. BOGGS

Instructions to Appraiser FEE SIMPLE MARKET VALUE SUMMARY REAL ESTATE APPRAISAL

Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	Good	Avg	Fair	Poor
Build Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> Slow	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input checked="" type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	25 % 1 Family	% 2-4 Family	% Apts.	% Condo	% Commercial		
Change in Present Land Use	<input type="checkbox"/> Not Likely	<input checked="" type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)				
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	% Vacant				
Single Family Price Range	\$ 75,000	to \$ 350,000	Predominant Value \$ 150,000				
Single Family Age	1 yrs.	to 75 yrs.	Predominant Age 40 yrs.				

Employment Stability ☐ ☒ ☐ ☐
Convenience to Employment ☐ ☒ ☐ ☐
Convenience to Shopping ☐ ☒ ☐ ☐
Convenience to Schools ☐ ☒ ☐ ☐
Adequacy of Public Transportation ☐ ☒ ☐ ☐
Recreational Facilities ☐ ☒ ☐ ☐
Adequacy of Utilities ☐ ☒ ☐ ☐
Property Compatibility ☐ ☒ ☐ ☐
Protection from Detrimental Conditions ☐ ☒ ☐ ☐
Police and Fire Protection ☐ ☒ ☐ ☐
General Appearance of Properties ☐ ☒ ☐ ☐
Appeal to Market ☐ ☒ ☐ ☐

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): TYPICAL SEMI-SUBURBAN CULPEPER COUNTY CHARACTERIZED BY LARGE TRACTS OF FARM AND FORESTLAND SLOWLY BEING DIVIDED INTO SMALLER SINGLE FAMILY HOUSE SITES. ALL ARE SERVED BY WELL AND SEPTIC SYSTEMS.

Dimensions RECTANGULAR = 2.12 Sq. Ft. or Acres ☐ Corner Lot

Zoning classification R-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 ☐ WELL

San. Sewer ☐ SEPTIC

Underground Elec. & Tel. ☐

OFF SITE IMPROVEMENTS

Street Access ☐ Public ☒ Private

Surface GRAVEL

Maintenance ☐ Public ☒ Private

Storm Sewer ☐

Sidewalk ☐

Curb/Gutter ☐

Street Lights ☐

Topo TYPICAL

Size TYPICAL

Shape TYPICAL

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): PARCEL APPEARS TO BE ON A PRIVATE LANE.

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 2-78	TAX MAP 43-3B1	TAX MAP 41-15	TAX MAP 56-12
Proximity to Subject	-			
Sales Price	\$ -	\$ 45,000	\$ 55,000	\$ 55,000
Price	\$ -	\$	\$	\$
Data Source	AERIAL PHOTO	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	DESCRIPTION 8/5/21	DESCRIPTION 9/20	DESCRIPTION 2/21	DESCRIPTION 10/20
Location	RURAL	SIM	SIM	SIM
Site/View	2.12 ACRES	2.27 ACRE	1 ACRES	3.31 ACRES
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Indicated Value of Subject	-	\$ 45,000	\$ 55,000	\$ 55,000

Comments on Market Data: ALL MARKET DATA APPEARS TO BE GOOD, DUE TO OWNER OCCUPIED NEIGHBORHOOD AND THE LACK OF THE 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. THIS APPRAISAL IS CONTINGENT ON THE SUBJECT SUPPORTING A MODERN CONVENTIONAL SEPTIC DRAIN FIELD SYSTEM AND LEGAL ACCESS TO A STATE ROAD.

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

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF AUGUST 5, 2021 to be \$ 45,000

Appraiser(s)

Review Appraiser (if applicable)

☐ Did☐ Did Not Physically Inspect Property

Michael C. Boggs Real Estate

LAND APPRAISAL REPORT

Parcel 4

File No.

PHILLIPS, NEWTON

Census Tract

Map Reference

2-79

Property Address NORTH SIDE OF LEE HIGHWAY

City County CULPEPER State VIRGINIA Zip Code

Legal Description 0.37 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 STREET, FREDERICKSBURG, VA.

Occupant VACANT Appraiser MICHAEL C. BOGGS

Instructions to Appraiser FEE SIMPLE MARKET VALUE SUMMARY 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 & 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 \$ 75,000 to \$ 350,000 Predominant Value \$ 150,000

Single Family Age 1 yrs. to 75 yrs. Predominant Age 40 yrs.

Employment Stability ☐ Good ☒ Avg. ☐ Fair ☐ Poor

Convenience to Employment ☐ ☒ ☐ ☐

Convenience to Shopping ☐ ☒ ☐ ☐

Convenience to Schools ☐ ☒ ☐ ☐

Adequacy of Public Transportation ☐ ☒ ☐ ☐

Recreational Facilities ☐ ☒ ☐ ☐

Adequacy of Utilities ☐ ☒ ☐ ☐

Property Compatibility ☐ ☒ ☐ ☐

Protection from Detrimental Conditions ☐ ☒ ☐ ☐

Police and Fire Protection ☐ ☒ ☐ ☐

General Appearance of Properties ☐ ☒ ☐ ☐

Appeal to Market ☐ ☒ ☐ ☐

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): TYPICAL SEMI-SUBURBAN CULPEPER COUNTY CHARACTERIZED BY LARGE TRACTS OF FARM AND FORESTLAND SLOWLY BEING DIVIDED INTO SMALLER SINGLE FAMILY HOUSE SITES. ALL ARE SERVED BY WELL AND SEPTIC SYSTEMS.

Dimensions TRIANGULAR Zoning 0.37 Sq. Ft. or Acres ☐ Corner Lot

Present Improvements ☒ do ☐ do not conform to zoning regulations

Highest and best use ☒ Present use ☐ Other (specify)

Public Other (Describe)

OFF SITE IMPROVEMENTS

Street Access ☒ Public ☐ Private

Surface ASPHALT

Maintenance ☒ Public ☐ Private

Storm Sewer ☐ Curb/Gutter

Sidewalk ☐ Street Lights

Topo TYPICAL

Size INFERIOR

Shape INFERIOR

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): INFERIOR SIZE PARCEL WHOSE HIGHEST AND BEST USE IS TO ESTIMATE TO COMPLEMENT 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 2-79	TAX MAP 43-3B1	TAX MAP 41-15	TAX MAP 56-12
Proximity to Subject	-			
Sale Price	\$ -	\$ 45,000	\$ 55,000	\$ 55,000
Price	\$ -	\$	\$	\$
Data Source	INSPECTION	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	DESCRIPTION 8/5/21	DESCRIPTION 9/20 +(-) \$ Adjust	DESCRIPTION 2/21 +(-) \$ Adjust	DESCRIPTION 10/20 +(-) \$ Adjust
Location	RURAL	SIM	SIM	SIM
Site/View	0.37 ACRES	2.27 ACRE -41,000	1 ACRES -51,000	3.31 ACRES -51,000
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 41,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 51,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 51,000
Indicated Value of Subject		\$ 4,000	\$ 4,000	\$ 4,000

Comments on Market Data: ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND THE LACK OF THE 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 VALUES FOR THE SUBJECT.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF AUGUST 5, 2021 to be \$ 4,000

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