

7300 Hilmar Dr, North Chesterfield, VA 23234-2833, Chesterfield County

|                                                                                   |                    |                    |                             |                             |
|-----------------------------------------------------------------------------------|--------------------|--------------------|-----------------------------|-----------------------------|
|  | MLS Beds<br>3      | MLS Baths<br>1.1   | MLS Sale Price<br>\$136,950 | MLS Sale Date<br>08/02/2005 |
|                                                                                   | MLS Sq Ft<br>1,104 | Lot Sq Ft<br>8,625 | Yr Built<br>1983            | Type<br>SFR                 |

| OWNER INFORMATION    |                        |                      |       |
|----------------------|------------------------|----------------------|-------|
| Owner Name           | Jehu Eric              | Mailing Zip          | 23234 |
| Mailing Address      | 7300 Hilmar Dr         | Mailing Zip + 4 Code | 2833  |
| Mailing City & State | North Chesterfield, VA | Owner Occupied       | Yes   |

| LOCATION INFORMATION |              |               |         |
|----------------------|--------------|---------------|---------|
| MLS Area             | 52           | Zip + 4       | 2833    |
| Magisterial          | Dale         | Carrier Route | C017    |
| Subdivision          | Hilmar Sec B | Zoning        | R7      |
| Zip Code             | 23234        | Census Tract  | 1008.14 |

| TAX INFORMATION   |                                      |            |     |
|-------------------|--------------------------------------|------------|-----|
| PID               | <a href="#">775-67-67-09-700-000</a> | % Improved | 74% |
| Old Map #         | 312205001                            | Block      | E   |
| Parcel ID         | 775676709700000                      | Lot        | 14  |
| Legal Description | HILMAR L 14 BK E SEC A               |            |     |

| ASSESSMENT & TAX          |           |             |            |
|---------------------------|-----------|-------------|------------|
| Assessment Year           | 2020      | 2019        | 2018       |
| Assessed Value - Total    | \$158,300 | \$146,900   | \$137,800  |
| Assessed Value - Land     | \$41,000  | \$39,000    | \$37,000   |
| Assessed Value - Improved | \$117,300 | \$107,900   | \$100,800  |
| Market Value - Total      | \$158,300 | \$146,900   | \$137,800  |
| Market Value - Land       | \$41,000  | \$39,000    | \$37,000   |
| Market Value - Improved   | \$117,300 | \$107,900   | \$100,800  |
| YOY Assessed Change (%)   | 7.76%     | 6.6%        |            |
| YOY Assessed Change (\$)  | \$11,400  | \$9,100     |            |
| Tax Year                  | Total Tax | Change (\$) | Change (%) |
| 2017                      | \$1,260   |             |            |
| 2018                      | \$1,309   | \$49        | 3.86%      |
| 2019                      | \$1,396   | \$86        | 6.6%       |

| CHARACTERISTICS               |                     |                       |                |
|-------------------------------|---------------------|-----------------------|----------------|
| Lot Acres                     | 0.198               | Interior Wall         | Drywall        |
| Lot Sq Ft                     | 8,625               | Exterior              | Vinyl          |
| Land Use - County             | Single Dwelling     | Floor Cover           | Carpet         |
| Land Use - CoreLogic          | SFR                 | Construction          | Wood           |
| Style                         | Traditional         | Foundation            | Concrete Block |
| Stories                       | 1                   | Water                 | Public         |
| Year Built                    | 1983                | Sewer                 | Public Service |
| Bldg Area - Finished Sq Ft    | 1,104               | Electric Service Type | Available      |
| Bldg Area - Total Sq Ft       | 1,104               | Condition             | Average        |
| Bldg Area - Above Grade Sq Ft | 1,104               | Quality               | Fair           |
| Total Rooms                   | 5                   | Porch Type            | Open Porch     |
| Bedrooms                      | 3                   | Patio Type            | Wood Deck      |
| Baths - Total                 | Tax: 2 MLS: 1.1     | No. of Patios         | 1              |
| Baths - Full                  | 1                   | Patio/Deck 1 Area     | 64             |
| Baths - Half                  | 1                   | Porch                 | Open Porch     |
| Cooling Type                  | Yes                 | Porch 1 Area          | 80             |
| Heat Type                     | Heat Pump           | MLS Baths - Total     | 1.1            |
| Roof Material                 | Composition Shingle |                       |                |

| FEATURES     |      |          |       |       |       |
|--------------|------|----------|-------|-------|-------|
| Feature Type | Unit | Size/Qty | Width | Depth | Value |
| 1 Stry       | S    | 1,104    |       |       |       |

|              |   |    |   |   |       |
|--------------|---|----|---|---|-------|
| Wood Deck    | S | 64 |   |   |       |
| Open Porch   | S | 80 |   |   |       |
| Storage Shed | S | 48 | 6 | 8 | \$748 |

| SELL SCORE |          |  |  |             |                     |
|------------|----------|--|--|-------------|---------------------|
| Rating     | Moderate |  |  | Value As Of | 2021-07-14 00:08:16 |
| Sell Score | 540      |  |  |             |                     |

| ESTIMATED VALUE |                       |  |  |                             |    |
|-----------------|-----------------------|--|--|-----------------------------|----|
| RealAVM™        | \$203,500             |  |  | Confidence Score            | 64 |
| RealAVM™ Range  | \$183,150 - \$223,850 |  |  | Forecast Standard Deviation | 10 |
| Value As Of     | 08/07/2021            |  |  |                             |    |

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

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

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

| LISTING INFORMATION    |                         |  |  |                         |                          |
|------------------------|-------------------------|--|--|-------------------------|--------------------------|
| MLS Listing Number     | <a href="#">2514653</a> |  |  | Closing Date            | 08/02/2005               |
| MLS Status             | Sold                    |  |  | Closing Price           | \$136,950                |
| MLS Area               | 52 - CHESTERFIELD       |  |  | Pending Date            | 07/02/2005               |
| MLS Listing Date       | 06/02/2005              |  |  | MLS List. Agent Name    | 59344-Chuck A Hailey     |
| MLS Current List Price | \$136,950               |  |  | MLS List. Broker Name   | VIRGINIA SOUTHERN REALTY |
| MLS Orig. List Price   | \$136,950               |  |  | MLS Selling Agent Name  | 58851-David Quimby       |
| MLS Status Change Date | 10/27/2005              |  |  | MLS Selling Broker Name | HOMETOWN REALTY SERVICES |

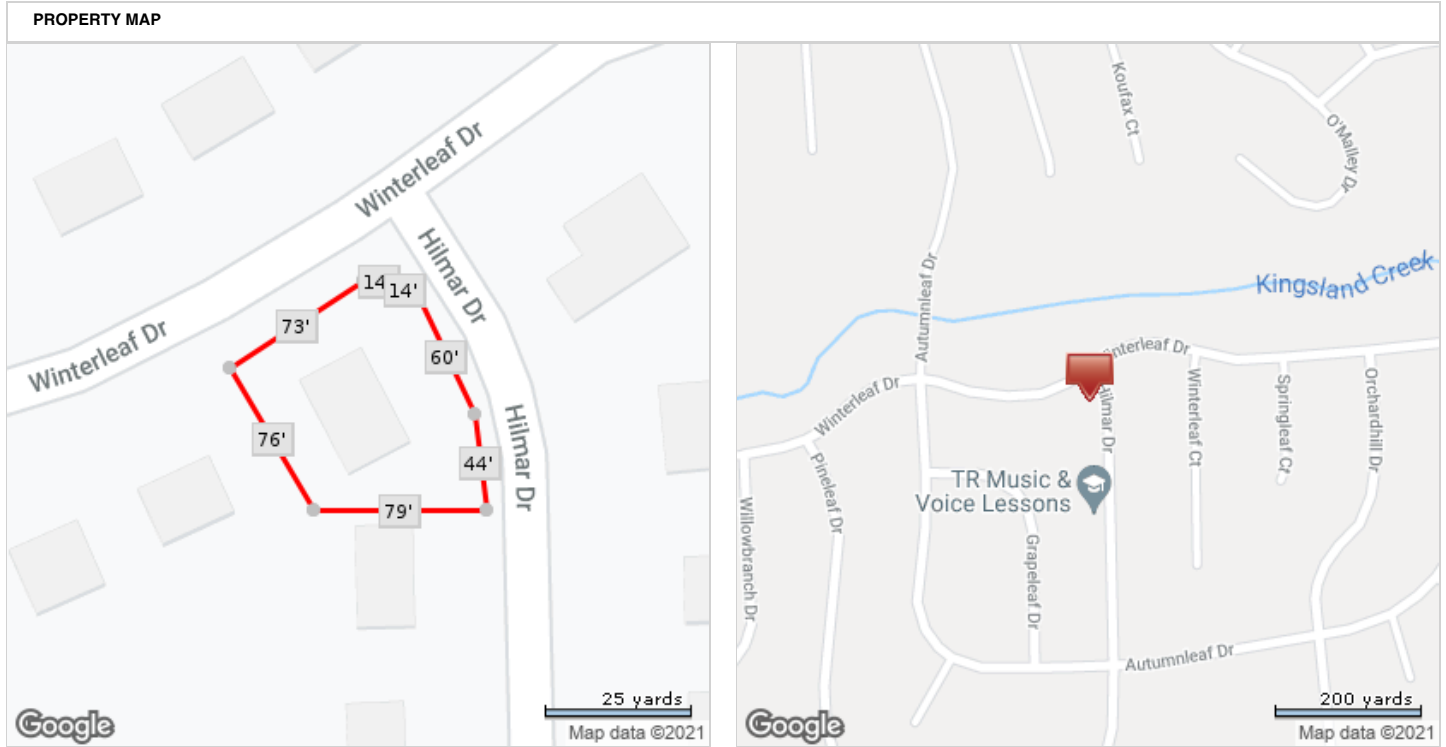
|                             |            |
|-----------------------------|------------|
| MLS Listing #               | 2415695    |
| MLS Listing Date            | 06/24/2004 |
| MLS Listing Price           | \$101,500  |
| MLS Orig Listing Price      | \$101,500  |
| MLS Listing Expiration Date | 10/22/2004 |
| MLS Off Market Date         | 09/15/2004 |
| MLS Status                  | Released   |

| LAST MARKET SALE & SALES HISTORY |                                 |  |  |                 |                            |
|----------------------------------|---------------------------------|--|--|-----------------|----------------------------|
| Recording Date                   | 08/11/2005                      |  |  | Seller          | Hailey Charles A & Karen G |
| Settle Date                      | Tax: 08/11/2005 MLS: 08/02/2005 |  |  | Owner Name      | Jehu Eric                  |
| Sale Price                       | \$141,000                       |  |  | Document Number | 6568-398                   |
| Price Per Square Foot            | \$127.72                        |  |  | Deed Type       | Deed (Reg)                 |

|                      |                            |                            |                            |                        |
|----------------------|----------------------------|----------------------------|----------------------------|------------------------|
| Recording Date       | 08/11/2005                 | 09/13/2004                 | 08/31/1995                 | 03/30/1992             |
| Sale/Settlement Date | 08/11/2005                 | 08/23/2004                 |                            |                        |
| Sale Price           | \$141,000                  | \$83,000                   | \$65,000                   |                        |
| Buyer Name           | Jehu Eric                  | Hailey Charles A & Karen G | Winn Thomas R & Mary M     |                        |
| Buyer Name 2         |                            | Hailey Karen G             | Winn Mary M                |                        |
| Seller Name          | Hailey Charles A & Karen G | Winn Thomas R              | Felts Brian S & Margaret W |                        |
| Document Number      | 6568-398                   | 5960-576                   | 2744-99                    | 2217-1656              |
| Document Type        | Deed (Reg)                 | Foreclosure Deed           | Grant Deed                 | Miscellaneous Document |

| MORTGAGE HISTORY       |              |                |                |                               |                 |
|------------------------|--------------|----------------|----------------|-------------------------------|-----------------|
| Mortgage Date          | 08/06/2014   | 01/02/2008     | 10/17/2007     | 08/11/2005                    | 02/08/2002      |
| Mortgage Amount        | \$139,750    | \$147,000      | \$13,700       | \$141,000                     | \$21,000        |
| Mortgage Lender        | M&T Bk       | Countrywide Bk | Wachovia Bk Na | Americas Wholesale Le<br>nder | Aames Fndg Corp |
| Mortgage Term          | 30           | 30             | 30             | 30                            | 20              |
| Mortgage Term          | Years        | Years          | Years          | Years                         | Years           |
| Mortgage Int Rate      | 5.25         | 7.36           |                | 7.05                          |                 |
| Mortgage Int Rate Type |              |                |                | Adjustable Int Rate Loa<br>n  |                 |
| Mortgage Purpose       | Refi         | Refi           | Refi           | Resale                        | Refi            |
| Mortgage Type          | Conventional | Conventional   | Conventional   | Conventional                  | Conventional    |
| Mortgage Doc #         | 10616-935    | 8137-431       | 8042-543       | 6568-403                      | 4408-81         |

|                        |                          |
|------------------------|--------------------------|
| Mortgage Date          | 02/08/2002               |
| Mortgage Amount        | \$52,459                 |
| Mortgage Lender        | Aames Fndg Corp          |
| Mortgage Term          | 30                       |
| Mortgage Term          | Years                    |
| Mortgage Int Rate      |                          |
| Mortgage Int Rate Type | Adjustable Int Rate Loan |
| Mortgage Purpose       | Refi                     |
| Mortgage Type          | Conventional             |
| Mortgage Doc #         | 4408-69                  |



\*Lot Dimensions are Estimated