## LAND APPRAISAL REPORT

			bnov	LOU DEED								File No.		
	Property Address	OFF THE WEST		MILDRED OON FORD	RD				Census Tra	ct	Map Reler	ence	64-49	
NO	City		E OD I POC		County	C	ULPEPER		State	VIRGINIA	Zip (	Code		
DENTIFICATION	Legal Description : Sale Price \$		Date of Sale	-	L nan T	orm —	yrs	Dro	norty Diebte	Appraised 7	Fee 🗍	Leasehold	FI n. M.	teri di ma
IV IO	Actual Real Estate	Taxes \$	(yr)	Loan ch	arges to be	paid by se	ller \$	Ot	her sales co	ncessions —	-		Da Mili	min2 LOO
	Occupant	VACANT	SANDS AND		ICHAEL C.	ROCCS				REET, FREDERICK			CCTATE AD	DDATESE
	оссораза		Appraise	141	ICHINEG C.	00003	เกรซน	ctions to A	ppraiser_inc	E SIMPLE MARKET	VALUE SUI	VIMAKT KEAL	ESTATEAR	PRAISA
	Location Built Up		Urban Over 75%		Suburbar 25% to 7		Rur			4.00.139		Goo	d Avg. Fair	Poor
	,	Fully Dev.		-	Steady	J76	I Slov	er 25% v		iloyment Stability venience to Emplo	venent	 		H
	Property Values	_ ,	Increasing		Stable		Dec Dec	lining		venlence to Shopp				ö
	Demand/Supply Marketing Time		Shortage Under 3 M		In Balanc 4-6 Mos		Ove	rsupply r 6 Mos.		venience to Schoo		. Ê	77   □	
q	Present Land Use	25 % 1 Family	/% 2-4 Fa	imity		% Con		commercia		quacy of Public Tr reational Facilities	апѕропаво	"		H
SIE					75 % FARM & FORESTLAND  Likely (*)			Adequacy of Utilities						
ICBH:	Change in Present Land Use Not Likely  (*) From FARM				RM & FOREST TO RESIDE			Taking Place (*) Property Compatibility Protection from Detrime Police and Fire Protection						
PEIG	Predominant Occupancy 🗹 Owner													
	Single Family Price Single Family Age	Kange \$	75,000 1 vrs 1	to \$ 350.0			nt Value \$_ ne 40			eral Appearance o eal to Market	Properties !	⊢		무ㅣ
	, ,							310	L					ᆜ
	Comments Including CHARACTERIZED I	g those factors, f	avorable or unfa	avorable, aff	ecting mark	etability (e	g. public p	arks, schoo	ls, view, no	Se): TYPICAL SI	EMI-SUBUI	RBAN CULP	EPER COU	NTY
	ALL ARE SERVED				AND SLOW	TI BEING I	DIAIDED IV	ITO SMALL	ER SINGLE	FAMILY HOUSE SI	TES.			
_	Discoules Improv	07.10												* = = =
	Dimensions IRREGI Zoning classification		RE		_		# -	36 Present		L of Acres nls ☑ do [	T de not co	Con		one
	Highest and best us	1		ther (specify						[-]	1 00 1101 00	AIIOIII 10 EG	ing regular	Oils
	Public Other (Describe) OFF  Elec. Street Access				DFF SITE IMPROVEMENTS Topo TYPICAL DESS Public Private Size TYPICAL									
L.	Gas										-		. =	
5	Water San. Sewer	Water WELL Maintenance San Sewer SEPTIC Storm Sev					ce Public Private View TYPICAL							
		Considered												
	Underground Elect. & Tel. Sidewalk Street Lights Is the property located in a HUD Identified Special Flood Hazard Area? No Yes Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): OFF ROAD WOODED PARCEL.													
				III WUYLI JU CO	юстистив, сти	cioacomient	s, or doner a	oversa cong	#003);	OFF ROAD WOO	DED LAKE	431.4		
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GARKE, UNIV. AUALYS	The undersigned has adjustment reflecting to or more favorable favorable than the site of	recited three recimalized reaction in than the subject ubject property, ?  SUBJECT TAX M.  \$	ent sales of property those items of property, a minu a plus (+) adjus PRUPERTY AP 64-49  PHOTO RIPTION 5/21  RAL CRES ROAD FRONT  MARKET DATA CHES WERE NO	DES 34.8 ST RI  APPEARS T OT USED.  MARY REA TON OF TH	L similar and variation be ment is made thus inco COMPARAE TAX MAF  MRI CRIPTION 10/19 SIM 5 ACRE D FRONT  O BE GOOD L ESTATE / IIS APPRAIS RTING A M	proximate tween the tentus reducesing the LE NO. 1 34-60 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000 \$ 120,000	to subject subject and ucing the ir indicated of the ir indicated	and has comparable discaled value of the DESC 38.85 ST RI	ensidered whee properties, see of subject.  COMPARABETAX MAP  MRISTON  7720  SIM  ACRES  D FRONT  NEIGHBOR  NEIGHBOR	see in the market if a significant it a significant it if a significant it is a signif	DE 30.0 SUPPER	e description omparable pr primarable is  COMPAR. TAX MAP  MR SCRIPTION 12/19 SIM 13 ACRES RIOR ACCE  THE IMPRO	S 125,00  \$ 125,00  \$ 125,00  \$ 72,500  \$ 72,500  \$ 12,500  \$ 72,500  \$ 72,500	perior r less
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