

PROPERTY INFORMATION

Asset#:	Property Address: Darbytown Road
Client Loan #:	County: Henrico
Occupancy Status:	Previous Owner: No
Condo or HOA Fee	Property Type Land only

MOBILE HOME INFORMATION

Is it a single, double or triple wide home:	Is it attached to a foundation:
---	---------------------------------

SUBJECT PROPERTY INFORMATION

Year Built	Sq. Feet	Bed/Bath	Lot Size	Garage	Parking Spaces	Pool
		L	2 ac			

GENERAL MARKETING

Current Marketing Condition for this Type of Property: Decreasing	Current General Marketing Conditions:
Normal Market Time in the Area: 90	
Approximate Number of Comparable Units for sale in the neighborhood: 1	
Homes in the Area are: Similar	
Range of Values in neighborhood: \$ to	
Range of Values for Comparable Listings: \$ to	
How would you rate the neighborhood's pride of ownership: Good	

SUBJECT MARKETABILITY

The Subject is an Appropriate Improvement for the neighborhood	Subject's Neighborhood: Good
Subject's Location type: Rural	Please List:
Possible Environmental Concerns: No	List Price: \$
Is the Subject currently listed? No	Listing Company Phone Number:
Name of Listing Company:	Has the property been on the market in the last 12 months? No
Probable Purchaser: Owner Occupied	
Additional Comments: The subject is 2 acres located in a rural area. Subject is land locked. The county says that the lot is not buildable and may not perk.	

Describe any marketing conditions/concessions being offered on competing properties that may adversely affect the subject's value:

<u>Address</u>	<u>Darbytown Road</u>
<u>Property Type</u>	<u>Land only</u>
<u>Sale Price</u>	-
<u>Original List Price</u>	-
<u>List Price @ Sale</u>	-
<u>Proximity to Subject</u>	-
<u>Finance Type</u>	-
<u>Price Per Sq. Ft.</u>	-
<u>Sales or Financing Concessions</u>	-
<u>Sales Date</u>	-
<u>Days on Market</u>	-
<u>Location</u>	<u>Rural</u>
<u>Lot Size</u>	<u>2 ac</u>
<u>Year Built</u>	-
<u>Condition</u>	<u>Good</u>
<u>Above Grade Room Count (do not include Basement Count) Total/Bed/Bath/Sq.Ft.</u>	<u>///</u>
<u>Basement Type</u>	-
<u>Heating/Cooling Type and Condition</u>	-
<u>Garage/Carport</u>	-
<u># Parking Spaces</u>	-
<u>Porches, Patio, Deck, FirePlaces</u>	-
<u>Fence, Pool, etc.</u>	-
<u>Adjustment Amount</u>	-
<u>Adjusted Sales Price</u>	-

COMPARABLE LISTINGS

<u>Item</u>	<u>Subject</u>
<u>Address</u>	<u>Darbytown Road</u>
<u>Property Type</u>	<u>Land only</u>
<u>List Price</u>	-
<u>Original List Price</u>	-
<u>Proximity to Subject</u>	-
<u>Price Per Sq. Ft.</u>	-
<u>Days on Market</u>	-
<u>Location</u>	<u>Rural</u>
<u>Lot Size</u>	<u>2 ac</u>
<u>Year Built</u>	-
<u>Condition</u>	<u>Good</u>
<u>Above Grade Room Count (do not include Basement Count) Total/Bed/Bath/Sq.Ft.</u>	<u>///</u>
<u>Basement Type</u>	-
<u>Heating/Cooling Type and Condition</u>	-