Will Flory & Associates

LAND APPRAISAL REPORT

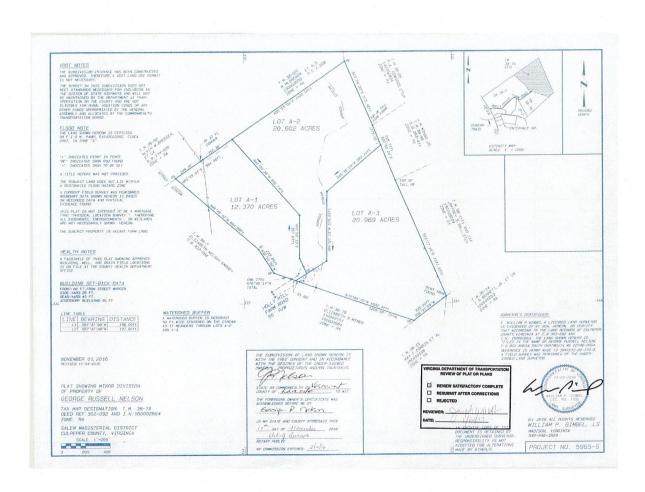
_												
1		Velson	Census	Tract 930	02.00		Map Ref	erence N38	328784xV	V780746		
		A-1 Holly Hill Farm										
L	^{City} Reva		County	Culpepe	r		Sta	ate <u>VA</u> Z	p Code 22	2735		
띮	Legal Description Part	t of tax map 38-7A										
	The control of the		Minimis PUD									
S	Actual Real Estate Taxes \$	185	r) Loan charges to be paid by sell-	ler \$	N/A	Other sales conce	essions N/A					
ŀ	Lender/Client Geor	ae Nelson		Adi	dress and	lson51475@c	mail.com					
			William Flory					e				
	Location			X R	ural				Avg.	Fair Poor		
	Built Up	Over 75%			nder 25%	Employment Stability	y		X			
	Growth Rate	Fully Dev. Rapid		☐ S!	low	Convenience to Emp	oloyment					
				D	eclinina							
										H H		
<u> </u>	1		FV							+ +		
18	L ——											
陸												
IGHBORHOOD	1 4 11				riace ()					 		
199	1				-t							
말										 		
							of Floperues			<u> </u>		
						Appeal to Market						
1	Madison County is	a more rural area with	n a mix of single family	homes, we	orking fan	ns, park land	and timber trac	cts. Ameniti	es are av	ailable		
1	in Culpeper and Cl	narlottesville.										
\vdash												
		ion not available			=			_				
					Present Im	provements	⊠ Do □ [o Not Conform	n to Zoning Re	gulations		
	Highest and Best Use	Present Use 🔀 0	ther (specify) Improve with	th a single	residenc	<u>e</u>						
	Public	Other (Describe)	OFF SITE IMPROVEMENTS	1	Topo R	olling						
	Elec.	Street	Access Public	Private S	Size A	verage						
l.,,	Gas	Surfac	⁸ Gravel		Shape <u>Iri</u>	egular						
ᄩ	Water	Mainte	nance Public 🔀	Private V	view O	pen and Wood	ded					
ľ	San. Sewer		Storm Sewer Curb/6	Gutter [
1	Underg	round Elect. & Tel.	Sidewalk Street	Lights I	s the property le	ocated in a FEMA Spec	ial Flood Hazard Area?		\ <u></u>	Yes 🔀 No		
1	Comments (favorable or unfavo	orable including any apparent adver	se easements, encroachments, or oth	ier adverse cond	litions)		The sul	eject site is s	erved by	a private		
	roadway. The subi	ect is open field and v	vooded. The site appea	ars to be r	eady for o	evelopment a	s per highest a	and best use				
ı	1											
	The undersigned has re	cited the following recent	sales of properties most s	similar and	proximate to	subject and ha	s considered thes	e in the mar	ket analysis.	. The description		
		-					•		-			
						•						
	-				ty, a pius							
				4.1			NO. 2			NU. 3		
	1 20171 17101	-			1							
			Reva, VA 22735									
	Proximity to Subject		2.33 miles NW			miles SW		7.46 miles \$				
		\$ N/A			00	\$			2	146,000		
	Sales Price					1.5						
	Sales Price Price \$/Sq. Ft.	\$		7,9	58		9,575		- 1	14,384		
SIS	Sales Price Price \$/\$q. Ft. Data Source(s)	\$	MRIS# MA8732352		58 MRIS#	MA9594428		MRIS# MA	3443572	-,		
ALYSIS	Sales Price Price \$/\$q. Ft. Data Source(s)	DESCRIPTION	MRIS# MA8732352		58 MRIS#	MA9594428		MRIS# MA	3443572	14,384 ++()\$ Adjust.		
ANALYSIS	Sales Price Price \$/Sq. Ft. Data Source(s) ITEM Date of Sale/Time Adj.		MRIS# MA8732352 DESCRIPTION		MRIS#	MA9594428 DESCRIPTION		MRIS# MA8 DESCRIF	3443572 TION	-,		
TA ANALYSIS	Sales Price Price \$/Sq. Ft. Data Source(s)	N/A	MRIS# MA8732352 DESCRIPTION s05/16;c02/15		MRIS# t. s04/17	MA9594428 DESCRIPTION ;c02/17		MRIS# MA8 DESCRIF s03/17;c02/	3443572 TION	-,		
DATA ANALYSIS	Sales Price Price \$/Sq. Ft. Data Source(s) ITEM Date of Sale/Time Adj.	N/A Reva	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva		MRIS# t. s04/17 Madiso	MA9594428 DESCRIPTION ;c02/17	++)\$ Adjust.	MRIS# MA8 DESCRIF s03/17;c02/ Brightwood	3443572 TION	++)\$ Adjust.		
KET DATA ANALYSIS	Sales Price Price \$/\$Q. Ft. Data Source(s) ITEM Date of Sale/Time Adj. Location	N/A Reva 12.37 ac	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac		MRIS# t. s04/17 Madise 0 12.01	MA9594428 DESCRIPTION C;c02/17 Dn ac	++)\$ Adjust.	MRIS# MA8 DESCRIF s03/17;c02/ Brightwood 10.15 ac	3443572 PTION 117	++)\$ Adjust.		
IARKET DATA ANALYSIS	Sales Price \$/Sq. Ft Data Source(s) ITEM Date of Sale/Time Adj. Location Site/view	N/A Reva 12.37 ac Open & Wooded	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded		MRIS# t. s04/17 Madiso 0 12.01	MA9594428 DESCRIPTION C;c02/17 Dn ac & Wooded	++)\$ Adjust.	MRIS# MA8 DESCRIF s03/17;c02/ Brightwood 10.15 ac Open & Wo	3443572 PTION 117 coded	++)\$ Adjust.		
MARKET DATA ANALYSIS	Sales Price Price \$/Sq. Ft Data Source(s) ITEM Date of Sale/Time Adj. Location Site/View Engineering	N/A Reva 12.37 ac Open & Wooded	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded		MRIS# t. s04/17 Madiso 0 12.01	MA9594428 DESCRIPTION C;c02/17 Dn ac & Wooded	++)\$ Adjust.	MRIS# MA8 DESCRIF s03/17;c02/ Brightwood 10.15 ac Open & Wo	3443572 PTION 117 coded	++)\$ Adjust.		
MARKET DATA ANALYSIS	Sales Price Price \$/Sq. Ft Data Source(s) ITEM Date of Sale/Time Adj. Location Site/View Engineering	N/A Reva 12.37 ac Open & Wooded	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded		MRIS# t. s04/17 Madiso 0 12.01	MA9594428 DESCRIPTION C;c02/17 Dn ac & Wooded	++)\$ Adjust.	MRIS# MA8 DESCRIF s03/17;c02/ Brightwood 10.15 ac Open & Wo	3443572 PTION 117 coded	++)\$ Adjust.		
MARKET DATA ANALYSIS	Sales Price Price \$/Sq. Ft Data Source(s) ITEM Date of Sale/Time Adj. Location Site/View Engineering	N/A Reva 12.37 ac Open & Wooded Private road	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road		MRIS# t. s04/17 Madise 0 12.01 Open 0 Private	MA9594428 DESCRIPTION C;c02/17 Dn ac & Wooded	++)\$ Adjust.	MRIS# MA6 DESCRIF s03/17;c02/ Brightwood 10.15 ac Open & Wo Private road	3443572 PTION 117 coded	++)\$ Adjust.		
MARKET DATA ANALYSIS	Sales Price Price \$/Sq. Ft. Data Source(s) ITEM Date of Sale/Time Adj. Location Site/Niew Engineering Access	N/A Reva 12.37 ac Open & Wooded Private road N/A	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road		MRIS# t. s04/17 Madise 0 12.01 Open 0 Private	MA9594428 DESCRIPTION C;c02/17 Dn ac & Wooded	++)\$ Adjust.	MRIS# MA6 DESCRIF s03/17;c02/ Brightwood 10.15 ac Open & Wo Private road	3443572 PTION 117 coded	++)\$ Adjust.		
MARKET DATA ANALYSIS	Sales Price Price \$/Sq. Ft Data Source(s) ITEM Date of Sale/Time Adj. Location Site/View Engineering Access	N/A Reva 12.37 ac Open & Wooded Private road N/A	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash		MRIS# t. s04/17 Madise 0 12.01 Open 0 Private	MA9594428 DESCRIPTION ;c02/17 on ac & Wooded e road	++)\$ Adjust.	MRIS# MAE DESCRIF s03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash	8443572 PTION 117 soded	++)\$ Adjust.		
MARKET DATA ANALYSIS	Sales Price Price \$/Sq. Ft. Data Source(s) ITEM Date of Sale/Time Adj. Location Site/View Engineering Access Sales or Financing Concessions	N/A Reva 12.37 ac Open & Wooded Private road N/A	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash		MRIS# t. s04/17 Madise 0 12.01 Open 0 Private	MA9594428 DESCRIPTION CO2/17 DD ac & Wooded Proad	++)\$ Adjust.	MRIS# MAE DESCRIF s03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash	8443572 TION 117	++)\$ Adjust.		
MARKET DATA ANALYSIS	Sales Price Price \$/Sq. Ft. Data Source(s) ITEM Date of Sale/Time Adj. Location Site/View Engineering Access Sales or Financing Concessions Net Adj. (Total)	N/A Reva 12.37 ac Open & Wooded Private road N/A	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash +	++()\$ Adjust	158 MRIS# t.	MA9594428 DESCRIPTION C:c02/17 Dn ac & Wooded P road	+()\$ Adjust	MRIS# MAE DESCRIF s03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash H Net 0.0	3443572 FITON 117 Sooded di	+()\$ Adjust.		
MARKET DATA ANALYSIS	Sales Price Price \$/Sq. Ft. Data Source(s) ITEM Date of Sale/Time Adj. Location Site/View Engineering Access Sales or Financing Concessions Net Adj. (Total) Indicated Value	N/A Reva 12.37 ac Open & Wooded Private road N/A N/A	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash +	++)\$ Adjus	158 MRIS# t	MA9594428 DESCRIPTION C:002/17 Dn ac & Wooded P road 0.0 % 0.0 % \$	+()\$ Adjust 0	MRIS# MAE DESCRIF s03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash H Net 0.0 Gross 0.0	3443572 FIRM 117 - \$ - \$ - % - \$	+()\$ Adjust.		
MARKET DATA ANALYSIS	Sales Price Price \$/Sq. Ft. Data Source(s) ITEM Date of Sale/Time Adj. Location Site/view Engineering Access Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Data	N/A Reva 12.37 ac Open & Wooded Private road N/A N/A The comparable	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash +	++)\$ Adjus	158 MRIS# t.	MA9594428 DESCRIPTION CO2/17 DD ac & Wooded Proad 0.0 % 0.0 % \$ illable in the delayed	+()5 Adjust. 0	MRIS# MAE DESCRIF S03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash Het 0.0 Gross 0.0 area. Since	3443572 PTION 117 - \$ % \$ the com	+()\$ Adjust. 0		
MARKET DATA ANALYSIS	Sales Price Price \$/Sq. Ft. Data Source(s) ITEM Date of Sale/Time Adj. Location Site/View Engineering Access Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Data sizes are so close,	N/A Reva 12.37 ac Open & Wooded Private road N/A N/A The comparable the unit of measurem	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash H	++)\$ Adjus 106,0 millar land	MRIS# t. s04/17 Madist 0 12.01 Open 0 Private Cash Helioo Gross sales ave	MA9594428 DESCRIPTION CO2/17 DO ac & Wooded Proad 10.0 % 0.0 % 10.0 % 10.0 % 10.0 % 10.0 % 10.0 % 10.0 % 10.0 %	115,000 efined market older date of s	MRIS# MAE DESCRIF S03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash He 0.0 Gross 0.0 area. Since sale. Comp	3443572 PTION 117 - \$ % \$ the com	+()\$ Adjust.		
MARKET DATA ANALYSIS	Sales Price Price \$/Sq. Ft. Data Source(s) FEM Date of Sale/Time Adj. Location Site/View Engineering Access Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Data sizes are so close, recent sale. Comp	N/A Reva 12.37 ac Open & Wooded Private road N/A N/A The comparable the unit of measurem 3 is located in a subdi	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash Net 0.0 % Gross 0.0 % \$ se used are the most silent is a build able lot ralivision of multiple lots.	++)\$ Adjus 106,0 milar land ther than 1 Comp. 2	MRIS# t. s04/17 s04/17 Open Open Oprivate Cash Label Cash Ref OG Gross sales ase per acre. appears to	MA9594428 DESCRIPTION CO2/17 DDD DDD DDD DDD DDD DDD DDD DDD DDD D	115,000 efined market older date of similar to the s	MRIS# MAE DESCRIF S03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash Het 0.0 Gross 0.0 area. Since sale. Comp	3443572 PTION 117 Poded J	+()\$ Adjust. C 146,000		
MARKET DATA ANALYSIS	Sales Price Price \$/Sq. Ft. Data Source(s) FEM Date of Sale/Time Adj. Location Site/View Engineering Access Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Data sizes are so close, recent sale. Comp	N/A Reva 12.37 ac Open & Wooded Private road N/A N/A The comparable the unit of measurem 3 is located in a subd ppralsal The in	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash H - \$ Net 0.0 % Gross 0.0 % \$ set used are the most sient is a build able lot rativision of multiple lots. tended use of this appr	106,0 milar land ther than I Comp. 2	MRIS# t s04/17 Madist 0 12.01 Open 0 Private Cash Helioo Gross sales ave per acre. appears to a tool in	MA9594428 DESCRIPTION CO2/17 DO	115,000 efined market older date of similar to the s	MRIS# MAE DESCRIF s03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash Het 0.0 Gross 0.0 area. Since sale. Comp subject. user is Geor	3443572 PTION 117 Poded 3 - \$ % \$ the complete is the n ge Nelso	146,000 p lot nost		
MARKET DATA ANALYSIS	Sales Price Price \$/Sq. Ft. Data Source(s) FEM Date of Sale/Time Adj. Location Site/View Engineering Access Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Data sizes are so close, recent sale. Comp	N/A Reva 12.37 ac Open & Wooded Private road N/A N/A The comparable the unit of measurem 3 is located in a subd ppralsal The in	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash H - \$ Net 0.0 % Gross 0.0 % \$ set used are the most sient is a build able lot rativision of multiple lots. tended use of this appr	106,0 milar land ther than I Comp. 2	MRIS# t s04/17 Madist 0 12.01 Open 0 Private Cash Helioo Gross sales ave per acre. appears to a tool in	MA9594428 DESCRIPTION CO2/17 DO	115,000 efined market older date of similar to the s	MRIS# MAE DESCRIF s03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash Het 0.0 Gross 0.0 area. Since sale. Comp subject. user is Geor	3443572 PTION 117 Poded 3 - \$ % \$ the complete is the n ge Nelso	146,000 p lot nost		
MARKET DATA ANALYSIS	Sales Price Price \$/Sq. Ft. Data Source(s) FEM Date of Sale/Time Adj. Location Site/View Engineering Access Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Data sizes are so close, recent sale. Comp	N/A Reva 12.37 ac Open & Wooded Private road N/A N/A The comparable the unit of measurem 3 is located in a subd ppralsal The in	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash H - \$ Net 0.0 % Gross 0.0 % \$ set used are the most sient is a build able lot rativision of multiple lots. tended use of this appr	106,0 milar land ther than I Comp. 2	MRIS# t s04/17 Madist 0 12.01 Open 0 Private Cash Helioo Gross sales ave per acre. appears to a tool in	MA9594428 DESCRIPTION CO2/17 DO	115,000 efined market older date of similar to the s	MRIS# MAE DESCRIF s03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash Het 0.0 Gross 0.0 area. Since sale. Comp subject. user is Geor	3443572 PTION 117 Poded 3 - \$ % \$ the complete is the n ge Nelso	146,000 p lot nost		
MARKET DATA ANALYSIS	Sales Price Price \$/Sq. Ft. Data Source(s) TEM Date of Sale/Time Adj. Location Sitev/rew Engineering Access Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Data sizes are so close, recent sale. Comp Comments and Conditions of A assigns. I have pe	N/A Reva 12.37 ac Open & Wooded Private road N/A N/A The comparable the unit of measurem 3 is located in a subdeppraisal The informed no real estate	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash Wet 0.0 % Gross 0.0 % \$ ses used are the most silent is a build able lot ralivision of multiple lots. tended use of this apprepare related services on this	106,0 milar land ther than Comp. 2 raisal is as s property	south to the second sec	MA9594428 DESCRIPTION C: 002/17 Dn ac 8. Wooded P road 0.0 % 0.0 % \$ Illable in the di Comp. 1 is an be the most a family sale. nable exposur	115,000 efined market older date of similar to the similar to the similar to the terms of the time for the	MRIS# MAE DESCRIF S03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash Het 0.0 Gross 0.0 area. Since sale. Comp subject. user is Geor subject is ha	3443572 PTION 117 Proded 3 State of the companion of the	146,000 p lot nost		
MARKET DATA AN	Sales Price Price \$/Sq. Ft. Data Source(s) TEM Date of Sale/Time Adj. Location Sitev/rew Engineering Access Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Data sizes are so close, recent sale. Comp Comments and Conditions of A assigns. I have pe	N/A Reva 12.37 ac Open & Wooded Private road N/A N/A The comparable the unit of measurem 3 is located in a subdeppraisal The informed no real estate The range of adjusted	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash Wet 0.0 % Gross 0.0 % \$ ses used are the most sient is a build able lot ra livision of multiple lots. tended use of this apprerelated services on this livision of multiple lots.	106,0 milar land ther than Comp. 2 raisal is as s property	south to the second sec	MA9594428 DESCRIPTION C: 002/17 Dn ac 8. Wooded P road 0.0 % 0.0 % \$ Illable in the di Comp. 1 is an be the most a family sale. nable exposur	Wooded dequate MA Special Rood Hazard Area? The subject site is served by a private and has considered these in the market analysis. The description subject and comparable properties. If a significant item in the is made, thus reducing the indicated value of subject, if a made thus increasing the indicated value of subject, if a private of subject, if a significant item in the is made thus increasing the indicated value of subject, if a made thus increasing the indicated value of the subject. ARABLE NO. 2 COMPARABLE NO. 3 Lot F Larkins Dr Brightwood, VA 22715 V 7.46 miles SW \$ 115,000 \$ 146,000 \$ 9,575 \$ 14,384 MRIS# MA8443572 Brightwood O 10.15 ac O Open & Wooded Private road Cash \$ 115,000 Gross 0.0 % \$ 146,000 the defined market area. Since the comp lot is an older date of sale. Comp 2 is the most most similar to the subject. sale. The intended user is George Nelson and his posure time for the subject is half a year.					
MARKET DATA AN	Sales Price Price \$/Sq. Ft. Data Source(s) TEM Date of Sale/Time Adj. Location Sitev/rew Engineering Access Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Data sizes are so close, recent sale. Comp Comments and Conditions of A assigns. I have pe	N/A Reva 12.37 ac Open & Wooded Private road N/A N/A The comparable the unit of measurem 3 is located in a subdeppraisal The informed no real estate	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash Wet 0.0 % Gross 0.0 % \$ ses used are the most sient is a build able lot ra livision of multiple lots. tended use of this apprerelated services on this livision of multiple lots.	106,0 milar land ther than Comp. 2 raisal is as s property	south to the second sec	MA9594428 DESCRIPTION C: 002/17 Dn ac 8. Wooded P road 0.0 % 0.0 % \$ Illable in the di Comp. 1 is an be the most a family sale. nable exposur	115,000 efined market older date of similar to the similar to the similar to the terms of the time for the	MRIS# MAE DESCRIF S03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash Het 0.0 Gross 0.0 area. Since sale. Comp subject. user is Geor subject is ha	3443572 PTION 117 Proded 3 State of the companion of the	146,000 p lot nost		
MARKET DATA AN	Sales Price Price \$/Sq. Ft. Data Source(s) ITEM Date of Sale/Time Adj. Location Site/View Engineering Access Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Data sizes are so close, recent sale. Comp Comments and Conditions of A assigns. I have pe	N/A Reva 12.37 ac Open & Wooded Private road N/A N/A The comparable the unit of measurem 3 is located in a subd ppraisal The in rformed no real estate The range of adjusted t reasonable value for	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash H	106,0 milar land ther than I Comp. 2 raisal is as s property \$146,000.	t. s04/17 s04/17 Open O Private Cash Label Cash Label Cash Ref Cash Label Cash Label Cash A mid ra	MA9594428 DESCRIPTION CO2/17 DO	115,000 efined market older date of similar to the s The intended the time for the susted values we	MRIS# MAE DESCRIF S03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash Het 0.0 Gross 0.0 area. Since sale. Comp subject. user is Geor subject is ha	3443572 PTION 117 Proded 3 The coded 4 The	146,000 p lot nost n and his		
MARKET DATA AN	Sales Price Price \$/Sq. Ft. Data Source(s) TEM Date of Sale/Time Adj. Location Sitev/rew Engineering Access Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Data sizes are so close, recent sale. Comp Comments and Conditions of A assigns. I have pe	N/A Reva 12.37 ac Open & Wooded Private road N/A N/A The comparable the unit of measurem 3 is located in a subd ppraisal The in rformed no real estate The range of adjusted t reasonable value for	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash Wet 0.0 % Gross 0.0 % \$ ses used are the most sient is a build able lot ra livision of multiple lots. tended use of this apprerelated services on this livision of multiple lots.	106,0 milar land ther than I Comp. 2 raisal is as s property \$146,000.	south to the second sec	MA9594428 DESCRIPTION C: 002/17 Dn ac 8. Wooded P road 0.0 % 0.0 % \$ Illable in the di Comp. 1 is an be the most a family sale. nable exposur	115,000 efined market older date of similar to the s The intended the time for the susted values we	MRIS# MAE DESCRIF S03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash Het 0.0 Gross 0.0 area. Since sale. Comp subject. user is Geor subject is ha	3443572 PTION 117 Proded 3 State of the companion of the	146,000 p lot nost n and his		
MARKET DATA AN	Sales Price Price \$/Sq. Ft. Data Source(s) ITEM Date of Sale/Time Adj. Location Site/View Engineering Access Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Data sizes are so close, recent sale. Comp Comments and Conditions of A assigns. I have pe	N/A Reva 12.37 ac Open & Wooded Private road N/A N/A The comparable the unit of measurem 3 is located in a subdeppraisal The informed no real estate The range of adjusted t reasonable value for	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash H	106,0 milar land ther than I Comp. 2 raisal is as s property \$146,000.	MRIS# t. s04/17 Madist 0 12.01 Open 0 Private Cash + Net 00 Gross sales ava per acre. appears to a tool in a . A reaso A mid ra	MA9594428 DESCRIPTION CO2/17 DO	115,000 efined market older date of similar to the s The intended the time for the susted values we	MRIS# MAE DESCRIF S03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash Het 0.0 Gross 0.0 area. Since sale. Comp subject. user is Geor subject is ha	3443572 PTION 117 Proded 3 The coded 4 The	146,000 p lot nost n and his		
RECONCILIATION MARKET DATA ANALYSIS	Sales Price Price \$/Sq. Ft. Data Source(s) ITEM Date of Sale/Time Adj. Location Sitev/iew Engineering Access Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Data sizes are so close, recent sale. Comp Comments and Conditions of A assigns. I have pe Final Reconciliation chosen as the mos	N/A Reva 12.37 ac Open & Wooded Private road N/A N/A The comparable the unit of measurem 3 is located in a subdeppraisal The informed no real estate The range of adjusted t reasonable value for	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash H	106,0 milar land ther than I Comp. 2 raisal is as s property \$146,000.	MRIS# t. s04/17 Madist 0 12.01 Open 0 Private Cash + Net 00 Gross sales ava per acre. appears to a tool in a . A reaso A mid ra	MA9594428 DESCRIPTION CO2/17 DO CO2/17 DO CO3/21/2017 S MA9594428 CO2/17 DO CO3/21/2017 MA9594428 MA9594428 S CO2/17 S CO2/17 S CO2/17 S CO2/17 S CO2/17 C	115,000 efined market older date of similar to the s The intended the time for the susted values we	MRIS# MAE DESCRIF S03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash Het 0.0 Gross 0.0 area. Since sale. Comp subject. user is Geor subject is ha	3443572 PTION 117 Proded 3 The coded 4 The	146,000 p lot nost n and his		
MARKET DATA AN	Sales Price Price \$/Sq. Ft. Data Source(s) ITEM Date of Sale/Time Adj. Location Site/View Engineering Access Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Data sizes are so close, recent sale. Comp Comments and Conditions of A assigns. I have pe Final Reconciliation chosen as the mos I (WE) ESTIMATE THE Appraiser William Date of Signature and Report	N/A Reva 12.37 ac Open & Wooded Private road N/A N/A N/A The comparable the unit of measurem 3 is located in a subd ppraisal The in rformed no real estate The range of adjusted t reasonable value for MARKET VALUE MARKET VALUE 04/22/2017	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash H	106,0 milar land ther than I Comp. 2 raisal is as s property \$146,000.	MRIS# t. s04/17 Madist 0 12.01 Open 0 Private Cash Label Cash Ref 00 Gross sales ase per acre. appears to a tool in a. A mid ra OF Supervisory Ag	MA9594428 DESCRIPTION CO2/17 DO CO2/17 DO CO3/21/2017 S MA9594428 CO2/17 DO CO3/21/2017 MA9594428 MA9594428 S CO2/17 S CO2/17 S CO2/17 S CO2/17 S CO2/17 C	115,000 efined market older date of similar to the s The intended the time for the susted values we	MRIS# MAE DESCRIF S03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash Het 0.0 Gross 0.0 area. Since sale. Comp subject. user is Geor subject is ha	3443572 PTION 117 Proded 3 The coded 4 The	146,000 p lot nost n and his		
MARKET DATA AN	Sales Price Price \$/Sq. Ft. Data Source(s) ITEM Date of Sale/Time Adj. Location Site/View Engineering Access Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Data sizes are so close, recent sale. Comp Comments and Conditions of A assigns. I have pe Final Reconciliation chosen as the mos I (WE) ESTIMATE THE Appraiser William Date of Signature and Report Title Certified Ger	N/A Reva 12.37 ac Open & Wooded Private road N/A N/A The comparable the unit of measurem 3 is located in a subd ppraisal The in rformed no real estate t reasonable value for t reasonable value for MARKET VALUE STOPP	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash H	106,0 milar land ther than I Comp. 2 aisal is as is property \$146,000.	MRISA t. S04/17 Madisc 0 12.01 Open 0 Private Cash Helion Gross sales ave per acre. a tool in i. A reaso A mid ra OF Supervisory Ap Out of Signature	MA9594428 DESCRIPTION CO2/17 DO	115,000 efined market older date of similar to the s The intended the time for the susted values we	MRIS# MAE DESCRIF S03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash Het 0.0 Gross 0.0 area. Since sale. Comp subject. user is Geor subject is ha	3443572 PTION 117 Proded 3 The coded 4 The	146,000 p lot nost n and his		
MARKET DATA AN	Sales Price Price \$/Sq. Ft. Data Source(s) ITEM Date of Sale/Time Adj. Location Site/View Engineering Access Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Data sizes are so close, recent sale. Comp Comments and Conditions of A assigns. I have pe Final Reconciliation chosen as the mos I (WE) ESTIMATE THE Appraiser William Date of Signature and Report Title Certified Ger	N/A Reva 12.37 ac Open & Wooded Private road N/A N/A N/A The comparable the unit of measurem 3 is located in a subd ppraisal The in rformed no real estate The range of adjusted t reasonable value for MARKET VALUE MARKET VALUE 04/22/2017	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash Het 0.0 % Gross 0.0 % Ses used are the most site ent is a build able lot rativision of multiple lots. tended use of this appropriated services on this enterties and the subject of	106,0 milar land ther than Comp. 2 raisal is as s property \$146,000.	MRISA t. S04/17 Madisc 0 12.01 Open 0 Private Cash Helion Gross sales ava per acre, a tool in a to A mid ra OF Supervisory Ar Oate of Signath Title	MA9594428 DESCRIPTION CO2/17 DD CC2 WOOD CC2 WOOD CC3 WOO	115,000 efined market older date of similar to the s The intended the time for the susted values we	MRIS# MAE DESCRIF S03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash Het 0.0 Gross 0.0 area. Since sale. Comp subject. user is Geor subject is ha	3443572 PTION 117 Proded 3 The coded 4 The	146,000 p lot nost n and his		
MARKET DATA AN	Sales Price Price \$/Sq. Ft. Data Source(s) ITEM Date of Sale/Time Adj. Location Sitev/iew Engineering Access Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Data sizes are so close, recent sale. Comp Comments and Conditions of A assigns. I have pe Final Reconcilitation chosen as the mos I (WE) ESTIMATE THE Appraiser William Date of Signature and Report Title Certified Ger State Certificed Gor	N/A Reva 12.37 ac Open & Wooded Private road N/A N/A The comparable the unit of measurem 3 is located in a subd ppraisal The in rformed no real estate The range of adjusted t reasonable value for t reasonable value for private value as the second of t	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash The color of the subject of the subject. Taiser MRIS# MA8732352 DESCRIPTION SUBJECT PRO DESCRIPTION SUBJECT PRO Taiser ST	106,0 milar land ther than Comp. 2 raisal is as s property \$146,000.	MRISA t. S04/17 Madist O 12.01 Open O Private Cash Helioo Gross Sales ava per acre, appears to a tool in a A mid ra OF Supervisory Ap Oate of Signate Title State Certificat Or State Licent Or State Licent	MA9594428 DESCRIPTION CO2/17 DD CC2 WOOD CC2 WOOD CC3 WOO	115,000 efined market older date of s similar to the s The intended re time for the usted values v	MRIS# MAE DESCRIF S03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash Het 0.0 Gross 0.0 area. Since sale. Comp subject. user is Geor subject is ha	3443572 PTION 117 Proded 3 The coded 4 The	146,000 p lot nost n and his		
MARKET DATA AN	Sales Price Price \$/Sq. Ft. Data Source(s) ITEM Date of Sale/Time Adj. Location Sitev/iew Engineering Access Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Data sizes are so close, recent sale. Comp Comments and Conditions of A assigns. I have pe Final Reconciliation chosen as the mos I (WE) ESTIMATE THE Appraiser Villiam Date of Signature and Report Title Certified Ger State Certification # 4 Or State License #	N/A Reva 12.37 ac Open & Wooded Private road N/A N/A The comparable the unit of measurem 3 is located in a subd ppraisal The in rformed no real estate The range of adjusted t reasonable value for MARKET VALUE SUPPI PETORY 04/22/2017 Peral Real Estate Appl 001000352	MRIS# MA8732352 DESCRIPTION s05/16;c02/15 Reva 13.32 ac Open & Wooded Public Road Cash H	106,0 milar land ther than Comp. 2 raisal is as s property \$146,000.	MRISA t. S04/17 Madist O 12.01 Open O Private Cash Helioo Gross Sales ava per acre, appears to a tool in a A mid ra OF Supervisory Ap Oate of Signate Title State Certificat Or State Licent Or State Licent	MA9594428 DESCRIPTION CO2/17 DO A B. Wooded Proad O N S B. Wooded Proad Proad O N S B. Wooded Proad O N S B. Wooded Proad O N S B. Wo	115,000 efined market older date of s similar to the s The intended te time for the	MRIS# MAE DESCRIF S03/17;c02/ Brightwood 10.15 ac Open & Wo Private road Cash Het 0.0 Gross 0.0 area. Since sale. Comp subject. user is Geor subject is ha	3443572 PTION 117 Proded 3 The coded 4 The	146,000 p lot most n and his		

Location Map

Borrower/Client	George Nelson						
Property Address	Lot A-1 Holly Hill Farm						
City	Reva	County	Culpeper	State	VA	Zip Code	22735
Lender	George Nelson						



Subdivision Plat



Photograph Addendum

Borrower/Client	George Nelson							
Property Address	Lot A-1 Holly Hill Farm							
City	Reva	County	Culpeper	State	VA	Zip Code	22735	
Lender	George Nelson							



Subject lot



Entrance

Comparable Photo Page

Borrower/Client	George Nelson				*	4 7 7		
Property Address	Lot A-1 Holly Hill Farm							
City	Reva	County	Culpeper	State	VA	Zip Code	22735	
Lender	George Nelson							



Comparable 1

Novum Rd Prox. to Subject

2.33 miles NW 106,000

Sale Price Gross Living Area Total Rooms

Total Bedrooms

Total Bathrooms Location

Reva 13.32 ac

Quality

View Site Age



Walkers Mill Ln

Prox. to Subject Sale Price

15.24 miles SW 115,000

Gross Living Area

Total Rooms

Total Bedrooms Total Bathrooms

Location View

Madison 12.01 ac

Site

Quality Age



Comparable 3

Lot F Larkins Dr

Prox. to Subject Sale Price

7.46 miles SW 146,000

Gross Living Area

Total Rooms

Total Bedrooms

Total Bathrooms

Location Brightwood 10.15 ac

View

Site

Quality

Age