	ial composition of the	neighborhood	are mer appr										
Neighbo	Neighborhood Characteristics			One-	Unit Ho	using Trends		One-Un	it Housing	Present L	Present Land Use %		
ocation Urban		Rural	Property Value	es 🔲 Increa	sing	X Stable ☐	Declining	PRICE	AGE	One-Unit	40 %		
Built-Up Over 75	6 X 25-75% □	Under 25%	Demand/Supp	ly Shorta	age	In Balance	Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %		
owth Rapid		Slow	Marketing Tim	e Under	3 mths	3-6 mths	Over 6 mths	30 l	.ow 0	Multi-Family	5 %		
ighborhood Boundari	Ridgeview F	Rd South; Ro	oute 107 &	Allison Ga	p Rd V	Vest; Allison Ga	p Rd	150 H	ligh 100	Commercial	10 %		
orth; Upper Poo	Valley East.		************				Delition.	100 P	red. 40	Other	40 %		
ighborhood Descripti	n The subject	is located in	Smyth Co	unty, VA. A	All ame	nities are within	a reasonab	le distance	Land use	consist of s	ingle		
mily dwellings o	diverse age 40%	2-4 unit 5%	, multi-fam	nily 5%, con	nmerci	al 10%, private	y owned wo	odlands an	d agricultu	re land 75%	6		
			Jil.	39 3		2232	90						
THE RESERVE OF THE PERSON NAMED IN	ding support for the abo	THE OWNER WHEN PERSON NAMED IN	The second second second			seem to be in b							
m one month to	twelve months w	th financing	available f	rom numer	ous so	urces.It is noted	that the sul	bject prope	rty apprais	ed value is h	higher		
	area value. The su	bject is not o						alue has n			ity.		
mensions See Att				ea 8712 sf			Irregular		View N	I;Res;Mtn			
cific Zoning Classific				ning Description			1111						
	Legal Legal Nor					Illegal (describe							
	se of subject property a					ons) the present use	2 2	Yes	No If No, de	escribe The	highest		
	e subject is its cur	rent use as	a single far				20.0			270			
Ilities Public	Other (describe)				er (desci	ribe)		rovements - T	pe	Public	Private		
ectricity			/ater	X	_		Street Asp						
	Propane Ava		anitary Sewer	X [Alley No	ne	100000000000000000000000000000000000000				
MA Special Flood Haz	AND DESCRIPTION OF THE PERSON NAMED IN COLUMN TWO	The same of the sa	MA Flood Zone			MA Map # 511	73C0070D		FEMA Ma	p Date 08/02	2/2012		
Name and Address of the Owner, where the Owner, which the Owner, where the Owner, where the Owner, which the	ite improvements typica		area?	X Yes	No	If No, describe							
e there any adverse s					100		(10 - CCa)	germag v.	COLUMN TO SERVICE STATE OF THE PERSON NAMED IN COLUMN TO SERVICE STATE OF THE SERV	24.52			
CONTRACTOR OF THE PARTY OF THE				ments, environ	mental c	conditions, land uses	etc.)?	_ Y	es 🗙 No	If Yes, describ	е		
	utilites cause no a			ments, environ	mental o		etc.)?	☐ Y	es 🔀 No	If Yes, describ	e		
				ments, environ	mental o		etc.)?	Y	es 🔀 No	If Yes, describ	e		
ecassary public	utilites cause no a		cts.			conditions, land uses							
ecassary public	utilites cause no a	dverse affec	Foundation	ON .	E	conditions, land uses	materi	als/condition	Interior	materia	als/condition		
General D	utilites cause no a	dverse affec	Foundation	on Crawl Space	E Fo	conditions, land uses exterior Description undation Walls	materii Cb-Avg		Interior Floors	materia Hw/Vin/C	als/condition		
General D dits One On of Stories 1	utilites cause no a escription e with Accessory Unit	dverse affec	Foundation	on Crawl Space Partial Baseme	Fo for	conditions, land uses xterior Description undation Walls	materii Cb-Avg Sid-Avg	als/condition	Interior Floors Walls	materia Hw/Vin/C Dwall/Pnl	als/condition		
General D of Stories 1 ppe Det Att	escription e with Accessory Unit	Concrete S Full Basement Area	Foundatio	on Crawl Space Partial Baseme O	Fo nt Ex sq.ft. Ro	exterior Description undation Walls terior Walls terior Surface	materia Cb-Avg Sid-Avg C/shingle-	als/condition	Interior Floors Walls Trim/Finish	materia Hw/Vin/C Dwall/Pnl Wd-Avg	als/condition		
General D of Stories 1 ype Det Att	escription e with Accessory Unit S-Det./End Unit sed Under Const.	Concrete S Full Basem Basement Area Basement Finis	Foundation	on Crawl Space Partial Basemen	Fo nt Ex sq.ft. Ro	exterior Description undation Walls terior Walls oof Surface utters & Downspouts	materia Cb-Avg Sid-Avg C/shingle- Metal-Avg	als/condition	Interior Floors Walls Trim/Finish Bath Floor	materia Hw/Vin/C Dwall/Pnl Wd-Avg Vin-Avg	als/condition p-Poor I-Avg		
General D General D A of Stories 1 ype Det Att Existing Proposesign (Style) C	escription e with Accessory Unit S-Det_/End Unit sed Under Const. ottage	Concrete S Full Basem Basement Area Basement Finis Outside Er	Foundation Slab nent a	Crawl Space Partial Basemen O Sump Pump	Fo font Exsg.ft. Ro % Gu	exterior Description undation Walls terior Walls terior Surface utters & Downspouts indow Type	materia Cb-Avg Sid-Avg C/shingle- Metal-Avg Tp wind -A	als/condition Avg	Interior Floors Walls Trim/Finish Bath Floor Bath Wainsc	materia Hw/Vin/C Dwall/Pnl Wd-Avg Vin-Avg of F/glass-A	als/condition p-Poor I-Avg		
General D General D General D of Stories 1 ype Det Att Existing Proposesign (Style) Cear Built 1	escription e with Accessory Unit S-Det./End Unit sed Under Const. ottage	Concrete S Full Basement Area Basement Finis Outside Er	Foundation Slab nent nent ntry/Exit ntestation	Crawl Space Partial Basemee 0 0 Sump Pump	Fo not Ex % Gu % Gu W	xterior Description undation Walls terior Walls of Surface titlers & Downspouts indow Type orm Sash\insulated	materia Cb-Avg Sid-Avg C/shingle- Metal-Avg Tp wind -A Insulated-/	Avg	Interior Floors Walls Trim/Finish Bath Floor Bath Wainsc Car Storage	materia Hw/Vin/C Dwall/Pnl Wd-Avg Vin-Avg ot F/glass-A	als/condition p-Poor -Avg		
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General D General D General D of Stories 1 pe	escription e with Accessory Unit S-Det_End Unit Under Const. ottage None Stairs Scuttle	Concrete S Full Basem Basement Finis Outside Er Evidence of Dampness Heating X F	Foundation Slab	Crawl Space Partial Basemer O Sump Pump on wment RB RB Electric conditioning	Fo nt Exso.ft. Ro % Gu p W	xterior Description undation Walls terior Walls ord Surface off Surface ord Surface ord Surface ord Surface ord Surface ord Surface ord Safylnsulated reens orensities ord Fireplace(s) # Patio/Deck Non	Cb-Avq Sid-Avg C/shingle- Metal-Avg Tp wind -A Insulated- Mesh-Poor Woodst 0 Fence	Avg Avg r Dive(s) # 0 None Covered	Interior Floors Walls TrintyFinish Bath Floor Bath Wainsc Car Storage Driveway Su Garage Carport	materia Hw/Vin/C Dwall/Pnl Wd-Avg Vin-Avg of F/glass-A None y # of Cars face (# of Cars	als/condition p-Poor -Avg vq 2 Gravel 0		
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File # 69952

There are 11 comparable	prope	erties co	urrently	offered	for sa	ale in	the sub	ject neighborh	ood ra	nging in	price	from \$	52,000		to	\$ 82	500	-
				neighborhood within the past twelve months ranging in sale price from \$ 35,000						to \$ 80,000								
FEATURE	SUBJECT				COMPARABLE SALE # 1					COMPARABLE SALE # 2				COMPARABLE SALE # 3				
Address 212 Buckeye St			204 E	204 Buckeye St				1026	1026 E Main St				608 River Rd					
Saltville, VA 24370				Saltv	ille, V	A 243	70		Salty	ille, V	A 243	70		Saltvi	lle, V	A 243	70	
Proximity to Subject				0.04	miles	SW			0.07	miles	N			0.35	niles	NW	. 2-11	
Sale Price \$						S	46,000				\$	35,000				\$	73,300	
Sale Price/Gross Liv. Area \$ sq.ft.			\$	40.46	6 sq.ft.		101	S	42.0	7 sq.ft.			S	75.4	1 sq.ft.			
Data Source(s)			- 8	Swva	r Mis	#7627	1S;D0	OM 141	Swv	ar Misa	#7821	8S;DOI	M 79	Swva	MIs	#7947	7;DON	1 112
Verification Source(s)			Smyth Co public info					Smyth Co public info				Tax Records, Appraiser's Files						
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-) \$ Adjustment		DESCRIPTION			+(-) \$ Adjustment		DESCRIPTION		+(-) 5	Adjustment	
Sales or Financing				ArmLth					ArmLth					ArmLth				
Concessions				Conv	:0				Cash:0			RH:4398					-3,518	
Date of Sale/Time	Date of Sale/Time			s03/21:c02/21					s07/21;c07/21					s11/21:c09/21				
Location	N:Res:Rural			N:Res:Rural					N;Res;Rural					N;Res;Rural				
Leasehold/Fee Simple	Fee Simple			Fee Simple					Fee Simple					Fee Simple				
Site	8712 sf			8712 sf						8276 sf			0	8276 sf			- (
View	N:Res:Mtn			N:Res:Mtn					N-Re	N:Res:Mtn				N:Res:Mtn				
Design (Style)	DT1:Cottage			DT1;Ranch				(DT1;Cottage					DT1:Cottage				
Quality of Construction	Q4			Q4					Q4					Q4				
Actual Age	61			101			0		95			0	0 71			(
Condition	C4			C4					C4				C4					
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths			Total	Bdrms.	Baths			Total	Bdrms.	Baths		
Room Count	5	2	1.0	5	2	1.0			4	2	1.0		0	5	1	1.0		- (
Gross Living Area	-	840	sq.ft.		1 137	sq.ft.		-4.500		832	sq.ft.		0	_	97	2 sq.ft.		-1.900
Basement & Finished	0sf	121		_	fOsfwo			-2,000	_	1000			0.0	0sf	12.00			220,000
Rooms Below Grade				77					1									
Functional Utility	Good			Good					Good					Good				
Heating/Cooling	Hp/Hp			Hp/Hp					F/air-Cent				0	0 Hp/Hp				
Energy Efficient Items	T/p Windows			T/p Windows						T/p Windows				T/p windows				
Garage/Carport 2dw			2dw						2dw				2dw					
Porch/Patio/Deck	Pch			Pch					Pch	Pch				Pch/Dck			(
Improvements Shed			None				+2.000					+2 000		Cshltr			-2.000	
1									-									
Net Adjustment (Total)	44				+ [X -	s	-4.500) [X	1+ [٦.	s	2.000	П	+	X -	\$	-7.418
Adjusted Sale Price	0			Net Ad		9.8%	_	1,500	Net A		5.7%		2,000	Net Adi		10.1%		.,410
of Comparables				Gross		18.5 %	S	41,500	Gross	Adj.	5.7 %	\$	37,000			10.1 %	\$	65,882

Uniform Residential Appraisal Report

File# 69952

There are 11 comparable	e properties currently	offered for sale in t	he subject neighborho	ood ranging in price	from \$ 52,000	to \$ 82,	500			
There are 10 comparable	e sales in the subject	neighborhood within	the past twelve mont							
FEATURE	SUBJECT	COMPARABL	LE SALE # 1	COMPARAB	LE SALE # 2	COMPARABLE SALE # 3				
Address 212 Buckeye St		204 Buckeye St		1026 E Main St		608 River Rd				
Saltville, VA 243	70	Saltville, VA 243	70	Saltville, VA 243	70	Saltville, VA 2437	Saltville, VA 24370			
Proximity to Subject		0.04 miles SW		0.07 miles N	15	0.35 miles NW	511			
Sale Price	\$		\$ 46,000		\$ 35,000		\$ 73,300			
Sale Price/Gross Liv. Area	S sq.ft.	\$ 40.46 sq.ft.		\$ 42.07 sq.ft.		\$ 75.41 sq.ft.				
Data Source(s)	200	Swvar Mls#7627	1S;DOM 141	Swvar Mls#7821	8S;DOM 79	Swvar Mls#7947	7;DOM 112			
Verification Source(s)		Smyth Co public	info	Smyth Co public	info	Tax Records, Appraiser's Files				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment			
Sales or Financing	7	ArmLth		ArmLth		ArmLth				
Concessions		Conv;0		Cash;0		RH;4398	-3,518			
Date of Sale/Time		s03/21;c02/21		s07/21;c07/21		s11/21;c09/21				
Location	N;Res;Rural	N;Res;Rural		N;Res;Rural		N;Res;Rural				
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Site	8712 sf	8712 sf		8276 sf	0	8276 sf	(
View	N;Res;Mtn	N;Res;Mtn		N:Res:Mtn		N;Res;Mtn				
Design (Style) DT1;Cottage		DT1;Ranch	0	DT1;Cottage		DT1;Cottage				
Quality of Construction Q4		Q4	- 1	Q4		Q4				
Actual Age	61	101	0	95	0	71	0			
Condition	C4	C4		C4		C4				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths				
Room Count	5 2 1.0	5 2 1.0		4 2 1.0	0	5 1 1.0	(
Gross Living Area	840 sq.ft.	1,137 sq.ft.	-4,500	832 sq.ft.	0	972 sq.ft.	-1,900			
Basement & Finished	0sf	284sf0sfwo	-2,000	0sf		Osf				
Rooms Below Grade	2 3003	ACTOR DECRETOR NUMBER	-50.00000000	020-7		, sev. s.				
Functional Utility Good		Good		Good		Good				
Heating/Cooling	Hp/Hp	Hp/Hp		F/air-Cent	0	Hp/Hp				
Energy Efficient Items	T/p Windows	T/p Windows		T/p Windows		T/p windows				
Garage/Carport	2dw	2dw		2dw		2dw				
Porch/Patio/Deck	Pch	Pch		Pch		Pch/Dck	(
Improvements	Shed	None	+2,000	None	+2,000	Cshltr	-2,000			
Net Adjustment (Total)		□ + ⋈ -	\$ -4.500	X + D ·	\$ 2.000	□ + ⋈ ·	\$ -7.418			
Adjusted Sale Price		Net Adj. 9.8 %	-4,500	Net Adi. 5.7 %		Net Adi. 10.1%	-7,410			
of Comparables		Gross Adj. 18.5 %	\$ 44.500	Gross Adj. 5.7 %	183	Gross Adj. 10.1 %	\$ 65.00			
	10 In Contains		ty and comparable sale		37,000	10,1 76	\$ 65,882			



Subject Front

212 Buckeye St

Sales Price

 Gross Living Area
 840

 Total Rooms
 5

 Total Bedrooms
 2

 Total Bathrooms
 1.0

 Location
 N:Res;Rural

 View
 N:Res;Mtn

 Site
 8712 sf

 Quality
 Q4

 Age
 61



Subject Rear





Kitchen Laundry Area





Bathroom Living Area



Hole in wall exposing a pipe and wires



Exposed electrial panel at the hot water heater.



Exposed wires in the kitchen



Heat Pump



Exposed Elecytrical wire in the Kitchen



Floor covering trip hazard



Bedrooom



Ceiling in bedroom appears to have been damaged