

Note: Race and the racial composition of the neighborhood are not appraisal factors.

| Neighborhood Characteristics   |   | One-Unit Housing Trends  |   |   | One-Unit Housing                             |  | Present Land Use % |  |
|--|---|--|---|---|--|--|--------------------|--|
| Location   | <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural  | Property Values  | <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining       | PRICE                                     | AGE  | One-Unit   | 40 %               |  |
| Built-Up   | <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%   | Demand/Supply  | <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply   | \$ (000)                                  | (yrs)  | 2-4 Unit   | 5 %                |  |
| Growth   | <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow   | Marketing Time   | <input type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input checked="" type="checkbox"/> Over 6 mths | 30  | Low 0  | Multi-Family   | 5 %                |  |
| Neighborhood Boundaries  | Ridgeview Rd South; Route 107 & Allison Gap Rd West; Allison Gap Rd   |  |   | 150                                       | High 100                                     | Commercial   | 10 %               |  |
| North; Upper Poor Valley East.   |   |  |   | 100                                       | Pred. 40                                     | Other  | 40 %               |  |
| Neighborhood Description   | The subject is located in Smyth County, VA. All amenities are within a reasonable distance. Land use consist of single family dwellings of diverse age 40%, 2-4 unit 5%, multi-family 5%, commercial 10%, privately owned woodlands and agriculture land 75%.   |  |   |   |  |  |                    |  |
| Market Conditions (including support for the above conclusions)  | Supply and demand seem to be in balance in Smyth County, VA. Marketing times range from one month to twelve months with financing available from numerous sources. It is noted that the subject property appraised value is higher than predominant area value. The subject is not considered an over improvement and the predominant value has no impact on marketability. |  |   |   |  |  |                    |  |
| Dimensions   | See Attached  | Area   | 8712 sf   | Shape                                     | Irregular                                    | View   | N, Res, Mtn        |  |
| Specific Zoning Classification   | R   | Zoning Description   | Residential   |   |  |  |                    |  |
| Zoning Compliance  | <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)   |  |   |   |  |  |                    |  |
| Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?       | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |  | If No, describe The highest and best use of the subject is its current use as a single family dwelling.                 |   |  |  |                    |  |
| Utilities  | Public Other (describe)   | Public Other (describe)  | Off-site Improvements - Type  |   | Public                                       | Private  |                    |  |
| Electricity  | <input checked="" type="checkbox"/> <input type="checkbox"/>  | Water  | <input checked="" type="checkbox"/> <input type="checkbox"/>  | Street                                    | Asphalt                                      | <input checked="" type="checkbox"/> <input type="checkbox"/> |                    |  |
| Gas  | <input type="checkbox"/> <input checked="" type="checkbox"/> Propane Available  | Sanitary Sewer   | <input checked="" type="checkbox"/> <input type="checkbox"/>  | Alley                                     | None   | <input type="checkbox"/> <input type="checkbox"/>            |                    |  |
| FEMA Special Flood Hazard Area   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   | FEMA Flood Zone  | X   | FEMA Map #                                | 51173C0070D                                  | FEMA Map Date  | 08/02/2012         |  |
| Are the utilities and off-site improvements typical for the market area?   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |  | If No, describe   |   |  |  |                    |  |
| Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  | If Yes, describe  |   |  |  |                    |  |
| Necessary public utilities cause no adverse affects.   |   |  |   |   |  |  |                    |  |
| General Description  |   | Foundation   |   | Exterior Description                      |  | Interior   |                    |  |
| Units  | <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit  | <input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space   | Foundation Walls  | Cb-Avg                                    | Floors                                       | Hw/Vin/Cp-Poor   |                    |  |
| # of Stories   | 1   | <input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement   | Exterior Walls  | Sid-Avg                                   | Walls  | Dwall/Pnl-Avg  |                    |  |
| Type   | <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Def./End Unit   | Basement Area  | 0 sq.ft.  | Roof Surface                              | C/shingle-Avg                                | Trim/Finish  | Wd-Avg             |  |
|  | <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.  | Basement Finish  | 0 %   | Gutters & Downspouts                      | Metal-Avg                                    | Bath Floor   | Vin-Avg            |  |
| Design (Style)   | Cottage   | <input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump   | Window Type   | Tp wind -Avg                              | Bath Wainscot                                | F/glass-Avg  |                    |  |
| Year Built   | 1960  | Evidence of <input type="checkbox"/> Infestation   | Storm Sash/Insulated  | Insulated-Avg                             | Car Storage                                  | <input type="checkbox"/> None                                |                    |  |
| Effective Age (Yrs)  | 25  | <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement  | Screens   | Mesh-Poor                                 | <input checked="" type="checkbox"/> Driveway | # of Cars  | 2                  |  |
| Attic  | <input type="checkbox"/> None   | Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant   | Amenities   | <input type="checkbox"/> Woodstove(s) # 0 | Driveway Surface                             | Gravel   |                    |  |
| <input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs  | <input type="checkbox"/> Other  | Fuel Electric  | Fireplace(s) # 0  | Fence None                                | Garage                                       | # of Cars  | 0                  |  |
| <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle   | Cooling <input checked="" type="checkbox"/> Central Air Conditioning  | <input type="checkbox"/> Patio/Deck None   | <input checked="" type="checkbox"/> Porch Covered   | <input type="checkbox"/> Carpet           | # of Cars                                    | 0  |                    |  |
| <input type="checkbox"/> Finished <input type="checkbox"/> Heated  | <input type="checkbox"/> Individual <input type="checkbox"/> Other  | Pool None  | Other None  | Att.                                      | Det.   | Built-in   |                    |  |
| Appliances   | <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)   |  |   |   |  |  |                    |  |
| Finished area above grade contains:  | 5 Rooms   | 2 Bedrooms   | 1.0 Bath(s)   | 840                                       | Square Feet of Gross Living Area Above Grade |  |                    |  |
| Additional features (special energy efficient items, etc.).  | The subject has a porch, shed.  |  |   |   |  |  |                    |  |
| Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).                 |   | C4:No updates in the prior 15 years;C4:No updates in the prior 15 years;The subject is currently in average condition no functional or external obsolescence was noted at the time of the drive by inspection. |   |   |  |  |                    |  |

**Uniform Residential Appraisal Report**

File # 69952

| There are 11 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 52,000 to \$ 82,500                                       |                                       |  |                    |  |                                       |  |                    |                                     |  |  |
|--|---------------------------------------|--|--------------------|--|---------------------------------------|--|--------------------|-------------------------------------|--|--|
| There are 10 comparable sales in the subject 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<br>Saltville, VA 24370 | 204 Buckeye St<br>Saltville, VA 24370                            |                    |  | 1026 E Main St<br>Saltville, VA 24370 |  |                    | 608 River Rd<br>Saltville, VA 24370 |  |  |
| Proximity to Subject   |                                       | 0.04 miles SW  |                    |  | 0.07 miles N                          |  |                    | 0.35 miles NW                       |  |  |
| Sale Price   | \$                                    | \$ 46,000  |                    |  | \$ 35,000                             |  |                    | \$ 73,300                           |  |  |
| Sale Price/Gross Liv. Area   | \$ sq.ft.                             | \$ 40.46 sq.ft.  |                    |  | \$ 42.07 sq.ft.                       |  |                    | \$ 75.41 sq.ft.                     |  |  |
| Data Source(s)   |                                       | Swvar Mls#76271S:DOM 141   |                    |  | Swvar Mls#78218S:DOM 79               |  |                    | Swvar Mls#79477: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 Concessions   |                                       | ArmLth Conv:0  |                    | ArmLth Cash:0  |                                       | ArmLth 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  | 0                  |                                     |  |  |
| View   | N;Res;Mtn                             | N;Res;Mtn  |                    | 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  |                    | 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  | 0                  |                                     |  |  |
| Gross Living Area  | 840 sq.ft.                            | 1,137 sq.ft.   | -4,500             | 832 sq.ft.   | 0                                     | 972 sq.ft.   | -1,900             |                                     |  |  |
| Basement & Finished Rooms Below Grade  | 0sf                                   | 284sf0sfwo   | -2,000             | 0sf  |                                       | 0sf  |                    |                                     |  |  |
| 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  | 0                  |                                     |  |  |
| Improvements   | Shed                                  | None   | +2,000             | None   | +2,000                                | Cshltr   | -2,000             |                                     |  |  |
| Net Adjustment (Total)   |                                       | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ -4,500          | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 2,000                              | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ -7,418          |                                     |  |  |
| Adjusted Sale Price of Comparables   |                                       | Net Adj. 9.8%<br>Gross Adj. 18.5%                                | \$ 41,500          | Net Adj. 5.7%<br>Gross Adj. 5.7%                                 | \$ 37,000                             | Net Adj. 10.1%<br>Gross Adj. 10.1%                               | \$ 65,882          |                                     |  |  |
| <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain |                                       |  |                    |  |                                       |  |                    |                                     |  |  |

SALES COMPARISON APPROACH

## Uniform Residential Appraisal Report

File # 69952

|  |                                       |   |   |
|--|---------------------------------------|---|---|
| There are 11 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 52,000 to \$ 82,500   |                                       | There are 10 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 35,000 to \$ 80,000 |   |
| FEATURE  | SUBJECT                               | COMPARABLE SALE # 1   | COMPARABLE SALE # 2   |
| Address  | 212 Buckeye St<br>Saltville, VA 24370 | 204 Buckeye St<br>Saltville, VA 24370   | 1026 E Main St<br>Saltville, VA 24370                                     |
| Proximity to Subject   |                                       | 0.04 miles SW   | 0.07 miles N  |
| Sale Price   | \$                                    | \$ 46,000   | \$ 35,000   |
| Sale Price/Gross Liv. Area   | \$ sq.ft.                             | \$ 40.46 sq.ft.   | \$ 42.07 sq.ft.   |
| Data Source(s)   |                                       | Swvar Mls#76271S;DOM 141  | Swvar Mls#78218S;DOM 79   |
| Verification Source(s)   |                                       | Smyth Co public info  | Smyth Co public info  |
| VALUE ADJUSTMENTS  | DESCRIPTION                           | DESCRIPTION   | DESCRIPTION   |
|  |                                       | +(-) \$ Adjustment  | +(-) \$ Adjustment  |
| Sales or Financing Concessions   |                                       | ArmLth Conv;0   | ArmLth Cash;0   |
| Date of Sale/Time  |                                       | s03/21;c02/21   | s07/21;c07/21   |
| Location   | N;Res;Rural                           | N;Res;Rural   | N;Res;Rural   |
| Leasehold/Fee Simple   | Fee Simple                            | Fee Simple  | Fee Simple  |
| Site   | 8712 sf                               | 8712 sf   | 8276 sf   |
| View   | N;Res;Mtn                             | N;Res;Mtn   | N;Res;Mtn   |
| Design (Style)   | DT1:Cottage                           | DT1:Ranch   | DT1:Cottage   |
| Quality of Construction  | Q4                                    | Q4  | Q4  |
| Actual Age   | 61                                    | 101   | 95  |
| Condition  | C4                                    | C4  | C4  |
| Above Grade  | Total Bdrms. Baths                    | Total Bdrms. Baths  | Total Bdrms. Baths  |
| Room Count   | 5 2 1.0                               | 5 2 1.0   | 4 2 1.0   |
| Gross Living Area  | 840 sq.ft.                            | 1,137 sq.ft.  | 832 sq.ft.  |
| Basement & Finished Rooms Below Grade  | 0sf                                   | 284sf0sfwo  | 0sf   |
| Functional Utility   | Good                                  | Good  | Good  |
| Heating/Cooling  | Hp/Hp                                 | Hp/Hp   | F/Air-Cent  |
| Energy Efficient Items   | T/p Windows                           | T/p Windows   | T/p Windows   |
| Garage/Carport   | 2dw                                   | 2dw   | 2dw   |
| Porch/Patio/Deck   | Pch                                   | Pch   | Pch/Dck   |
| Improvements   | Shed                                  | None  | Cshltr  |
|  |                                       | +2,000  | +2,000  |
| Net Adjustment (Total)   |                                       | <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -4,500  | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 2,000 |
| Adjusted Sale Price of Comparables   |                                       | Net Adj. 9.8 %<br>Gross Adj. 18.5 % \$ 41,500   | Net Adj. 5.7 %<br>Gross Adj. 5.7 % \$ 37,000                              |
| I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain |                                       |   |   |

SALES COMPARISON APPROACH



### **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 electrical panel at the hot water heater.**



**Exposed wires in the kitchen**



**Heat Pump**



**Exposed Electrical wire in the Kitchen**



**Floor covering trip hazard**



**Bedroom**



**Ceiling in bedroom appears to have been damaged**