

LAND APPRAISAL REPORT

IDENTIFICATION
CARTER, ANNIE C.
Property Address VERDON ROAD
City BEAVERDAM
County HANOVER
State VA
Census Tract -- Map Reference 7855-17-8780
Zip Code --
Legal Description 1.3 ACRES, MORE OR LESS, "CHURCH PROPERTY"

NEIGHBORHOOD
Location Urban
Built Up Over 75%
Growth Rate Fully Dev.
Property Values Increasing
Demand/Supply Shortage
Marketing Time Under 3 Mos.
Present Land Use 24% 1 Family
Change in Present Land Use 1% Industrial
Predominant Occupancy Owner
Single Family Price Range \$ 75,000 to \$ 400,000
Single Family Age 1 yrs. to 75 yrs.

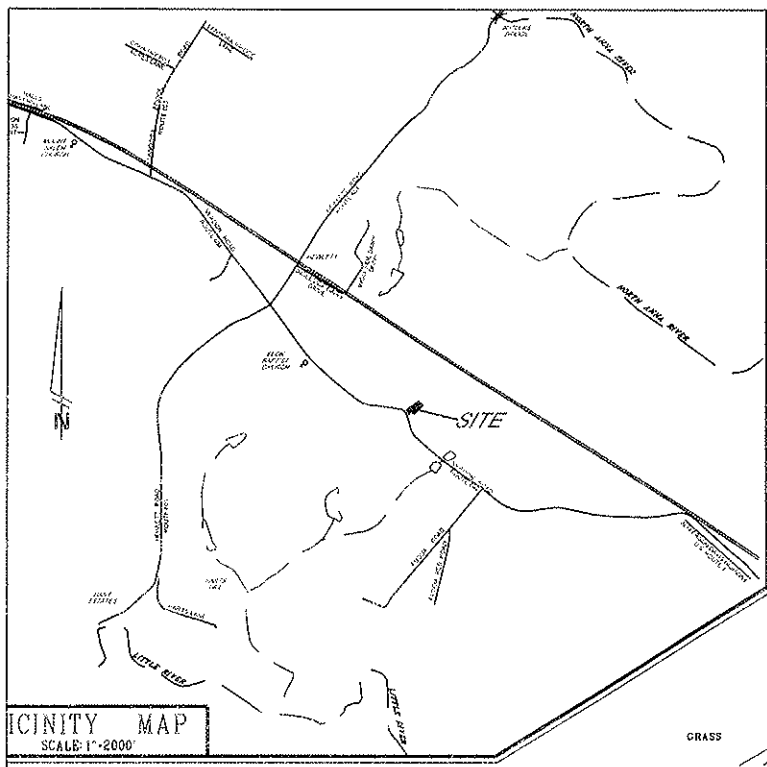
SITE
Elec. Gas Water San. Sewer
BOTTLE WELL SEPTIC
Underground Elect. & Tel.

MARKET DATA ANALYSIS
ITEM SUBJECT PROPERTY
Address 7855-17-8780 BEAVERDAM
Comparables: TM 8705-77-7195, TM 7811-82-4461, TM 7855-92-6267
Proximity to Subject \$ 15,500
Sales Price \$ 20,000
Data Source PUBLIC RECORD
Date of Sale and Time Adjustment 4/09
Location RURAL
Site/View 1.3 ACRES
STATE ROAD NONE

RECONCILIATION
Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL REPORT IS CONTINGENT ON THE CERTIFICATION, DEFINITION AND LIMITING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THIS APPRAISAL IS FOR A POSSIBLE TAX SALE AND NOTHING ELSE WHATSOEVER.
Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A TIGHT RANGE OF VALUES FOR THE SUBJECT PROPERTY, CONTINGENT ON THE SUBJECT PARCEL PERKING FOR A SEPTIC DRAINFIELD.
I ESTIMATE THE MARKET VALUE, AS DEFINED OF SUBJECT PROPERTY AS OF JULY 25 2009 to be \$ 17,500

APPRaiser(s) MICHAEL C. BOGGS
Appraiser's Signature
Review Appraiser (if applicable)
Michael C. Boggs Real Estate
Form LND - "WinTOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE





VICINITY MAP  
SCALE: 1"=2000'

- NOTES:
1. EASEMENTS NOT SHOWN MAY EXIST.
  2. THIS MAP IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
  3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "C" AND DOES NOT APPEAR TO BE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA MAP No. 510237 0065A AND DATED SEPTEMBER 2, 1981.
  4. THE PURPOSE OF THIS PLAT IS A BOUNDARY SURVEY FOR TAX SALE
  5. MEROIDIAN BASED ON VIRGINIA GRID NORTH
  6. THIS PLAT DOES NOT WARRANT TITLE TO THE PROPERTY SHOWN HEREON
  7. IRS DENOTES 5/8" IRON ROD SET
  8. CERTIFICATION MADE TO THE ORIGINAL PURCHASER OF THE SURVEY.
  9. SURVEY IS VALID ONLY IF PRNT HAS ORIGINAL SIGNATURE OF SURVEYOR.

GPIN# 7855-17-6960  
N/F WILLIAM A. & REBECCA MICKENS  
DB 242, PG 306  
ZONED:A-1

GPIN# 7855-17-8780  
N/F ANNIE C. CARTER  
WB 21, PG 289  
1.4299 ACRES  
ZONED:A-1

GPIN# 7855-27-2724  
N/F CHARLES WAYNE GRIFFIN  
DB 2805, PG 629  
ZONED:A-1

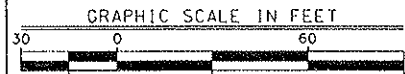
GPIN# 7855-17-6745  
DB 375, PG 13  
N53°48'35"E

GPIN# 7855-27-2724  
N/F CHARLES WAYNE GRIFFIN  
DB 2805, PG 629  
ZONED:A-1

GPIN# 7855-28-1069  
N/F JOHN M. & DAINA L. REVIS  
DB 2025, PG 815  
ZONED:A-1

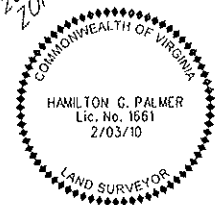
CURVE TABULATION

1  
R=400.00'  
Δ=21°43'52"  
Y=76.78'  
A=151.71'  
C=150.80'  
C.B.=N31°03'35"W



BOUNDARY SURVEY  
OF  
GPIN# 7855-17-8780

BEAVERDAM MAGISTERIAL DISTRICT  
HANOVER COUNTY, VIRGINIA



HGP, INC.  
PURINA TOWER SUITE 100  
401 CHARLES STREET  
FREDERICKSBURG, VIRGINIA 22401  
PH 15403371-5171 15403373-4150 FAX  
LAND SURVEYING -- CONSULTING -- PLANNING -- SUBDIVISIONS  
BOUNDARIES -- TOPOGRAPHY -- BASE MAPPING -- GEODETIC CONTROL

SCALE: 1"=100'  
DATE: 2/03/11