

LAND APPRAISAL REPORT

Property Address 300 MUSKET DRIVE, City RUTHER GLEN, State VA, File No. 67A4-1-1558, Map Reference 67A4-1-1558, Appraiser MICHAEL C. BOGGS, Subject CAROLINE RUTHER GLEN, 356 JONES DRIVE, 629 WEST POINT DR.

Neighborhood section with checkboxes for Urban, Suburban, Rural, and various property characteristics like Employment Stability, Convenience to Shopping, etc.

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): LAKE CAROLINE IS A PRIVATE SUBDIVISION WITH PRIVATE LAKES, ROADS, POOL, COMMON AREAS, ETC. MANAGED BY HOME OWERS ASSOCIATION. NO ADVERSE FACTORS ARE KNOWN.

Site section with checkboxes for ELEC, GAS, WATER, SAN. SEWER, and various site improvement options like Street Access, Surface ASPHALT, etc.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties.

Table with columns: ITEM, SUBJECT PROPERTY, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include 300 MUSKET DRIVE, 356 JONES DRIVE, 629 WEST POINT DR., and 8 BETSY ROSS.

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 WIDE RANGE OF VALUES FOR THE SUBJECT PROPERTY, CONTINGENT ON THE SUBJECT PARCEL PERKING FOR A SEPTIC DRAINFIELD.

ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF MARCH 1 2010 to be \$ 27,500. Appraiser MICHAEL C. BOGGS.

