

For Sale At Auction

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VAAF #65

PUBLIC SALE OF TAX DELINQUENT SPOTSYLVANIA COUNTY REAL ESTATE - TO BE SOLD... AT AUCTION

Friday, April 21, 2017 at 11:00 A.M.
Spotsylvania County Board Room
Holbert Building, 9104 Courthouse Road,
Spotsylvania, VA 22553



PUBLIC SALE OF TAX DELINQUENT SPOTSYLVANIA COUNTY REAL ESTATE -

TO BE SOLD ... AT AUCTION!

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Holbert Building, 9104 Courthouse Road, Spotsylvania, VA 22553

NOTICE: SPECIAL COMMISSIONER'S SALE OF REAL ESTATE

Pursuant to the terms of those certain Decrees of Sale from the Circuit Court of Spotsylvania County, Virginia, the undersigned Special Commissioner will offer for sale at public auction at the Spotsylvania County Board Room, Spotsylvania, Virginia, on Friday, April 21, 2017 at 11:00 a.m., subject to the following terms and conditions, the following-described real estate:

Parcel 1 (Carter) 12.47 acres, more or less, 7636 Courthouse Road, Tax Map 61-A-12

Parcel 2 (Comfort) 16 acres, more or less, both sides of Dovey Road, Tax Map 55-A-34

Parcel 3 (Dunn) Campsite 86, Glen 4, Wilderness Camping Resorts, Tax Map 10B-4-86

Parcel 4 (Howell) 5.5 acres, more or less, on Little Acres Lane, Tax Map 75-A-43G

Parcel 5 (Hull) 2.54 acres, more or less, Lot 4D of Geneva L. Coleman Family Division,

Tax Map 74-7-4D

Parcel 6 (Koslowsky) Lot 134, Section 16, Lake Wilderness Subdivision, on Plantation Drive,

Tax Map 8A-1-16-134

Parcel 7 (Mikolajczyk) Lot 751, Section 10, Valor Bridge at Fawn Lake, Tax Map 18C-22-751

Parcel 8 (Williams) 0.61 acres, more or less, Improved, 3342 Eagle Drive, Tax Map 37-A-29

TERMS OF SALE: All sales are subject to the approval of the Circuit Court. A 10% Buyer's Premium will be added to the highest bid and will become a part of the total sales price on each property. The highest bidder shall deposit ten percent (10%) of the total sales price, by either cash or good check, which sum shall be credited toward the purchase at closing. The balance of the purchase price, in cash or certified funds, shall be deposited with SunTrust Bank, General Receiver c/o Spotsylvania County Circuit Court Clerk, within fifteen (15) days of Court confirmation. TIME IS OF THE ESSENCE. All properties will be conveyed by Special Warranty Deed, subject to any easements and covenants of record, and any rights of persons in possession. Interested parties may go upon the concerned real estate for the purpose of making an inspection.

Announcements made the day of sale take precedence over any prior written or verbal terms of sale.



Margaret F. Hardy, Special Commissioner Sands Anderson PC Post Office Box 907 Fredericksburg, VA 22404-0907 (540) 373-2504 www.sandsanderson.com

http://vadelinguenttaxsale.com

Auctioneer:

Dan Pegelow, VAAR#667



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(Parcel 1) LAND APPRAISAL REPORT

SGUMM CARTE				Censu	s Tract 🚊		Map Reference 61-A	\-12
	COURTHOUSE ROAD	ببدال كالمستحدث	energy a v	ANA C	-to 1/A		Zip Code —	
City			SPOTSYLVA	INIA	ate VA		_ zip Code	
	2.47 ACRES, MORE O	RLESS		yrs. Property R	iahta Aansa	iond M	ee Leasehold	De Minimis PUD
Sale Price \$	Date of Sale	Loan Te			ngins Appro es concessi		CE L'OBSCITUTO	L De timentile i oo
ACTUAL HEAL ESTATE 18	xes \$(yr)	Loan charges to be p	Take by School a	Other saked ress 725 JACKS			KSBURG. VA.	
Occupant VACAN	NDS ANDERSON	er MICHAEL BOGG		etauctions to Appraise	FFFS	IMPLE MAI	KET VALUE REA	ALESTATE
APPRAISAL EC	OR THE SOLE FUNCTION	ON OF A POSSIBLE	DELINQUEN	T REAL ESTATE	TAX S/	ALE		
Location	Urban	Suburban		Rural			Goo	nd Avg. Fair Poor
Built Up	Over 75%	200		Under 25%	Employm	ent Stability		
- CH 11111111111111111111111111111111111	Fully Dev. Rapid	X Steady		Sław	Convenier	nce to Employn	nent	
Property Values	X Increasing	g Stable		Declining		nce to Shopping	ı 🚊	1 🛱 📙 🗎
Demand/Supply	Shortage	M In Balance		Oversupply		nce to Schools	44.	
Marketing Time	Under 3 N			Over 6 Mos.	, ,	of Public Trans	sportation	H H Sh
Present Land Use	25% 1 Family% 2-4 F		% Condo	% Commercial		nal Facilities of Utilities	-	HHØH
	% Industrial % Vaca		AND FORES	Taking Place (*)		Compatibility	in the second	1 2 日日 2 日
Change in Present La	nd Use Not Likely	Likely (*) RM & FOREST				from Detrimen	tal Conditions	
Predominant Occupar	N-0			Vacant		fire Protection	1200	
Single Family Price Ra			redominant Value	71	General A	ppearance of P	roperties	
Single Family Age	1 yrs.	to 75 yrs. Pred	ominant Age	40 yrs	Appeal to	Market		
						775-03-03-039-07-0	and the second second second	E MANAGEMENT
Comments including (those factors, favorable or unfav	rorable, affecting marketabi	ility (e.g. public par	ks, schools, view, nols			RURAL SPOTSYL	
COUNTY CHAR	RACTERIZED BY LARG	E TRACTS OF FAR	M AND FOEF	RSTLAND SLOW	LY BEIN	G DIVIDED	INTO SMALLER	SINGLE
FAMILY ROADS	SIDE PARCELS, ALL A	RE SERVED BY W	ELL AND SEF	TIC SYSTEMS.				
				40.47	Sq. Ft. or A	eine.	[] Con	ner Lot
Dimensions IRRE	Contract the second second second second second			Present Improv			do not conform to zon	
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Gas 🗍		ace ASPHALT		hape TYPICAL				
Water 🗍		ntenance Public		lew TYPICAL				
San Sewer	SEPTIC	2000	Curb/Gutter C	rainage ADEQUA	TE			X No ☐ Yes
	Inderground Elect. & Tel. 📗		Street Lights E	the property located in	n a HUD kde	INC MACAN	Flood Hazard Area?	
	unfavorable including any apparen	t adverse easements, encroad	chments, or other ad	verse condainns):	1.0	IIS VACAIN	TANGLERITE	MAG TO SHE FA
TYPICAL ROAD	SIDE PARCEL							
- V + 24	recited three recent sales of p	and the second charles are	d novimula to evi	short and has consider	red these is	n the market a	nalvsls. The description	includes a dollar
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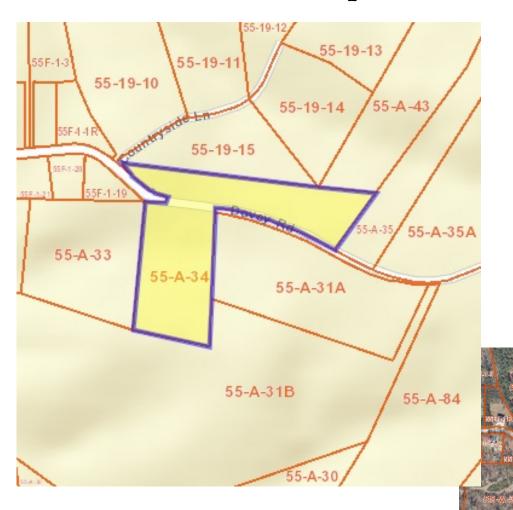
Parcel 1 (Carter):
12.47 acres, more or less, 7636 Courthouse Road,
Tax Map 61-A-12



(Parcel 2)

ш	Bomzeo		COMFC	DRT, LUCIAN		Census Ti	act — 6	tap Reference	55-A-34
	Property Address	BOTH SIDES OF	F DOVEY ROAD					The control of the co	
핕	City			Count	y SPOTSYLVAN	NIA State	VIRGINIA	Zip Code	
S	Legal Description							W.155	
Æ	Sale Price S				W. W	Property Righ	s Appraised 🕡 F	en 🔲 Leaseho	ld 🔲 De Minimís PUO
50	Actual Real Estate	Taxes \$	(VI)	Loan charges to be		Other sales o			
Ħ	Dogupart	VACANT	SANDS AND			ss 725 JACKSON ST	THE RESERVE OF THE PARTY OF THE		
В	Operabaset	YAGAN	Apprais	er MICHAEL C.	BOUGS INST	uctions to Appraiser F	EE SIMPLE MARKET V	ALUE SUMMARY RI	EAL ESTATE APPRAISA
	Location		Urban	☐ Suburba	in 7 Ru	rat			Trial Are Tuis Deer
	Built Up		Over 75%	Bearing.	Line		ployment Stability		lood Avg. Fair Poor
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	Property Values		Increasing	Stable	☐ De		nvenience la Shoppin		
	Demand/Supply		☐ Shortage	🗹 In Baijan			nvenience to Schools	4	
	Marketing Time	o r	Under 3 N		- Committee	er 6 Mos. Ad	equacy of Public Tran	sportation	
2	Present Land Use	35 % 1 Famil	ly% 2-4 F			6 Commercial Re	creational Facilities		
Ē	Oh	% Industri			RM & FORESTLAND	The state of the s	equacy of Utilities		
100	Change in Present	Land Use	Not Likely	☑ Lixely (*) LITA		sperty Compatibility		
₫	Predominant Occu	nancu	(*) From	FARM & FOREST			otection from Detrimer		
Ē	Single Family Price		75,000	Tenant to \$ 350,000			lice and Fire Protection		
	Single Family Age			to 75 yrs. Pre-	dominant Ana	50 VIS AD	neral Appearance of F peal to Markel	roperties	
	Tangle (Lang) Age		110	101-	animaic Age	yis M	hear in water		
	Comments including	g those factors.	favorable or uni	lavorable, affecting mari	icetability (e.o. public	narks schools view n	oice). TYPICAL RURA	L SPOTSYLVANIA O	OUNTY CHARACTERIZED
	BY LARGE TRACTS	OF FARM AND I	FORESTLAND ST	OWLY BEING SUBDIVIL	DED INTO SMALL SIN	GLE FAMILY ROADSID	PARCELS ALL ARE	SERVED BY WELL.	AND SEPTIC SYSTEMS
							Manufacturi II alian		
	Dimensions INREC			William .			P) or Acres		omer Lot
	Zoning classification		П.			Present Improvem	ents 🗹 da 🔲	do not conform to	zoning regulations
	Highest and hest u Public			Other (specify)	Parriero la	POLITICA PROPERTY.		-	
	Elec.	Other (Oe		OFF SITE IMPROVE et Access Publi	4	ROLLING, TYPICAL	6.		
	Gas	TANK		aco GRAVEL	ic Private Size	DE BISECTED BY DON	EVPOAT		
Ħ	Water	WELL	7000		E Private View		E. E. 1910		
"	San, Sewer	SEPTIC				nage TYPICAL			
存		Underground Ele				e property located in a	HIID Identified Socie	1 Flood Harand Am	e? No Yes
	Comments (tavareble	or unfavorable in	cluding any appar	ont adverse easements, ex	ndroachments, or other	advesse conditions).	TYPICAL SIZE PARCE	LON A STATE ROAD	PARCEL IS DIVIDED BY
	DOVEY ROAD.	1000	0.00	())-1115-1-1116-1-15(i)		mirror similarianists		23 013 1100 100	
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-	to or more layorable	than the subject	t property, a min a plus (+) adju	or signincam variation b ius (-) adjustment is nia strient is made thus inc	etween the subject ar- ide thus reducing the i creasing the indicated	id comparable mopertie indicated value of subje value of the subject.	s. II a significant item cl: if a significant nem	in the comparable to the comparable	property is superior is interior to or less
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Parcel 2 (Comfort): 16 acres, more or less, both sides of Dovey Road, Tax Map 55-A-34





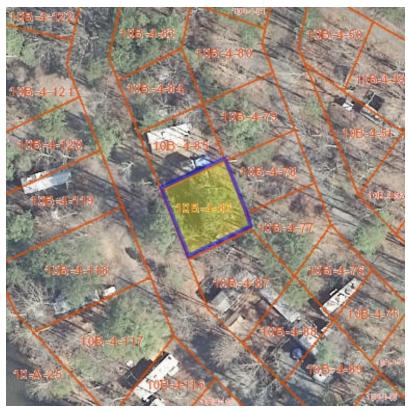
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Continents on Market Date: All Market Data appears to be good. Due to owner occupied neighborhood and lack of improvements. The income and cost approaches were not used. Continents and Conditions of Appraisal: Sole function of this appraisal is for a delinquent real estate tax sale. This summary real estate appraisal is contingent on the certification, definition, and limiting conditions contained herein. Cord Reconcilization: After adjustments, these sales appear to reflect a wide range of Market Values for the Subject. The Estimated Herital, income per Month is \$1,200. ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF JANUARY 15. 2017 to be \$ 7,500. Market Case years.	Address Producty to Subject Sales Price Date of Sale and Time Adjustment Location Location Location Location	TANK MAP 108-4 SUBJECT PROPER TAX MAP 108-4 SUBJECT PROPE TAX MAP 108-4 SAFRIAL DESCRIPTION 1/17 CAMPGROUN	thems of significant in a minus (-) educe (-)	PUBLIC RI SCAPTION 4/16 SIM	stween the subject this reducing reasing the indi	ect and comparat githe indicated va- grated value of the	PUBLIC R ORPHIDN 9/16 SIM	# significant iter t # a significant iter BLE NO 2 DB-3-203 \$ 9,600	n in the comparation in the comparation in the comparation TAM P PUBLIFICATION OF TAM P P P P P P P P P P P P P	Ne propie is in	S 5,000	less
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Parcel 3 (Dunn): Campsite 86, Glen 4, Wilderness Camping Resorts, Tax Map 10B-4-86







(Parcel 4) LAND APPRAISAL REPORT

ij	Bonower	HOWE	LL, JOSEPH		Census Ti	act — M	lap Reference	75-A-43G
		TTU E ACRES LANE					tap materials	
IOUN HEREN	City Least Description 5	5 ACRE, MORE OR LESS	County	SPOTSYLVAN	VIA State	VIRGINIA	Zip Code	
	Saln Price S	Date of Sale	Loan Term) — yrs	Dronorty Dunk	to Approximate 170 to	17	De Minimis PUD
188	Actual Real Estate Ta	Date of Sale (yr)	Loan charges to be pa	id by setter S	Other sales o	OUCESSIONS	ec LI Leasenoid	CT of Williams Fno
i	CESTOR/ CHRIT	DAMES OF THE	JER3OIY	Addre	ss 725 JACKSON ST	r. Fredericksburg	the production of the second second second	
U	Occupant	VACANT Appraise	MICHAEL C BO	GGS Instr	uctions to Appraiser_E	EE SIMPLE MARGET V	ALLIE SUMMARY HEA	L ESTATE APPRAISA
	Location	Urban	☐ Suburban	V Au	al		Go	od Avg, Fair Poor
9	Built Up	Over 75%	Seed or other to the first	🗍 Աո	dei 25% - En	oployment Stability	- [
a	Growth Rate L Property Values	Fully Dev Rapid	Steady	Slc Slc		invenierice to Employn		
쏊	Demand/Supply	☐ Increasing ☐ Shortage	Stable In Balance			invenience to Shapping invenience to Schools	·	
	Marketing Time	Under 3 N	los. 4-6 Mos.	□ Ov	er 6 Mos. Ad	lequacy of Public Yran	J	
£	Present Land Use	25 % 1 Family % 2-4 F	arnily% Apts	% Condo9	6 Commercial Re	creational Facilities	·	
	Change in Present La	% Industrial % Vacar				equacy of Utilities	Ě	
E GO	ominge at 1 to 3 st Co			RESIDE		aperty Compatibility atection from Detrimen	Latel Conditions	
1	Predominant Occupa	nev / Dwner	☐ Tenant	% Va		lice and Fire Protection		
	Single Family Price R Single Family Age	ange \$ 75,000	to \$ 35tt 000 Predom	Inminant Value S	The second secon	neral Appearance of P	roperties _	
	Finds Laure Vão	yıs.	to_ 'Syis Predon	mani nge	yrs. Ap	peal to Market		
	Comments including	those factors, favorable or unl	avorable, effecting marketa	bility (e.g. public)	parks, schools, view, n	oise): TYPICAL RURA	I. SPOTSYLVANIA COL	INTY CHARACTERIZED
	BY LARGE TRACTS O	F FARM AND FORESTLAND SL	OWLY HEING SUBDIVIDED	INTO SMALL SIN	GLE FAMILY ROADSIDE	E PARCELS. ALL ARE	SERVED BY WELL AY	ND SEPTIC SYSTEMS
		-		-				
M	Dimensions RECTAN	wholest A. Calvin	7.		5.5 Sq.	FL or Apres	Cor	mer Lot
	Zoning classification Highest and best use		W. V	· · · · · · · · · · · · · · · · · · ·	Present Improvem	ents 🗹 do 🔲	da not conform to zo	oning regulations
	Public	Present use 00 Other (Describe)	OFF SITE IMPROVEME	MTS Too	ROLLING TYPICAL			
	Elec.	Street	el Access Public					
Щ	Gas Water	CONTROL CO.	BEE GRAVEL	Shaj	DR TYPICAL			100
Ø	San, Sewer	74578		Private View byGutter Drai	TYPICAL DAGE TYPICAL			
	U	nderground Elect. & Tel.	Stdewalk Str	ent Lights is th	e property located in a	HUD Identified Specia	Flood Hazard Area	V No TYes
	Comments (tovorable or	unfavorable including any appare	ent adverse easements, encio	achinents, or other	adverse conditions);	THIS PARCEL APP	EARS TO BE INCUM	BERED BY A HIGH
H	TENSION OVER HEA	D POWER LINE						
	to or more favorable to	recited three recent sales of pr nankel reaction to those items han the subject property, a min	ot signviicant vanation betwe us (-) adiustroent is made :	en the subject an hus reducing the i	id comparable propertie raticaled value of cubic	t N a circultant Ham	Se Men nonceaughte -	tempels to succession
	TEM	oject property, a plus (+) adjus	COMPARABLE					
	Address	TAX MAP 75-A-43G	TAX MAP 87	1197.	TAX MAP 5	BLE NO. 2 57-10-40B	COMPAR TAX MAR	ABLE NO. 3
	Dendark to San Land	1					1700 1000	00 1-07
y.	Proximity to Subject Sales Price	s-	1	42,900		40.000		
शहर । जल	Price	5—		42,900		\$ 30,000		\$ 31,000
	Data Source	INSPECTED	MRIS		MR		MF	RIS
NA JA	Date of Salc and Time Adjustment	DESCRIPTION 1/17	DESCRIPTION 9/16	- (~ j\$ Adjust.	DESCRIPTION	+()\$ Adjust	DESCRIPTION	+(~)\$ Adjust.
Ļ	Location	RURAL	SIM		2/16 SIM		2/16 SIM	
MAKE	Site/View	5.5 ACRE	5 AC.		5 AC		2.76 AC	+10000
ğ		PRIVATE ROAD POWER LINE	SUPERIOR SUPERIOR	-1000	SUPERIOR	4000	SIM	
ı			SOI EITION	1000	SOFERIOR	-1000	SUPERIOR	-1000
M	Patricipa Fig.						*	
	Sales or Financing Concessions							
	Nat Adj. (Total)		+ V - s	5,290	П+ П.	\$ 1000	И+ П-	\$ 9000
	Indicated Value of Subject				- النا		<u> </u>	\$ 3000
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ı	CONTAINED HEREN	ons of Appraisal: THIS SUM THE SOLE FUNCTION OF T	MARY REAL ESTATE APP	DELINCOURNE	INGENT OF THE CER	DEFINI	TON AND LEMITEN	CONDITIONS
1	APPRAISAL IS CONT	INGENI ON IT BEING LEGAL	LY BUILDABLE PARCEL.	***************************************		THE PART HOLINGE	MINIOUS VILL	S. (1113
1				717.00(1000-000)	T. 70 (Annual Mark Mark Mark Mark Mark Mark Mark Mark			
	viai Heconciliation:	AFTER ADJUSTMENTS, THE	SE SALES REFLECT A WI	DE RANGE OF M	ARKET VALUES FOR	THE SUBJECT.		
				***************************************			\$17.E	
ľ	ESTIMATE THE MAR	RET VALUE, AS DEFINED, OF	SUBJECT PROPERTY AS	OF	JANUARY 15.	2017	obe \$ 37,000	
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-00	and the second	01				L DIG L	Did Not Physically In	ispect Property
L	opraser(t)		Review Apprais	er (if applicable)				1

Parcel 4 (Howell): 5.5 acres, more or less, on Little Acres Lane, Tax Map 75-A-43G



(Parcel 5)

LAND APPRAISAL REPORT

_								File No.	
		HU 536 BLAYDES CORNER RE	L BEVERLY		Censu	s Tract	Мар	Reference	74-7-40
MOLIV		.54 ACRES, MORE OR LESS	County_	SPOTSYLVAN	MA St	te VIRGINI	٨	Zip Code	**************************************
<u></u>	Sale Pince S	Date of Sal	THE RESERVE TO SECURE ASSESSMENT OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO			ghts Appraised	✓ Fee	Leasehold	Or Minimis PU
Ē	Actual Real Estate T Secular/Olfent	11.7	Loan charges to be pa NOERSON			es concessions	entine ti		
	Occupart	VACANT Appro	- 10		ss 725 JACKSON uctions to Appraise		0.001	The second second second	ESTATE APPRAISA
	Location Built Up	Urban	Suburban	☑ Ru				Goo	d Avg Fair Poor
1000		☐ Over 75 ☐ Fully Dev ☐ Rapid	% 25% to 75%	s Un ☑ Sko	der 25%	Employment Stab Convenience to E		. [
600	Property Values	increas	2000	De		Convenience to S		· خ	
	Demand/Susply	Shortaç			ersupply	Convenience to S	chapis	Ċ	
_	Marketing Time Present Land Use	Under 3 25 % 1 Family	Mos. 4-6 Mos. Family % Apts.	_	er 6 Mos 6 Commercia!	Adequacy of Publ		intation	
8		% Industrial % Vac		& FORESTIAND	o Cultivitercia:	Recreational Facili Adequacy of Utility		<u> </u>	
٤	Change in Present L		and the same of th		ung Place (*)	Property Compatit	ollity	Ĉ	
흶	Predominant Occupa	incy (*) From	FARM & FOREST Tenant	0 RESIDE		Protection from De Police and Fire Pro		Conditions	
	Single Family Price F		Secret 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	dominant Value S		General Appearan		_	
	Single Family Age	yi	s. to 75 yrs Predon	ninant Age	io yrs.	Appeal to Market			
	Comments including BY LARGE TRACTS (those factors, favorable or of FARM AND FORESTLAND	mfavorable, affecting marketa SLOWLY BEING SURDIVIDED	abilify (e.g. public) INTO SMALL SIN	XXIKS, SCHOOLS, VIEW CLE FAMILY ROAD:	N, NOISO); TYPICAL SIDE PARCELS: AL	L RUBAL SE	POTSYLVANIA COU EVED BY WELL AN	NTY CHARACTERIZED D SEPTIC SYSTEMS.
H			+				-		
	Dimensions L-SHAF- Zoning classification			. * .	2.54 Present Improv	Sq. ft. or Acres	Пи	Corr	ior Lot
ı	lighost and best use	Transf	Other (specify)		200000000000000000000000000000000000000		[_] oo	TRA CONCINT IN THE	reng regulations
B	Public Dec.	(Describe)	OFF SITE IMPROVEME	NTS Topi	ROLLING, TYPIC	AL			
	Gas 🗍	TANK St	irlace CRAVEL	Annual Control of the	R TYPICAL				
220	Water San, Sewer		sintenance Public	Private View	and the second s				
		all districtions are also as a second			rage TYPICAL e property located i	e v Uliffi blantifie d	Consist Cl	and Hannel Access	√No ☐ Yes
H			erent adverse éasements, encro	acliments, or other	coverse conditions):	TYPICAL SIX	E LOT OF	V A STATE ROAD	(4] wo ☐ 168
		4.5 -							
							_		
	he undersigned has	recited three recent sales of	properties most sunitar and p	roximate to subject	t and has considere	ed these in the mai	ket analys	is. The description	includes a dollar
	infoantent tenechild t	AND SOME LEADERS OF THE STOCK STREET	s of significant variation between the significant variation and significant variation the significant variation and significant variation the significant variation and significant variation variation and significant variation v	ne founding and uses	d comunicial acons	rdiae N o rioniKem	of Marie Inc.	the commonths or	anamer to const.
ı.	avurable than the su	bject property, a plus (+) ad	justment is made thus increa	ising the indicated	value of the subjec	t a significal	iii iistis El	the companable is	HIDSION ID OF 1628
ŀ	MEM	SUBJECT PROPERTY TAX MAP 74-7-4D	COMPARABLE		2,770	ARABLE NO. 2		COMPAR	ABLE NO. 3
ı	MA CAS	100 MMF 141-40	TAX MAP 41	-A-54	TAX	IAP 86-1-C1		TAX MAR	73-0-C
	roximity to Subject ales Price	ıs –	1					7.75	
	tice	s-		\$ 25,000		\$ 31,000			\$ 26,000
-	rata Source	INSPECTED	MRIS			MRIS	-	MR	\$ S
	ate of Sale and ime Adjustment	DESCRIPTION 1/17	DESCRIPTION 3/16	-(-)\$ Adjust.	DESCRIPTIO	N +(-)S A	diust	DESCRIPTION	+{-}\$ Adjust
Ţ	ecation	RURAL	SIM		2/16 SIM		-	7/16 SIM	
S	te View	2.54 ACRE	2.5 ACRES		2.7 ACRES	-2500		3.0 ACRES	-5000
l									
ŀ									
S	ales or Financing						-		
8-	et Adj. (Total)		П. п.				_		
lo	dicated Value	*****	U+ U = 3		.□+ ☑-	\$ 2,500		+ 1 -	\$ 5,000
5	Subject minents on Market	l	s	25,000		\$ 28,500			\$ 21,000
	PPROACHES WERE	NOT USED.	RS TO BE GOOD. DUE TO C	WNER OCCUPIE	D NEIGHBORHOO	D AND LACK OF	MPROVE	MENTS, THE INC	OME AND COST
۲,	mmente and Causti	tion of Appendix at the con-	MAADO DOLL CONTRACTOR	Danca de la composição de					
Ę,	ONTAINED HEREIN	THE SOLE FUNCTION OF	MMARY REAL ESTATE APP THIS APPRAISAL IS FOR A SEPTC DRAIN FIELD SYST	DELINGQUENT F	EAL ESTATE TAX	SALE AND NOTH	EFINTION	WHATSOEVER	CONDITIONS THIS APPRAISER
1			HESE SALES REPLECT A WI		ADRET VALUE E	ap Tug cinalizere	- (4)		
	257		A STATE OF THE SHOP OF THE	THE PERSON OF U.S.	AUTO MEDER	m inconstel			
11	STIMATE THE MAR	RET VALUE, AS DEFINED.	OF SUBJECT PROPERTY AS	OF	JANUARY 15,	201	7 to he	\$ 25,000	
		I CBO gg							
1	praiser(s)	200 87	Review Annuals	ser (if applicable)		Did 🗌 Did	L Did	Not Physically Ins	post Property
7.564									

Michael C. Boggs Real Estate

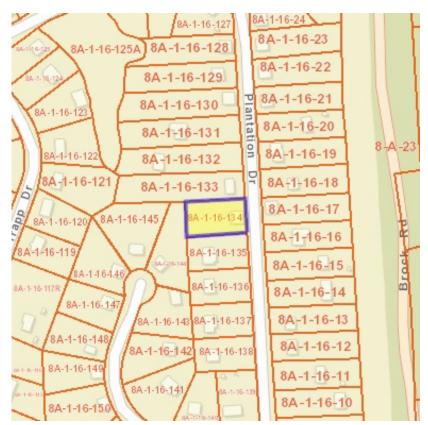
Parcel 5 (Hull): 2.54 acres, more or less, Lot 4D of Geneva L. Coleman Family Division, Tax Map 74-7-4D

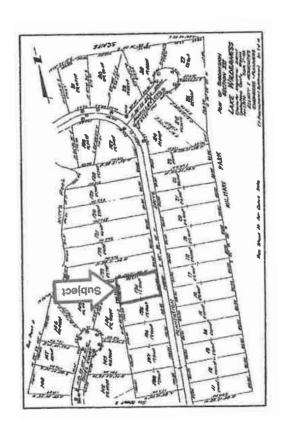


(Parcel 6)

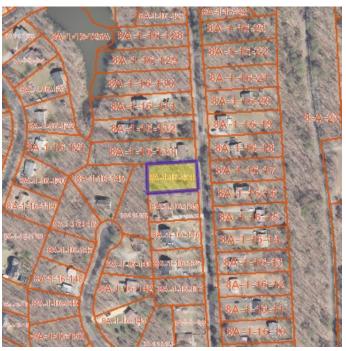
	BOTTOWN		KOSLOWSKY,	CAMERON		Census	Tract N	tap Reference	8A-1-16-134
		PLANTATION DRI	TVE		7/3/901100000000			1 00000000	
	City	LOT LA LEDOTION	V 10 I Apprime	County DERNESS SYBDIVISI		NA Sta	te VIRGINIA	Zip Gode	
۲	Sale Price S	-				200		-	
	Actual Real Estate	The second secon	Date of Sale	Loan Charges to be		0.07	ghts Appraised Fi	ce Leaseb	old 🔲 De Minimis PUI
	Tundar/Client	1 1000.0.9	SANDS ANDERS	SOM SOM			a concessions I STREET, FREDERICKSE	BURG VA	
	Occupant	VACANT'	Appraiser	MICHAEL C. I			FEE SIMPLE MARKET V		EAL ESTATE APPRAISA
	Location	12	Urban	✓ Suburban	Second .				Good Avg. Fair Poor
3	Built Up		2 Over 75%	25% to 75			Employment Stability		
	Growth Rate		Rapid	Sleady	☐ Sk		Convenience to Employn		
8	Property Values Demand/Supply		Increasing Shortage	Stable In Balanc	armen .	clining	Convenience to Shoppin	-	
٥	Marketing Time	}	Under 3 Mos.		10000	ersupply er 6 Mos.	Convenience to Schools		
Ų,	Present Land Use	100 % 1 Family		v % Ank	% Condo 9		Adequacy of Public Tran Recreational Facilities	Shouganii	
3			% Vacant	%	N Control		Adequacy of Utilities		5666
	Change in Present	Land Use	Not Likely	✓ Likely (*)	☐ Tal		Property Compatibility		
			Florn		To		Protection from Detrimer	rtal Conditions	
-	Predominant Occup		✓ Owner	Tenant	% Va	HERENCE IN	Police and Fire Protection		
	Single Family Price Single Family Age				redominant Value \$		General Appearance of P	roperties	
8	Suith Letter Air	E 6	yrs_ to	40 yrs. Pred	ominaut Age:	soyrs	Appeal to Market		
g	Comments includin	ici those factors, fai	vorable or unfavo	rable affection made	etahility (e.a. nuhlic	narke enhante visu	r. noise): LAKE WILDE	RNESS IS PRIVA	TE SINGLE FAMILY
ı				OCL, CLUBHOUSE AN				INTEREST IN THE TENT	It. Olivoid, I. dvilos
I	· · · · · · · · · · · · · · · · · · ·		- The state of the		723,01				
9									
-	Dimensions RECTA				. m	12,000	Sq. Ft. or Acres		Corner Lot
	Zoning classificatio			O STATE OF THE STA		Present Improv	ements 🗹 do 🗌	do not conform to	zoning regulations
ı	Highest and best us Public			r (specify)	Marine to	Er aleman			
g	Elec.	Other (Desc	Street A	OFF SITE IMPROVE	MENIS Topi	SLOPING			
-	Gas	TANK		ASPHALT		ne TYPICAL			
œ	Water 7		Mainten						
M	San, Sewer	SEPTIC	-	Annual groups			ARS TO RUN THROUGH	TIL	-
u		Underground Elect	8 Tel Sid	Sewalk 🔲 :	Street Lights Is th	e property located in	n a HUD Identified Specia		ea? No Yes
				elverse casemients, en	croachments, or other	adverse conditions):	LAKE WILDERNES	S BUILDING LOT	THAT APPEARS TO
ı	HAVE A DRAINAGE	E RUNNIG THROUG	SHIT. THUS THIS	APPRAISER ASSUM	ESTHAT ITS HIGH	ST AND HEST USE	IS TO COMPLIMENT AN	ADJACENT PARC	EL
H.									
	afficientment reflection	market reaction to	there itues in a			i ann nas consigere		aivsis. The descrip	Mion includes a dollar
	IN IN LUINIA INVALATINE	man inc subject p	plus (+) adjustm PROPERTY	Appricant variation be (-) adjustment is made ent is made thus inco COMPARAB	threen the subject are thus reducing the reasing the indicated LENO. T	d comparable prope ndicated value of su value of the subject	rties li a significant item ibject if a significant item t. ARABLE NO. 2	in the comparable in the comparable COMP	PARABLE NO. 3
	avorable than the s	SUBJECT F TAX MAP BA	plus (+) adjustm PROPERTY	minicant variation be (-) adjustment is made ent is made thus income	threen the subject are thus reducing the reasing the indicated LENO. T	d comparable prope ndicated value of su value of the subject	rties ti a significant item ibject if a significant item t.	in the comparable in the comparable COMP	e property is superior o is interior to or less
	lavorable than the s ITEM Address Proximity to Subject	SUBJECT F TAX MAP BA	plus (+) adjustm PROPERTY	Appricant variation be (-) adjustment is made ent is made thus inco COMPARAB	thesen the subject are thus reducing the reasing the indicated ILE NO. T	d comparable prope ndicated value of su value of the subject	rties li a significant item ibject if a significant item t. ARABLE NO. 2	in the comparable in the comparable COMP	e property is superior or is interior to or fess.
1 20	rowinity to Subject Sales Prior	SUBJECT F TAX MAP BA	plus (+) adjustm PROPERTY	Appricant variation be (-) adjustment is made ent is made thus inco COMPARAB	theren the subject are thus reducing the reasing the indicated LE NO. T. A-1-1-49	d comparable prope ndicated value of su value of the subject	rties li a significant item ibject if a significant item t. ARABLE NO. 2	in the comparable in the comparable COMP	e property is superior or is interior to or fess.
1 33.77	lavorable than the s ITEM Address Proximity to Subject Sales Price	SUBJECT F TAX MAP BA	roperty, a minus (plus (+) adjustim PROPERTY \$-1-16-134	eppricant variation be (-) adjustment is mad ent is made thus inco CUMPARAB TAX MAP 8	threen the subject are thus reducing the reasing the indicated LE NO. 1 A-1-1-49 \$ 9,000	d comparable prope ndicated value of su value of the subjec COMPA TAX M	rites II a significant item bject if a significant frem t. NABLE NO. 2 AP 8A-14-44	in the comparable in the comparable COMP	e property is superior to or fess PARABLE NO. 3 AP SA-1-16-32
	avcrable than the s ITEM Address Proximity to Subject Signs Price Price Data Source	SUBJECT F TAX MAP BA	roperty, a minus oplus (+) adjustmi PROPERTY A-1-16-134	eppricant variation be (-) adjustment is mad ent is made thus inco CUMPARAB TAX MAP 8	threen the subject are thus reducing the reasing the indicated LE NO. 1 A-1-1-49 \$ 9,000	d comparable prope ndicated value of su value of the subjec COMPA TAX MA	rites II a significant item bject if a significant frem t. RABLE NO. 2 AP 8A-14-44	in the comparable in the comparable COMP	PARABLE NO. 3 AP SA-1-16-32 \$ 1,886 MRUS
	lavorable than the s ITEM Address Proximity to Subject Sales Price	SUBJECT F TAX MAP BA	PTION	eppricant variation be (-) adjustment is mad ent is made thus inco CUMPARAB TAX MAP 8	threen the subject are thus reducing the reasing the indicated LE NO. 1 A-1-1-49 \$ 9,000	d comparable prope ndicated value of su value of the subject COMPATAX MA	rites II a significant item bject if a significant frem t. RABLE NO. 2 AP 8A-14-44	in the comparable in the comparable in the comparable CCMI TAX.M	PARABLE NO. 3 AP SA-1-16-32 \$ 1,686 MRUS
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	Address Proximity to Subject sales Price Date Source Date of Sale and line Adjustment	subject property, a j subject property, a j TAX MAP BY S INSPEC OESCRI 1/1 SUBJECT F TAX MAP BY	copeny, a minus of plus (+) adjustme PADPERTY https://doi.org/10.1001/	pendicant variation be pendicant variation to pendicant is made countries and thus inco- coun	threen the subject are thus reducing the reasing the indicated LE NO. 1 A-1-1-49 \$ 9,000	d comparable proper of conficience of survivalue of the subject COMPA TAX Mu DESCRIPTION 7/15 SIM	rites II a significant item bject if a significant frem t. RABLE NO. 2 AP 8A-14-44	in the comparable in the compa	PARABLE NO. 3 AP SA-1-16-32 \$ 1,886 MRUS
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	Address Proximity to Subject sales Price Date Source Date of Sale and line Adjustment	SUBJECT F TAX MAP BA S INSPEC OBSERVAT SUBJECT F TAX MAP BA S INSPEC OBSERVAT SUBJECT F TAX MAP BA LC OBSERVAT LC	copeny, a minus of plus (+) adjustme PADPERTY https://doi.org/10.1001/	epinicant variation be (-) adjustment is mad ent is made thus inco CUMPARAB TAX MAP 8 MRI: DESCRIPTION 1/15 SIM SIM	threen the subject are let thus reducing the reasing the indicated ILE NO. 1 A-1-1-49 \$ 9,000 \$ \$	d comparable proper of comparable proper of comparable of the subject COMPATAX MARCH DESCRIPTION THE SIM SIM	rites II a significant item bject if a significant frem t. RABLE NO. 2 AP 8A-14-44	in the comparable in the comparable in the comparable in the comparable TAX M DESCRIPTI S13 SIM SIM	PARABLE NO. 3 AP SA-1-16-32 \$ 1,886 MRUS
	avorable than the s ITEM Address Proximity to Subject sides Price Price Julia Source Julia So	SUBJECT F TAX MAP BA S INSPEC OBSERVAT SUBJECT F TAX MAP BA S INSPEC OBSERVAT SUBJECT F TAX MAP BA LC OBSERVAT LC	copeny, a minus of plus (+) adjustme PADPERTY https://doi.org/10.1001/	epinicant variation be (-) adjustment is mad ent is made thus inco CUMPARAB TAX MAP 8 MRI: DESCRIPTION 1/15 SIM SIM	threen the subject are let thus reducing the reasing the indicated ILE NO. 1 A-1-1-49 \$ 9,000 \$ \$	d comparable proper of comparable proper of comparable of the subject COMPATAX MARCH DESCRIPTION THE SIM SIM	rites II a significant item bject if a significant frem t. RABLE NO. 2 AP 8A-14-44	in the comparable in the comparable in the comparable in the comparable TAX M DESCRIPTI S13 SIM SIM	PARABLE NO. 3 AP SA-1-16-32 \$ 1,886 MRUS
	Address Proximity to Subject sales Price Date Source Date of Sale and line Adjustment	SUBJECT F TAX MAP BA S INSPEC OBSERVAT SUBJECT F TAX MAP BA S INSPEC OBSERVAT SUBJECT F TAX MAP BA LC OBSERVAT LC	copeny, a minus of plus (+) adjustme PADPERTY https://doi.org/10.1001/	epinicant variation be (-) adjustment is mad ent is made thus inco CUMPARAB TAX MAP 8 MRI: DESCRIPTION 1/15 SIM SIM	threen the subject are let thus reducing the reasing the indicated ILE NO. 1 A-1-1-49 \$ 9,000 \$ \$	d comparable proper of comparable proper of comparable of the subject COMPATAX MARCH DESCRIPTION THE SIM SIM	rites II a significant item bject if a significant frem t. RABLE NO. 2 AP 8A-14-44	in the comparable in the comparable in the comparable in the comparable TAX M DESCRIPTI S13 SIM SIM	PARABLE NO. 3 AP SA-1-16-32 \$ 1,886 MRUS
1 3 1 L S	Address Triming to Subject Seles Price Tice Jates Price Tice Jate of Sale and time Adjustment Jate View Jates or Financing	SUBJECT F TAX MAP BA S INSPEC OBSERVAT SUBJECT F TAX MAP BA S INSPEC OBSERVAT SUBJECT F TAX MAP BA LC OBSERVAT LC	COPEN, a minus of plus (+) adjustment of public (+) adjustment of publi	pendicant variation be compared to a made thus income compared the singular tax maps a manufacture of the made thus income compared to the made thus income compared to the co	threen the subject are let thus reducing the reasing the indicated ILE NO. 1 A-1-1-49 \$ 9,000 \$ \$	DESCRIPTO 7/15 SIM SIM	rites II a significant item bject if a significant item t. RABLE NU 2 AP 84-14-44 \$ 1,800 \$ MRRIS N +(-18 Adjust)	in the comparable in the comparable in the comparable in the comparable TAX M DESCRIPTI S13 SIM SIM	PARABLE NO. 3 AP SA-1-16-32 \$ 1,886 MRUS
I S S C N	avorable than the s ITEM Address Proximity to Subject Sales Price Price Jata Source Jata Source Jata Source Jata Source Jata Hongain Jata Source Jata Adjustment Jata Source Jata Adjustment Jata Source Jata Adjustment Jata Source Jata Adjustment Jata Source Jata Sourc	subject property, a j	COPEN, a minus of plus (+) adjustment of public (+) adjustment of publi	pendicant variation be compared to a made thus income compared the singular tax maps a manufacture of the made thus income compared to the made thus income compared to the co	threen the subject are let thus reducing the reasing the indicated ILE NO. 1 A-1-1-49 \$ 9,000 \$ \$	d comparable proper of comparable proper of comparable of the subject COMPATAX MARCH DESCRIPTION TO SIM SIM	rites II a significant item bject if a significant frem t. RABLE NO. 2 AP 8A-14-44	in the comparable in the comparable in the comparable in the comparable TAX M DESCRIPTI S13 SIM SIM	PARABLE NO. 3 AP SA-1-16-32 \$ 1,886 MRUS
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I S I L S S C N I w C	avorable than the s ITEM Address Proximity to Subject Sales Price Price Jata Source Jata Source Jata Source Jata Source Jata Hongain Jata Source Jata Adjustment Jata Source Jata Adjustment Jata Source Jata Adjustment Jata Source Jata Adjustment Jata Source Jata Sourc	SUBJECT PTAX MAP BY DESCRIPTION DESCRIPTION DRAIN.	COPEN, A minus of plus (+) adjustem machine ma	pendicant variation be compared to a made this made this income compared the compar	threen the subject as the thus reducing the reasing the indicated LE NO. 1 A-1-1-49 \$ 9,000 \$ \$ -1-3\$ Adjust	DESCRIPTO 7/15 SIM SIM	rites II a significant item bject if a significant frem t. NARBEE NO. 2 AP 8A-14-44 \$ 1,800 \$ 1,800 \$ MRIS N + (-1)S Adjust	in the comparable in the compa	PARABLE NO. 3 AP SA-1-16-32 \$ 1,886 MRUS
SC NICOC C	avorable than the s ITEM Address Proximity to Subject sales Price Price Jate Source Jate of Sale and Time Adjustment uscation dite View ales or Financing oncessions let Adj. (Total) discated Value I Subject omments on Market COST APPROACHE	SUBJECT Property, a j subject property, a j TAX MAP BY SUBJECT F	COPEN, A minus of plus (+) adjusters of the property of the pr	PEARS TO BE GOOD.	the thus reducing the reasing the indicated LE NO. I A-1-1-49 \$ 9,000 \$ 9,000 \$ 3,000 DUE TO DWNER O	DESCRIPTION THAN ME SIM SIM SIM SIM SIM SIM SIM SIM SIM SI	rites Ii a significant item bject it a significant item t. RRABLE NU 2 AP 8A-14-44 \$ 1,600 \$ 1,600 \$ 1,600	DESCRIPTI S/13 S/M SIM SIM SIM SIM SIM SIM SIM SIM SIM SI	PARABLE NO. 3 AP SA-1-16-32 \$ 1,886 S. 1,886 S. THE INCOME AND
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Parcel 6 (Koslowsky): Lot 134, Section 16, Lake Wilderness Subdivision, on Plantation Drive, Tax Map 8A-1-16-134









(Parcel 7)

Bunower		CZYK, LEIGH		Census	Tract	File No. Map Reference	18C-22-751
Property Address City	FAWN LAKE PARKWAY	County	SPOTSYLVAN	IIA Sta	virginia	Zio Code	
	OT 751 SECTION 22 FAWN	LAKE SUBDIVISION		did	g vindann	sp coos	
Sale Price S Actual Real Estate 1	Date of Sale	Loan T			ghts Appraised 🔽	Fee Leasehol	d. 🔲 De Minimis (
bender/Client					STREET, FREDERICK	come va	-12
Осоврагі	VACANT Appraise	5111 Sec. 5115 11			FEE SIMPLE MARKET		AL ESTATE APPRAISA
				STATE OF THE STATE			
Location Built Up	Urban Over 75%	Suburbar	1			G	ood Avg. Fair Poor
and the second second	Fully Dev Rapid	25% to 7	5% Un		Employment Stability Convenience to Emplo	amen!	
Property Values	7 Increasing		H De		Сопчениеное и сперю Сопчениеное на Shopp		计诗书旨
Demand/Supply	Shortage	✓ In Balance	Total Control of the	ersupply	Convenience to Schoo	ls	
Marketing Time Present Land Use	Under 3 N 100 % 1 Family % 2-4 Fi	los 4-6 Mos	Condo	er 6 Mos.	Adequacy of Public Tra	ensportation	
Traverit Carra Copy	% Industrial % Vacar	it %	& COUNTY 2		Recreational Facilities Adequacy of Utilities	1	
Change in Present L		Likely (*)	l lai	óng Place (*)	Property Compatibility	ì	
Predominant Occupi	(*) From	☐ Tenant.	To		Protection from Detrim		
Single Family Price I	Range \$ 300,000	to \$ 1,000,000	Predominant Value S	350,000	Police and Fire Protecti General Appearance of		
Single Family Age	1 yrs.	to 20 yrs. Pred	iominant Age	O yrs	Appeal to Market	l tojintues	
Commande including	than freton framelia a suf	guarde effective much	man foliable for an analysis		PARRITAN	E 16 DOTH ATC COLO	Y CANATE V
SUBDIVISION THAT	; thuse factors, favorable or unit FHAS PRIVATE ROADS , TAKES	avorable, attecting mark FOOL GOLF COARSE	ETADHRY (E.G. DUDIIC)	Jarks, schools, view Iamaged by a hor	(noise): TAWN LAK	E IS PRIVATE SING.	LE PAMILY
		7					
Dimensions RECTAL	NAME AND ADDRESS OF THE PARTY O						
Zoning classification	the state of the s	114117	FI		g. Ft. or Acres ements 🔽 do 🗀		omer Lot
Highest and best us		ther (specify)		Flese a mapion	sments [4] 60 [I an not company to a	roring regulations
Public	Other (Describe)	OFF SITE IMPROVE	MENTS Topo	LEVEL, TYPICAL			
Elec.		et Access Public ace ASPHALT	Private Size			-	00-1-
Water 7			Private View	TYPICAL TYPICAL			
San. Sewer		Storm Sewer	CurtyGuiter Drain	nage TYPICAL		-	
	Underground Elect. & Tel.		Street Lights Is th	e property located in	a HUD Identified Spec	ia) Flood Hazard Area	1? VNO Y
comments fearnation	or untimorable including any appare	ini adversa e asements, an	creacliments, or other	idverse conditions).	APPEARS TO BE	A BUILDABLE LOT.	
				-			
to of clote latingane	market reaction to those items than the subject property, a min bject property, a plus (+) adjus SUBJECT PROPERTY	us !-l adulsament is mad	ne mus reducing the i reasing the indicated	ndicated value of subject	niert Min significant du	m in the comparable	is inferior to or less
Address	TAX MAP 18C-22-751	TAX MAP 18	0.0000000000000000000000000000000000000	140-140-27-27-2	19C-23-589		RABLE NO. 3 18C-33-160
Proximity to Subject						-	
Sales Price Price	\$		\$ 56,000		\$ 60,000		\$ 57,000
Data Source	INSPECTION	MRI	S		S ARIS		
Date of Sale and	DESCRIPTION	DESCRIPTION	- (-)\$ Adjust	DESCRIPTION		DESCRIPTION	IRIS
Time Adjustment	1/17	4/16	1.	9/15		4/16	+(-)\$ Adjus
ocation Site/View	SUBURBAN	SIM		SIM		SIM	
and the se	201	Oim		SiM		SIM	
Sales or Financing							_ has _
Concessions							
Vet Adj. (Total)		TD+ D-	S	0-0-	\$	П.П.	\$
ndicated Value of Subject			e 60 000	- 1-4	7.0045		
Comments on Market	Data: ALL MARKET DATA	APPEARS TO BE GOOD	\$ 56,000 DUE TO OWNER (CCUPIED SCIENCE	\$ 60,000	W Market Dieses	\$ 57,000
COST APPROACHES		TO BE MINE	THE PERSON NAMED IN	STATE OF THE PARTY	and record proper Landy L	an internative Steel 13	COSTRUCTORE AND
continuents and Condides CONTINUENT ON inal Reconciliation;	ions of Appraisal: SOLE FUNC THE CERTIFICATION, DEFIN AFTER ADJUSTMENTS, THE	ITION, AND LIMITING	CONDITIONS CON	TAINED HEREIN,			ESTATE APPRAIS
	in the uniformental life	SE SULLS WELLEVIC TO	REPUBLI A CLOSE	DELINES LIP MARKE	I VALUES FOR THE	SCRUECT.	
ESTIMATE THE MAI	IRET VALUE, AS DEFINED, OF	SUBJECT PROPERTY	AS OF	JANUARY 15,	2017	to be \$ 60,000	
Muha	el CBogg				Did	Did Not Physically	Inspect Property
(S)		Review Appr	alser (if applicable)				
OF THE RESERVE OF THE PERSON NAMED IN COLUMN TO SERVE OF							

Parcel 7 (Mikolajczyk): Lot 751, Section 10, Valor Bridge at Fawn Lake, Tax Map 18C-22-751



(Parcel 8)

						File No.	
Property Address	3342 EAGLE DRIVE WILLIA	MS, WILLIE		Census	Tract	Map Reference	37-A-29
& City	0,61 ACRE, MORE OR LESS	County	SPOTSYLVAN	MA Sta	ie VIRGINIA	Zip Code	
Sale Price S —	Date of Sale	Loan Te	The state of the s	Property H	ghts Appraised 🔽	Fee Leasehold	De Minimis Pub
Actual Real Estate 1	SANDS AND	Loan charges to be p			S CONCESSIONS	P.O. 514	
The state of the s	IMPROVED Appraise	The state of the s	1000	the same of colderes at	ST. FREDERICKSBU FEF SIMPLE MARKET	" VALUE SUMMARY REAL	ESTATE APPRAISA
Location	Urban Urban	Suburban	☑ Rui	_		Goo	d Avg. Fair Poor
Built Up Growth Rate	☐ Fully Dev ☐ Rapid		% Uni		Employment Stability		
Property Values	Increasing	-	II Des		Convenience to Empli Convenience to Shapi		HHH
Dernand/Supply	Shortage	🗵 lo Balance	Toronto.	ersupaly	Convenience to School	17	
Maduting Time Present Land Use	Under 3 N 50 % Family	Ch. Charles			Adequacy of Public Ti	_	
B Production Card Card	25 % Industrial % Vacar		_% Condo% I & FORESTLAND		Recreational Facilities Adequacy of Utilities	F	
Change in Present L	and Use Not Likely	Likely (*)	☐ Tak		Property Compatibility		
Predominant Occupa			To RESIDE		Protection from Detrin		
Single Family Price I		Tenant to \$ 350,000 Pr	eduminant Value S	Estate Section 1	Police and Fire Protec General Appearance o		
Single Family Age	iyrs	to 75 yrs. Predo		and the same of th	Appeal in Market	E	
Comments including	r those factors, lavorable or unf	avorable affection marke	tahility le a oublic r	varke enhante vious	poiso): TYPICAL SUB	EIRBAN SPOTSYLVANIA (10)	ENTY (HARACTERIZE)
BY LARGE TRACTS	OF FARM AND FORESTLAND S E PARCELS ARE SERVED BY V	LOWLY BEING SURDIVID	DED INTO SMALL SI	NGLE FAMILY ROA	DSIDE PARCELS MC	IST ARE SERVED BY PUT	BLIC WATER AND
		THE STATE OF THE S	TIVI				
Dimensions TREECT. Zoning classification	C. Laborette Company		= -	0.61 S Present Improve	g. Pt. or Acres	do not conform to zon	010070000
Highest and best use		(ther (specify)				Tana unit communi St 170	ing regulations
Elec. Public	Other (Describe)	OFF SITE IMPHOVEN Access Public	ENTS Topo Private Size	FLAT INSPERIOR			
Gas 🗌	TANK Surfa	ice ASPHALT		E TYPICAL			
Water San, Sewer	designation and the second sec	tenance Public Storm Sewer C C	The second second				
	Inderground Fleet, & Tel.	Sidewalk S	treet Lights Is the	rage TYPICAL e property located in	a HUD Identified Son	cial Flood Hazard Ares?	✓ No Yes
Comments (lavorable o	or unfavorable including any appare ION OF THIS APPRAISER SHOU	ort adverse easyments, encr	oachments, or other a	dverse conditions):	THIS LOT CONT	TAINS AN OLDER DEL	
THE IN THE OF IN	UNS OF EMISON PROJEK SHOUL	ED BE DEMOCISHED AN	D KELTMOED WITH	A MODERN HOUSE	<u> </u>		
anjustant renectally	recried three recent sales of pri market reaction to those items	OT SIOTERCANT VARIATION DES	ween the Othical and	f obmasishle nioner	hac M a plantiered its	ore or the commonthly or	anaste to according
in or mind lastrance	than the subject property, a mini bject property, a plus (+) adjus	us 🗀 acuustment is made	mas reducing the in	unicated value of our	year it is promitioned its	em in the comparable is	interior to or less
Address	SUBJECT PROPERTY TAX MAP 37-A-29	COMPARABL		The state of the s	RABLE NO. 2	COMPARI	ABLE NO. 3
	100000000000000000000000000000000000000	TAX MAP 6	9A-1-1	TAX MA	AP 54A-4-9	TAX MAP	79-A-13C
Proximity to Subject Sales Price	S		\$ 5,000		10.000		
Price	5-		S		\$ 10,000 \$		\$ 14,950
	INSPECTED	MRIS	A CONTRACTOR OF THE PARTY OF TH	THE STATE OF THE STATE OF	IRIS	MR	s
Ste View	DESCRIPTION 1/17	DESCRIPTION 7/14	-(-)\$ Adjust	DESCRIPTION 3/16	+(-)S Adjus	DESCRIPTION 5/16	+(:)\$ Adjust
Location	SUBURBAN	RURAL	+5000	SUBDIVISIO	٧	BUILDABLE LOT	
S SHELVERY	0.61 ACRE	.550 ACRES		.990 ACRES		1 AC	
4							
							- 5
Sales or Financing Concessions							
Net Adj. (Total)		Ø+ D-	\$ 5,000	П+ П-		D. D.	s
Indicated Value of Subject							->
Gomments on Market	Data ALL DATA APPEARS	TO BE GOOD. DUE TO	S 10,000 OWNER OCCUPIE	D NEIGHBORHOOI	\$ 10,000 AND LACK OF IMP	ROVEMENTS, THE INC	\$ 14,950 OME AND COST
APPROACHES WER	E NOT USED.						
Contrained Herei	tions of Appraisal; THIS SUM) N. THE SOLE FUNCTION OF T	MARY REAL ESTATE AP HIS APPRAISAL IS FOR	PRAISAL IS CONTI A DELINGQUENT	INGENT OF THE CI	ERTIFICATION, DEFI SALE AND NOTHIN	NTION AND LIMITING G ELSE WHATSOEVER	CONDITIONS
Final Reconciliation:	AFTER ADJUSTMENTS, THE	SE SALES REFLECT A W	TIDE RANGE OF M.	ARKET VALUES FO	OR THE SURJECT.		
I ESTIMATE THE MAI	REET VALUE, AS DEFINED, OF	SUBJECT PROPERTY AS	S OF	IANUARY 15.	2017	10000	
			31317	erental IJ,		to be \$ 10,000	
mucho	WC BODD	w			Did [Did Not Physically Ins	spect Property
	20	Brylow Aross	ser (if applicable)			4 , " •	

Parcel 8 (Williams): 0.61 acres, more or less, Improved, 3342 Eagle Drive, Tax Map 37-A-29



PURCHASER'S ACKNOWLEDGMENT AND CONTRACT OF SALE

Spotsylvania, Virginia v, et al.,, spotsylvania, v, spotsylvania, v, spotsylvania, with a spotsylvania, plus a 10% buyer's premium of sunderstand that a deposit of \$, equal plus a 10% buyer's premium of spotsylvania, et al., et	the undersigned was the highest bidder on the real estate described as vania County, Virginia, Tax Map ID No. for a total purchase price of \$, for a bid price of 1 to 10% of the total purchase price, is required to be deposited today
with SunTrust Bank, General Receiver, Spotsylvan after confirmation by the Court. TIME IS OF T	ia County, Virginia, and that the balance will be due within 15 days
claims of persons in possession. I understand that taccept this limitation. I understand that I will be no sale, and that this Court hearing will be my last op	I subject to any covenants, easements, or conditions of record, and any his property may not have a right-of-way to a public road, and I hereby tified at the address below of the date the Court intends to confirm this portunity to raise any questions concerning this sale. I understand this Court. I understand that I will be responsible for the real estate taxes on
deposit will be forfeited. In addition to the costs a reasonable attorney fees, incurred by my failure to	paid in full within fifteen days after confirmation, I agree that my 10% already incurred, I also agree to pay any reasonable charges, including comply with this contract. I further understand that if I fail to comply, and that I will be responsible for any deficiency upon resale, including
I understand that the former owners of this entry of the sale confirmation in this matter, petition	property may for good cause shown, within ninety (90) days from the the Court to have this sale reheard.
	Name (Please Print)
	Purchaser (Signature)
	Address
	City State Zip Code
	Telephone
	Margaret F. Hardy, Special Commissioner
TITLE WILL BE TAKEN IN THE NAME OF:	PARCEL



41 Fox Run Lane Fredericksburg, Virginia 22405 540-899-1776 www.ForSaleAt Auction.biz

REAL ESTATE AUCTION TERMS OF SALE

AUCTION

Special Commissioner's Sale of Real Estate Spotsylvania County, Virginia Friday, April 21, 2017 @ 11:00 A.M. Spotsylvania County Board Room

All sales are subject to the approval of the Circuit Court of Spotsylvania County, Virginia. A 10% Buyers Premium will be added to the highest bid and will become a part of the total sales price on each property. The highest bidder shall deposit 10% of the total sales price, by either cash or good check, which sum shall be credited toward the purchase at closing. The balance of the purchase price, in certified funds, shall be deposited with SunTrust Bank c/o Spotsylvania County Circuit Court Clerk, General Receiver, within fifteen (15) days after Court confirmation. TIME IS OF THE ESSENCE. All properties will be conveyed by Special Warranty Deed, subject to any easements and covenants of record, and any rights of persons in possession. The purchaser understands these properties can be redeemed by the current owner of record prior to confirmation by the Court. The purchaser understands that the former owner of the parcel(s) may for good cause shown, within ninety (90) days from the entry of the sale confirmation in this matter, petition the Court to have this sale reheard. Should any parcel(s) fail to receive confirmation, be redeemed by the owner, or have the sale reheard and found in favor of the landowner, the purchasers sole remedy in law or in equity shall be return of their purchase price only and the sale will become void and of no effect. The purchaser will be responsible for the real estate taxes on the purchased parcel(s) beginning July 1, 2017. Obtaining financing, if needed, is the sole responsibility of the purchaser. The sale is not contingent upon the purchaser obtaining financing or any other matters. No loan points payments, closing cost assistance, or any other purchase incentive is being offered. While all information regarding the parcel(s) has been from sources deemed reliable and believed correct, neither the County of Spotsylvania, the Special Commissioner, the Auction Firm, or their representatives or employees, make any guarantees or warranties, expressed or implied whatsoever regarding, without limitation, the structural integrity, physical condition, construction, extent of construction, workmanship, materials, habitability, zoning, fitness for a particular use or purpose, topography, soil type or content, functionality of any & all systems, availability of public utilities, or merchantability of all or any part of the property. Prospective purchasers shall rely solely upon information obtained through their own due diligence. Any reliance upon the information provided shall be solely at the risk of the purchasers. These terms, along with the "Purchaser's Acknowledgement and Contract of Sale", signed by each purchaser, and all announcements made from the auction block become a part of the purchase agreement.

I/We understand and agree to abide by the aforementioned terms, which become a part of the real estate contract to purchase.

	(Seal)		(Seal)
Bidder/Purchaser	Date	Bidder/Purchaser	Date