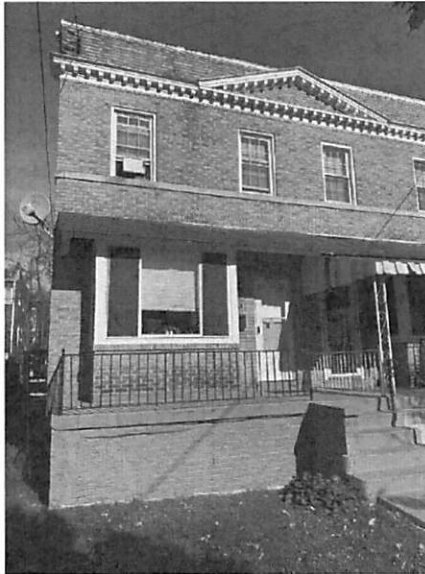


UNIFORM RESIDENTIAL APPRAISAL REPORT



Property Location:	713 Tuckerman St NW Lot 10 Block 3163 Washington, DC 20011
Borrower:	N/A
Client:	Thomas Yates 4165 Chain Bridge Road Fairfax, VA 22030
Effective Date:	09/12/2023
Prepared By:	Scott R Simpson 3451 25th Court South Arlington, VA 22206

ELITE
APPRAISALS

3451 25th Court S

Arlington, VA 22206

OFFICE 703-408-3846

RESIDENTIAL APPRAISAL REPORT

SUBJECT	Property Address: 713 Tuckerman St NW		City: Washington		State: DC		Zip Code: 20011		
	County: District of Columbia		Legal Description: Lot 10 Block 3163		Assessor's Parcel #: 3163/0010		Borrower (if applicable): N/A		
	Tax Year: 2023		R.E. Taxes: \$ 4,161		Special Assessments: \$ 0		Map Reference: 47894		
	Current Owner of Record: Mary B Scott		Occupant: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing		Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ 0 per year <input type="checkbox"/> per month		
ASSIGNMENT	The purpose of this appraisal is to develop an opinion of: <input type="checkbox"/> Market Value (as defined), or <input checked="" type="checkbox"/> other type of value (describe) Estate								
	This report reflects the following value (if not Current, see comments): <input type="checkbox"/> Current (the Inspection Date is the Effective Date) <input checked="" type="checkbox"/> Retrospective <input type="checkbox"/> Prospective								
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)								
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)								
MARKET AREA DESCRIPTION	Intended Use: Market value as of 09/12/2023.								
	Intended User(s) (by name or type): Client								
	Client: Thomas Yates				Address: 4165 Chain Bridge Road, Fairfax, VA 22030				
	Appraiser: Scott R Simpson				Address: 3451 25th Court S, Arlington, VA 22206				
SITE DESCRIPTION	Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural		Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)		One-Unit Housing: PRICE \$ (000) 320 AGE (yrs) 0		Present Land Use: One-Unit 60% 2-4 Unit % Multi-Unit 30% Comm'l 5% Other 5%		
	Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		
	Marking time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Although some neighborhoods are fluctuating, much of the suburban Washington DC market has increased in value over the past few years. Demand and supply are generally in balance. Sellers typically are paying 0% to 6% in purchaser's closing costs. Competitive interest rates are readily available.						
	Dimensions: 22x83x22x83 MLS/Washington DC public tax records Site Area: 1,789 sq ft								
DESCRIPTION OF THE IMPROVEMENTS	Zoning Classification: 013		Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning		Description: Residential Single Family (Semi-Detached)				
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Ground Rent (if applicable) \$ /				
	Highest & Best Use as Improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)		Actual Use as of Effective Date: Residential Use as appraised in this report: Residential						
	Summary of Highest & Best Use: The highest and best use of the subject property as improved is that of a single family residential dwelling.								
DESCRIPTION OF THE IMPROVEMENTS	Utilities		Off-site Improvements		Topography		Level		
	Electricity <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Local Utility		Street Asphalt		Size Average size		Shape Rectangular		
	Gas <input checked="" type="checkbox"/> Local Utility		Curb/Gutter Concrete		Drainage Adequate		View Residential		
	Water <input checked="" type="checkbox"/> Local Utility		Sidewalk Concrete		Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)		FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 1100010010C FEMA Map Date 9/27/2010		
Sanitary Sewer <input checked="" type="checkbox"/> Local Utility		Street Lights Electric		Site Comments: There were no visible adverse easements or encroachments that would affect the marketability of the subject.					
Storm Sewer <input checked="" type="checkbox"/> Local Utility		Alley Rear							
General Description		Exterior Description		Foundation		Basement		Heating	
# of Units 1 <input type="checkbox"/> Acc.Unit		Foundation Mason/Concrete		Slab None		Area Sq. Ft. 346		Type Radiant	
# of Stories 2		Exterior Walls Brick		Crawl Space None		% Finished 0%		Fuel Gas	
Type <input type="checkbox"/> Det. <input type="checkbox"/> Att. <input checked="" type="checkbox"/> Semi-Det		Roof Surface Flat		Basement Yes-Full		Ceiling Unfinished		Cooling	
Design (Style) Duplex		Gutters & Dwnspnts. Yes/Yes		Sump Pump <input type="checkbox"/>		Walls Unfinished		Central None	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.		Window Type Double Hung		Dampness <input type="checkbox"/>		Floor Unfinished		Other Wall Units	
Actual Age (Yrs.) 95		Storm/Screens Yes/Yes		Settlement None Noted		Outside Entry Walk-out			
Effective Age (Yrs.) 20				Infestation None Noted					
Interior Description		Appliances		Amenities		Car Storage			
Floors Hardwood/Tile		Refrigerator <input checked="" type="checkbox"/>		Fireplace(s) # 0		Woodstove(s) # 0		Garage # of cars (2 Tot.)	
Walls Drywall		Range/Oven <input checked="" type="checkbox"/>		None				Attach. 0	
Trim/Finish Wood		Disposal <input type="checkbox"/>		Deck None				Detach. 0	
Bath Floor Tile		Dishwasher <input checked="" type="checkbox"/>		Porch Front/Side Porch				Bit-In 1	
Bath Wainscot Tile		Fan/Hood <input checked="" type="checkbox"/>		Rear				Carport 0	
Doors Wood		Microwave <input type="checkbox"/>		Pool None				Driveway 1	
		Washer/Dryer <input checked="" type="checkbox"/>						Surface Concrete	
Finished area above grade contains: 6 Rooms		3 Bedrooms		1.0 Bath(s)		1,062 Square Feet of Gross Living Area Above Grade			
Additional features: Hardwood floors, two porches, fence.									
Describe the condition of the property (including physical, functional and external obsolescence):		The subject appears to have received average interior and exterior maintenance. No adverse conditions were observed. Typical depreciation is due to normal wear and tear over the chronological age of the subject.							

RESIDENTIAL APPRAISAL REPORT

COST APPROACH TO VALUE (if developed) The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): The cost approach is not considered to be a strong indicator of value for homes of this age, other than new construction. The cost approach is not required by FNMA, HUD & FHA for homes over one year old. If the cost approach is developed, any site value is based on sales and/or from public record assessment ratios. If the cost approach is developed it is not a good basis for insurance purposes.

COST APPROACH	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$ 323,080
	Source of cost data: N/A	DWELLING	Sq.Ft. @ \$ = \$
	Quality rating from cost service: N/A Effective date of cost data: N/A		Sq.Ft. @ \$ = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$ = \$
	If the cost approach is performed in this report, it is developed utilizing local builder costs. Cost approach estimates are "replacement cost" not "reproduction cost". Land value estimate is based on appropriate land sales or land to improvement ratios from county assessments. Physical depreciation is calculated using the effective age/life method.		Sq.Ft. @ \$ = \$
			Sq.Ft. @ \$ = \$
			Sq.Ft. @ \$ = \$
			Sq.Ft. @ \$ = \$
			Sq.Ft. @ \$ = \$
		Garage/Carport	Sq.Ft. @ \$ = \$
	Total Estimate of Cost-New	= \$	
	Less Physical Functional External	Depreciation = \$()	
	Depreciated Cost of Improvements	= \$	
	"As-is" Value of Site Improvements	= \$	
		= \$	
		= \$	
Estimated Remaining Economic Life (if required): 40 Years	INDICATED VALUE BY COST APPROACH	= \$	0

INCOME APPROACH TO VALUE (if developed) The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM): Income approach was not performed due to predominant owner occupancy in the subject's market area and lack of verifiable data.

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project: _____
 Describe common elements and recreational facilities: _____

Indicated Value by: Sales Comparison Approach \$ 545,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ 0

Final Reconciliation Most consideration has been given to the market data approach to value. The income approach has not been developed since most homes in the area are owner occupied, resulting in a lack of available data.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair. Reasonable adjustments have been made for those items the marketplace deems appropriate. No conditions or requirements.

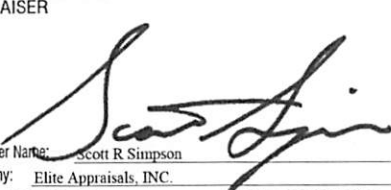
This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 545,000 , as of: 09/12/2023 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 16 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:
 Scope of Work Limiting Cond./Certifications Narrative Addendum Photograph Addenda Sketch Addendum
 Map Addenda Additional Sales Cost Addendum Flood Addendum Manuf. House Addendum
 Hypothetical Conditions Extraordinary Assumptions _____

Client Contact: Thomas Yates Client Name: Thomas Yates
 E-Mail: ryates@yatescampbell.com Address: 4165 Chain Bridge Road, Fairfax, VA 22030

SIGNATURES	APPRaiser	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
		
	Appraiser Name: Scott R. Simpson	Supervisory or Co-Appraiser Name: _____
	Company: Elite Appraisals, INC.	Company: _____
	Phone: (703) 408-3846 Fax: (703) 842-8756	Phone: _____ Fax: _____
	E-Mail: srsimp1@aol.com	E-Mail: _____
	Date of Report (Signature): 11/14/2023	Date of Report (Signature): _____
	License or Certification #: CR11521 State: DC	License or Certification #: _____ State: _____
	Designation: _____	Designation: _____
	Expiration Date of License or Certification: 02/28/2024	Expiration Date of License or Certification: _____
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
Date of Inspection: 11/08/2023	Date of Inspection: _____	

ADDITIONAL COMPARABLE SALES

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	713 Tuckerman St NW Washington, DC 20011	712 Tewkesbury Pl NW Washington, DC 20012								
Proximity to Subject		0.02 miles NE								
Sale Price	\$ N/A	\$ 465,000			\$			\$		
Sale Price/GLA	\$ /sq.ft.	\$ 419.68 /sq.ft.			\$ /sq.ft.			\$ /sq.ft.		
Data Source(s)	MLS/Visual	MLS#DCDC2096904 DOM 13								
Verification Source(s)	Tax Records	Visual/Tax Records								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing	N/A	Arm's Length								
Concessions	N/A	Cash:0								
Date of Sale/Time	N/A	s06/23;c05/23								
Rights Appraised	Fee Simple	Fee Simple								
Location	Brightwood	Brightwood								
Site	1,789 sq ft	1,789 sq ft								
View	Residential	Residential								
Design (Style)	Duplex	Duplex								
Quality of Construction	Average	Average								
Age	95	94			0					
Condition	Average	Average/Poor			+15,000					
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	
Room Count	6 3 1.0	6 3 1.0	6 3 1.0							
Gross Living Area	1,062 sq.ft.	1,108 sq.ft.			sq.ft.			sq.ft.		
Basement & Finished	Full Basement	Full Basement								
Rooms Below Grade	Unfinished	Unfinished								
Functional Utility	Average	Average								
Heating/Cooling	Radiant/W-Units	Radiant/W-Units								
Energy Efficient Items	Standard	Standard								
Garage/Carport	1-Garage, 1-Driveway	1-Garage, 1-Driveway								
Porch/Patio/Deck	2 Porches	Porch			+5,000					
Fireplaces	None	None								
Kitchen	Modern Kitchen	Standard Kitchen			+10,000					
Upgrades	Misc Upgrades	Misc Upgrades								
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 30,000			<input type="checkbox"/> + <input type="checkbox"/> - \$			<input type="checkbox"/> + <input type="checkbox"/> - \$		
Adjusted Sale Price of Comparables		\$ 495,000			\$			\$		
<p>Summary of Sales Comparison Approach The comparables selected for this report are all settled properties within the subject's market area and are considered to be the best available at the time of the inspection and good indicators of market value. Please note that overall market conditions have been taken into account in arriving at the final opinion of value. Current recent sales, under contract sales, and active listings have been considered.</p>										

SALES COMPARISON APPROACH

Subject Photo Page

Borrower	N/A				
Property Address	713 Tuckerman St NW				
City	Washington	County	District of Columbia	State	DC
Lender/Client	Thomas Yates	Zip Code	20011		

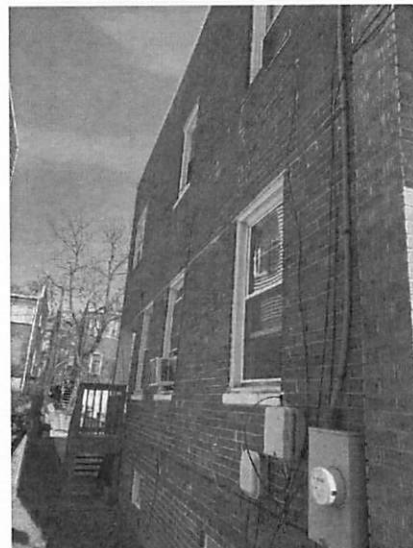


Subject Front

713 Tuckerman St NW
Sales Price N/A
Gross Living Area 1,062
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1.0
Location Brightwood
View Residential
Site 1,789 sq ft
Quality Average
Age 95



Subject Rear



Subject Side

Subject Photo Page

Borrower	N/A						
Property Address	713 Tuckerman St NW						
City	Washington	County	District of Columbia	State	DC	Zip Code	20011
Lender/Client	Thomas Yates						



Subject Street

713 Tuckerman St NW
Sales Price N/A
Gross Living Area 1,062
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1.0
Location Brightwood
View Residential
Site 1,789 sq ft
Quality Average
Age 95



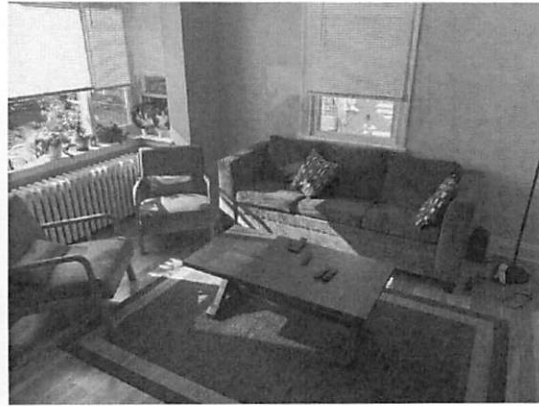
Subject Street

Interior Photos

Borrower	N/A						
Property Address	713 Tuckerman St NW						
City	Washington	County	District of Columbia	State	DC	Zip Code	20011
Lender/Client	Thomas Yates						



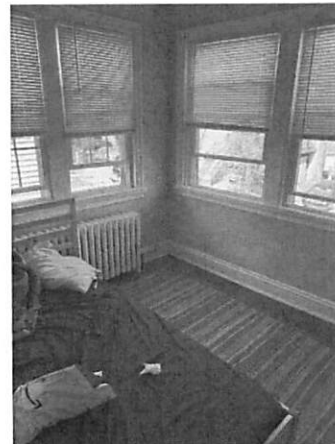
Subject's Kitchen



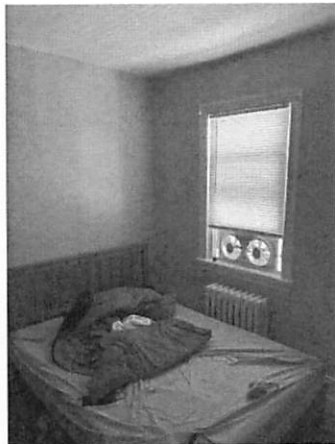
Subject's Living Room



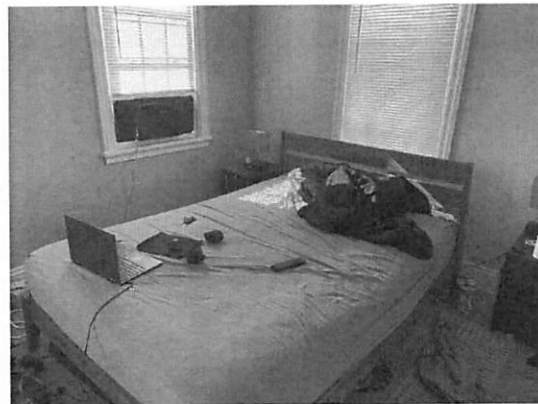
Subject's Dining Room



Subject's Bedroom



Subject's Bedroom



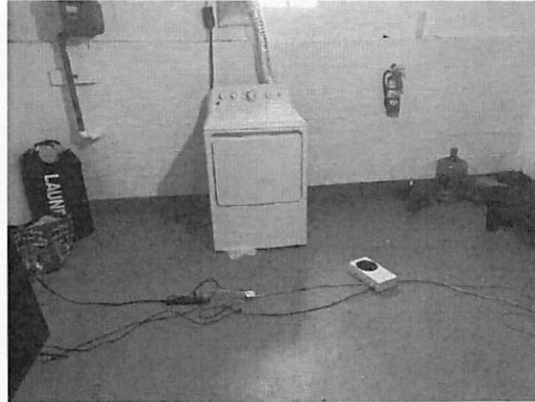
Subject's Bedroom

Interior Photos

Borrower	N/A						
Property Address	713 Tuckerman St NW						
City	Washington	County	District of Columbia	State	DC	Zip Code	20011
Lender/Client	Thomas Yates						



Subject's Full Bathroom



Subject's Unfinished Basement



Subject's 1-Car Garage

Comparable Photo Page

Borrower	N/A				
Property Address	713 Tuckerman St NW				
City	Washington	County	District of Columbia	State	DC Zip Code 20011
Lender/Client	Thomas Yates				



Comparable 1

616 Tewkesbury Pl NW
 Prox. to Subject 0.07 miles E
 Sale Price 565,000
 Gross Living Area 1,088
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1.0
 Location Brightwood
 View Residential
 Site 1,789 sq ft
 Quality Average
 Age 94



Comparable 2

324 Missouri Ave NW
 Prox. to Subject 0.79 miles SE
 Sale Price 545,000
 Gross Living Area 1,188
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 1.0
 Location Petworth
 View Residential
 Site 1,729 sq ft
 Quality Average
 Age 92



Comparable 3

6402 N Capitol St NW
 Prox. to Subject 0.75 miles E
 Sale Price 525,000
 Gross Living Area 1,088
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1.0
 Location Takoma
 View Residential
 Site 1,772 sq ft
 Quality Average
 Age 76

Comparable Photo Page

Borrower	N/A						
Property Address	713 Tuckerman St NW						
City	Washington	County	District of Columbia	State	DC	Zip Code	20011
Lender/Client	Thomas Yates						



Comparable 4

712 Tewkesbury Pl NW
 Prox. to Subject 0.02 miles NE
 Sale Price 465,000
 Gross Living Area 1,108
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1.0
 Location Brightwood
 View Residential
 Site 1,789 sq ft
 Quality Average
 Age 94

Comparable 5

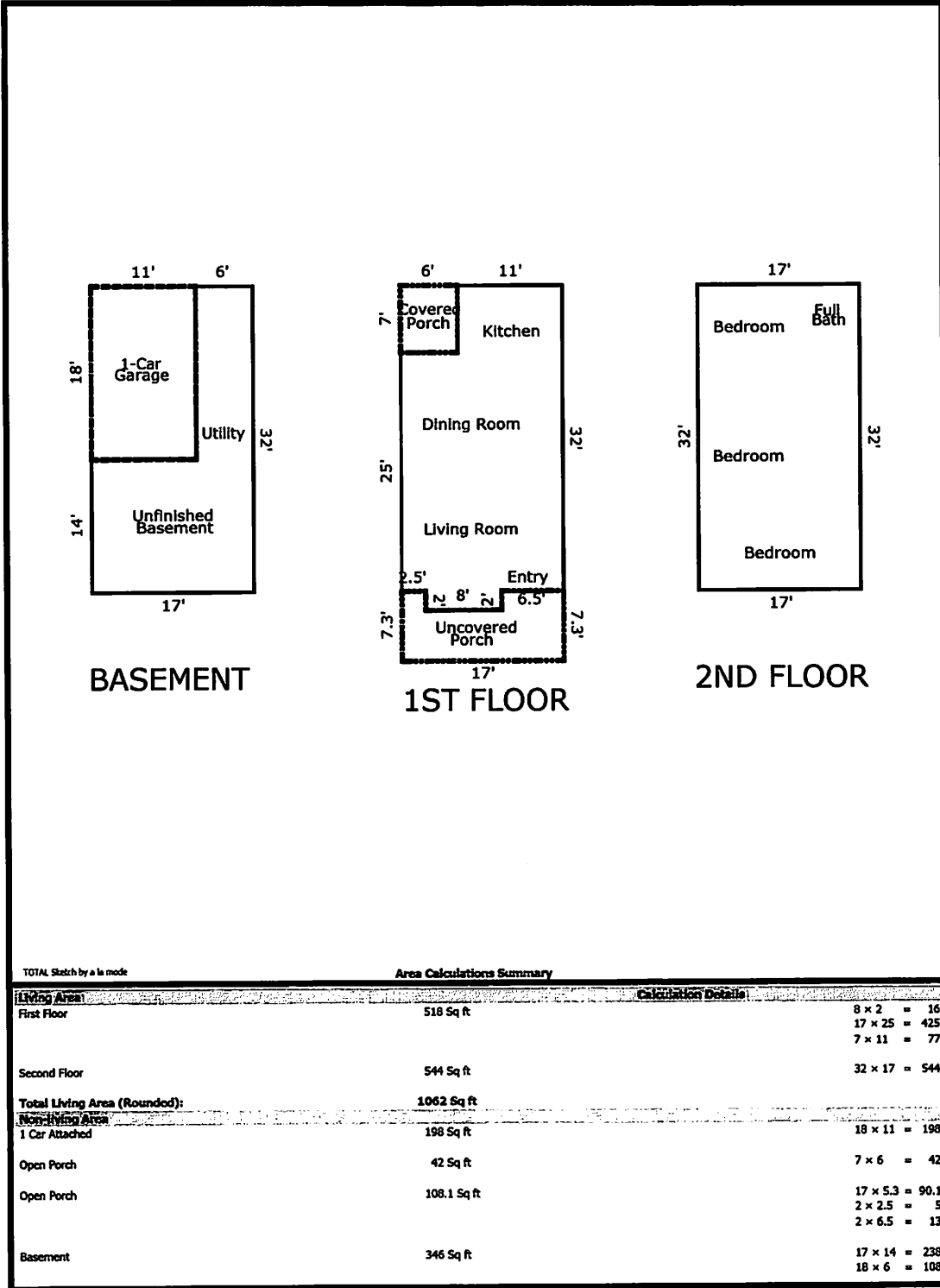
Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

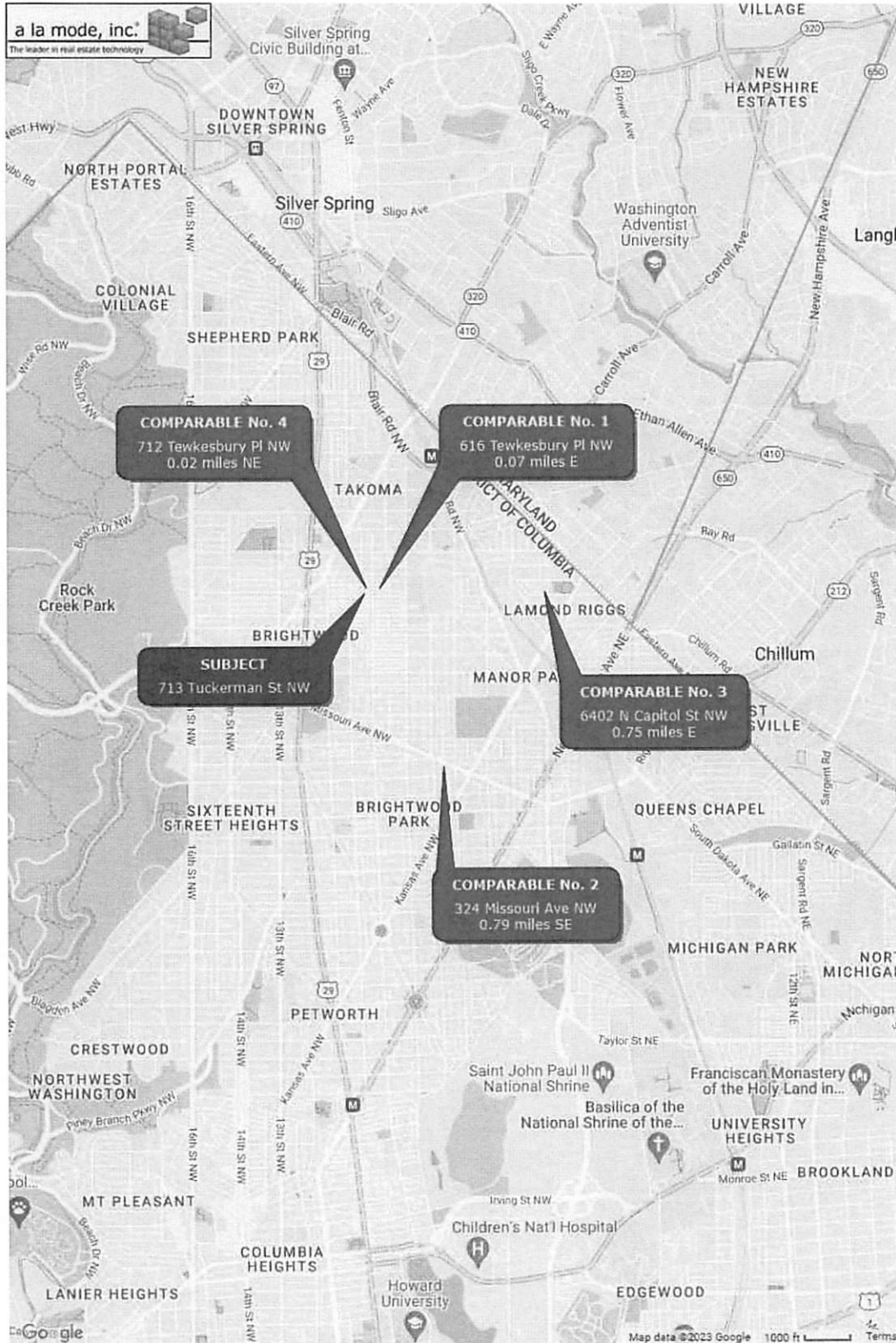
Building Sketch

Borrower	N/A				
Property Address	713 Tuckerman St NW				
City	Washington	County	District of Columbia	State	DC
Zip Code	20011				
Lender/Client	Thomas Yates				



Location Map

Borrower	N/A				
Property Address	713 Tuckerman St NW				
City	Washington	County	District of Columbia	State	DC
Lender/Client	Thomas Yates				
				Zip Code	20011



Aerial Map

Borrower	N/A						
Property Address	713 Tuckerman St NW						
City	Washington	County	District of Columbia	State	DC	Zip Code	20011
Lender/Client	Thomas Yates						



Addendum

File No. 10230024

Borrower	N/A						
Property Address	713 Tuckerman St NW						
City	Washington	County	District of Columbia	State	DC	Zip Code	20011
Lender/Client	Thomas Yates						

Condition adjustments applied in this report have been made based on your appraiser's inspection of the subject and information provided in the MLS for the comparables. Brand new, recently replaced or upgraded items such as superior quality floor materials, upgraded appliances, cabinetry upgrades, superior quality windows, built-ins, whirlpool tubs, and other superior features. Values assigned have been estimated by your appraiser based on his extensive experience in, and knowledge of, the subject properties marketplace.

Please be advised that in the market approach grid, bedrooms are adjusted for on the first line, bathrooms and room count are adjusted on the second line, difference in GLA are adjusted for on the third line of the room count/GLA area. For basement adjustments overall GLA size are adjusted on the first line and finished basement rooms are adjusted on the second line. No adjustments are deemed appropriate for differences less than 100 square feet. Adjustments for differences greater than 100 square feet are calculated at \$85.00 per square foot and rounded to the nearest hundred. The gross living areas for the comparable properties are derived from tax assessment records, builder supplied data, in-house appraisal files or various field measurement techniques. Although deemed accurate, they should be considered approximations.

License - DC



The Department of Consumer and Regulatory Affairs grants this license, in support of and under the authority of the:
District of Columbia Real Estate Appraisers

to: SCOTT SIMPSON

as a: Appraiser Certified Residential



license number:
CR11521

effective date:
3/1/2022

expiration date:
2/28/2024

Crist Chappah
Director
Department of Consumer and Regulatory Affairs

