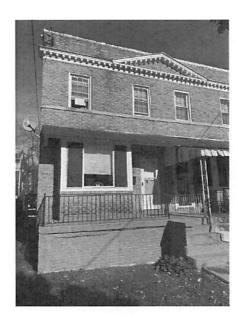
UNIFORM RESIDENTIAL APPRAISAL REPORT



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



3451 25th Court S

Arlington, VA 22206

OFFICE 703-408-3846

RESIDENTIAL APPRAISAL REPORT

	Property Address: 713 Tuckerman St NW	,	City: 1	U- 1.1	State: DC	Zip Code: 20011
	County: District of Columbia	Legal Descri		Vashington	oldie. DC	Zip Gode. 20011
5	District of Continuous	Legal Descri	puon. Lot 10 Block	Assessor's Parcel #:	21/2//0010	
SUBJECT	Tax Year: 2023 R.E. Taxes: \$ 4,161	Special Assessm	nante: C o		3163//0010	
ЭB		Opecial Assessif		Borrower (if applicable)	the same of the sa	T
SI	Current Owner of Record: Mary B Scott	-i D 0	errors.	upant: Owner 🔀	Tenant Vacant	Manufactured Housing
	Project Type: PUD Condomir	nium Cooperative	Other (describe)		H0A: \$ 0	per year per month
	Market Area Name: Brightwood			ap Reference: 47894		us Tract: 0019.01
	The purpose of this appraisal is to develop an o		Value (as defined), or	other type of value (d		
	This report reflects the following value (if not Cu			pection Date is the Effective	Date) X Retrosp	ective Prospective
z	Approaches developed for this appraisal:	X Sales Comparison Approa	ch Cost Appro	ach Income Approac	th (See Reconciliation Co	omments and Scope of Work)
ASSIGNMENT	Property Rights Appraised: X Fee Simple	le Leasehold	Leased Fee 0	ther (describe)		
S	Intended Use: Market value as of 09/12/20	123.				
Sic						
AS	Intended User(s) (by name or type): Client	d				
	Client: Thomas Yates		Address: 4165 Ch	ain Bridge Road, Fairfax,	VA 22030	
	Appraiser: Scott R Simpson			h Court S, Arlington, VA		
86		ourban Rural	Predominant	One-Unit Housing	Present Land Use	Change in Land Use
疆	Built up: ☐ Over 75% 🔀 25-7	75% Under 25%	Occupancy	PRICE AGE	One-Unit 60 %	
7	Growth rate: Rapid X Stat		Owner Owner	\$(000) (yrs)	2-4 Unit %	Likely * In Process *
ō	Property values: Increasing X State		Tenant	320 Low 0	Multi-Unit 30 %	* To:
PT	Demand/supply: ☐ Shortage 🔀 In B		▼ Vacant (0-5%)	2,195 High 118	Comm'l 5 %	
K		Mos. Over 6 Mos.	Vacant (>5%)	725 Pred 93	Other 5%	
SC	Market Area Boundaries, Description, and Market					e neighborhoods are
ö						
EA	fluctuating, much of the suburban Washin				nd and supply are genera	my m batance. Seners
4R	typically are paying 0% to 6% in purchas	er's closing costs. Compet	titive interest rates a	e readily available.		
Е						
MARKET AREA DESCRIPTION						
AF						
2						
				04. 1		
88	Dimensions: 22x83x22x83 MLS/Washing	gton DC public tax records			,789 sq ft	(2 1 D 1 D
8	Zoning Classification: 013				Residential Single Family	
					onforming (grandfathered)	Illegal No zoning
8	Are CC&Rs applicable? Yes No		documents been review	ved? Yes 🔀 No	Ground Rent (if applicat	ble) \$ /
	Highest & Best Use as improved: X Pres	sent use, or Other use	e (explain)			
					200 VAN 1800 VAN 1800	
	Actual Use as of Effective Date: Residenti	ial	ւ	se as appraised in this repor	t Residential	
2	Summary of Highest & Best Use: The high	ghest and best use of the su	ibject property as imp	proved is that of a single f	amily residential dwelling	3.
SITE DESCRIPTION						
PT						
SR	Utilities Public Other Provider/De	escription Off-site Impr	ovements Type	Public Priva		
ES	Electricity Local Utility	Street	Asphalt	X _		age size
	Gas Local Utility	Curb/Gutter	Concrete	X		ingular
匿	Water Local Utility	Sidewalk	Concrete	X	Drainage Adeq	uate
S	Sanitary Sewer 🗶 🗌 Local Utility	Street Lights	Electric	X	View Resid	lential
100	Storm Sewer 🔀 🗌 Local Utility	Alley	Rear	X		
	Other site elements: Inside Lot	Corner Lot Ul de Sac	Underground Ut	ilities Other (describe		
2	FEMA Spec'l Flood Hazard Area Yes	No FEMA Flood Zone	X FE	MA Map # 1100010010C	FEM	IA Map Date 9/27/2010
	Site Comments: There were no visible a	adverse easements or encre	oachments that woul	d affect the marketability	of the subject.	
35						
題						
	General Description	Exterior Description	Founda	70.000	Basement None	
			Concrete Slab	110110	Area Sq. Ft. 346	Type Radint
30	# of Stories 2	Exterior Walls Brick	Crawl S	pace None	% Finished 0%	Fuel Gas
100	Type Det. Att. Semi-Det F	Roof Surface Flat	Baseme	Management of the Control of the Con	Ceiling Unfinished	
	Design (Style) Duplex 0	Gutters & Dwnspts. Yes/Ye	s Sump F	ump	Walls Unfinished	
	Existing Proposed Und.Cons.	Window Type Double	Hung Dampn	ess	Floor Unfinished	
S	Actual Age (Yrs.) 95	Storm/Screens Yes/Ye	s Settlem	ent None Noted	Outside Entry Walk-out	Other Wall Units
Z	Effective Age (Yrs.) 20		Infestat	on None Noted		
믲	Interior Description	Appliances Attic	None Amenities			Car Storage None
同	Floors Hardwood/Tile	Refrigerator X Stairs	Fireplace(s)	# <u>0</u> Wood	istove(s) # o	Garage # of cars (2 Tot.
Ö	Walls Drywall	Range/Oven Drop S	Stair Patio N	one		Attach. 0
d	Trim/Finish Wood	Disposal Scuttle	Deck N	one		Detach. o
ı.	Bath Floor Tile	Dishwasher 🔀 Doorw	ay Porch F	ront/Side Porch		BltIn 1
E	Bath Wainscot Tile	Fan/Hood X Floor		ear		Carport 0
Ē	Doors Wood	Microwave Heater	d Pool N	one	1	Driveway1_
2		Washer/Dryer X Finish	ed 🔲			Surface Concrete
2	Finished area above grade contains:	6 Rooms	3 Bedrooms	1.0 Bath(s)	1,062 Square Feet of	of Gross Living Area Above Grade
DESCRIPTION OF THE IMPROVEMENTS	Additional features: Hardwood floors,	two porches, fence.				
CR						
ES	Describe the condition of the property (including				ars to have received avera	
٥	maintenance. No adverse conditions wer			mal wear and tear over th	ne chronological age of the	he subject.
1						

			Page # 3 of 16
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10230024

Address 713 Tuckerman St NW Washington, DC 20011 Proximity to Subject Sale Price \$ Sale Price/GLA \$ Data Source(s) MLS/Vis Verification Source(s) Tax Recc VALUE ADJUSTMENTS DESI Sales or Financing N/A	VALUE (if de BJECT N/A /sq.ft.	veloped) 616 Tew Washing	COMPARABL kesbury Pl 1	The E SA		public tax re	cords.	There was	no analysis of	prior sale	s. Prices and
Price: Source(s): Public Tax Records 2nd Prior Subject Sale/Transfer Date: Price: Source(s): SALES COMPARISON APPROACH TV FEATURE St. Address 713 Tuckerman St NW Washington, DC 20011 Proximity to Subject Sale Price \$ Sale Price/GLA \$ Data Source(s) MLS/Vis Verification Source(s) Tax Recc VALUE ADJUSTMENTS DESI Sales or Financing N/A	VALUE (if de BJECT N/A /sq.ft	veloped) 616 Tew Washing 0.07 mil	COMPARABL kesbury Pl 1	The E SA	Sales Comparisor	n Approach wa	s not devel	oped for this apprais	sal.		
Source(s): Public Tax Records	N/A /sq.ft	616 Tew Washing 0.07 mile	COMPARABL kesbury Pl 1 ton, DC 200	E SA		COM		oped for this apprais	ial.		
2nd Prior Subject Sale/Transfer Date: Price: Source(s): SALES COMPARISON APPROACH TV FEATURE St. Address 713 Tuckerman St NW Washington, DC 20011 Proximity to Subject Sale Price \$ Sale Price/GLA \$ Data Source(s) MLS/Vis Verification Source(s) Tax Recc VALUE ADJUSTMENTS DESI Sales or Financing N/A	N/A /sq.ft	616 Tew Washing 0.07 mile	COMPARABL kesbury Pl 1 ton, DC 200	E SA		COM		oped for this apprais	sal.		
Price: SOURCE(S): SALES COMPARISON APPROACH TO FEATURE FEATURE St Address 713 Tuckerman St NW Washington, DC 20011 Proximity to Subject Sale Price Sale Price Sale Price Sale Price Sale Price Sale Price Sale Price Sales Source(s) ML.S/Vis Verification Source(s) Tax Recc VALUE ADJUSTMENTS DESI Sales or Financing N/A	N/A /sq.ft	616 Tew Washing 0.07 mile	COMPARABL kesbury Pl 1 ton, DC 200	E SA		COM		oped for this apprais	sal.		
Source(s): SALES COMPARISON APPROACH TO FEATURE FEATURE St Address 713 Tuckerman St NW Washington, DC 20011 Proximity to Subject Sale Price Sale Price \$ Sale Price/GLA \$ Data Source(s) ML.S/Vis Verification Source(s) Tax Recc VALUE ADJUSTMENTS DESI Sales or Financing N/A	N/A /sq.ft	616 Tew Washing 0.07 mile	COMPARABL kesbury Pl 1 ton, DC 200	E SA		COM		oped for this apprais	sal.		
SALES COMPARISON APPROACH TO FEATURE St Address 713 Tuckerman St NW Washington, DC 20011 DC 20011 Proximity to Subject Sale Price Sale Price \$ Sale Price/GLA \$ Data Source(s) ML.S/Vis Verification Source(s) Tax Recc VALUE ADJUSTMENTS DESI Sales or Financing N/A	N/A /sq.ft	616 Tew Washing 0.07 mile	COMPARABL kesbury Pl 1 ton, DC 200	E SA		COM		oped for this apprais	sal.		
FEATURE	N/A /sq.ft	616 Tew Washing 0.07 mile	COMPARABL kesbury Pl 1 ton, DC 200	E SA		COM		1			
Washington, DC 20011 Proximity to Subject Sale Price \$ Sale Price/GLA \$ Data Source(s) MILS/Vis Verification Source(s) Tax Recc VALUE ADJUSTMENTS DESI Sales or Financing N/A	/sq.ft. al	Washing 0.07 mil	ton, DC 200			324 Missour	MINDLL	SALE # 2	COMP	ARABLE SA	ALE # 3
Proximity to Subject Sale Price \$ Sale Price/GLA \$ Data Source(s) MLS/Vis Verification Source(s) Tax Reco VALUE ADJUSTMENTS DES Sales or Financing N/A	/sq.ft. al	0.07 mil		012			Ave NW	ri.	6402 N Capito	l St NW	
Sale Price \$ Sale Price/GLA \$ Data Source(s) MLS/Vis Verification Source(s) Tax Reco VALUE ADJUSTMENTS DESI Sales or Financing N/A	/sq.ft. al		es E			Washington,		1	Washington, I	OC 20012	
Sale Price/GLA \$ Data Source(s) MI.S/Vis Verification Source(s) Tax Recc VALUE ADJUSTMENTS DESI Sales or Financing N/A	/sq.ft. al	\$		S	565,000	0.79 miles S		\$ 545,000	0.75 miles E	S	525.00
Data Source(s) MLS/Vis Verification Source(s) Tax Recc VALUE ADJUSTMENTS DESI Sales or Financing N/A	al		519.30 /sq.ft	-	565,000	\$ 458	75 /sq.ft.	545,000	\$ 482.54		525,00
Verification Source(s) Tax Reco VALUE ADJUSTMENTS DESI Sales or Financing N/A		MLS#D	CDC206907	-	OM 61	MLS#DCDC		DOM 6	MLS#DCDC2		OM 6
Sales or Financing N/A	u)		ax Records			Visual/Tax Records			Visual/Tax Re		
	RIPTION	DES	SCRIPTION		+(-) \$ Adjust.	DESCRI	PTION	+(-) \$ Adjust.	DESCRIPT	ION	+ (-) \$ Adjust.
		Arm's L	_			Arm's Lengtl			Arm's Length		
Concessions N/A Date of Sale/Time N/A		s02/23;c	ional;11,300)		Conventiona s08/23;c07/2	-		Conventional; s05/23;c04/23		
Rights Appraised Fee Simp	e	Fee Sim		\dashv		Fee Simple	nd .		Fee Simple		
Location Brightwo		Brightw				Petworth			Takoma		
Site 1,789 sq		1,789 sq				1,729 sq ft		0	1,772 sq ft		
View Residenti	1	Resident	rial	4		Residential			Residential		
Design (Style) Duplex		Duplex		+		Interior Tow	nhouse	+10,000	Duplex		
Quality of Construction Average Age 95		Average 94		\dashv	0	Average 92		-	Average 76		
Condition Average		Average	9		- 0	Average/Poo	r	+15,000			
Above Grade Total Bdr	ns Baths	1	irms Baths			Total Bdrms	Baths		Total Bdrms	Baths	
Room Count 6	_	6	3 1.0			7 3	1.0			1.0	
Gross Living Area Basement & Finished Full Base	1,062 sq.ft.	r u n	1,088 \$6	q.ft.		Full Baseme	1,188 sq.f	-10,710	Full Basement	088 sq.ft.	
Basement & Finished Full Base Rooms Below Grade Unfinished		Full Bas	m, FullBath		-20 000	Unfinished	ш		RecRoom, Ha		-15,00
Functional Utility Average	u	Average			20,000	Average			Average		
Heating/Cooling Radiant/V	/-Units	Radiant	W-Units			Radiant/W-U	Jnits		Radiant/W-Ur	nits	
Energy Efficient Items Standard		Standard		-		Standard	20.74		Standard		
	1-Driveway	1-Drive		-	+10,000	1-Garage, 1- Porch, Enclo			None	_	+15,00
Porch/Patio/Deck 2 Porche Fireplaces None		2 Porche None	es .	-		1 Fireplace	sed Porci		None		+10,00
Kitchen Modern I	itchen		Kitchen			Standard Ki	tchen		Modern Kitch	en	
Upgrades Misc Up	rades	Misc Up	grades			Misc Upgra	ies		Misc Upgrade	:s	
				-				-			
Net Adjustment (Total)			+ X -	\$	-10,000	X +	П. Т	\$ 9,290	X + [- S	10,00
Adjusted Sale Price			- A		-10,000	~		9,290		SARS!	10,00
of Comparables				\$	555,000			\$ 554,290		\$	535,00
	inspection a	nd good i	indicators of	d fo	rket value. Plea	all settled prose note that of	operties v	rithin the subject's	s market area a	nd are cor	nsidered to be

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	m	4	UI	11	_	

10230024 File No.: 10230024

RESIDENTIAL APPRAISAL REPORT

1000	COOT ADDRAGU TO VALUE (M developed) A The Coot Approach was not develop	and for this appraisal			
悪	COST APPROACH TO VALUE (if developed)	peu foi uns appraisai.			
	Provide adequate information for replication of the following cost figures and calculations.				
靈	Support for the opinion of site value (summary of comparable land sales or other methods for esti	mating site value):	The cost approa	ach is not considered to b	e a strong
	indicator of value for homes of this age, other than new construction. The cost approa	ch is not required by FNMA F	IIID & FHA for	r homes over one year of	d If the
#	cost approach is developed, any site value is based on sales and/or from public record	assessment ratios. If the cost a	ipproach is deve	eloped it is not a good ba	ISIS IOI
-	insurance purposes.				
	ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$	323,080
퐀	Source of cost data: N/A	DWELLING	Sq.Ft. @ \$	=\$	
A	Quality rating from cost service: N/A Effective date of cost data: N/A	Diffeend	Sq.Ft. @ \$	=\$	
COST APPROACH					
ā	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$	=\$	
A	If the cost approach is performed in this report, it is developed utilizing local		Sq.Ft. @ \$	=\$	
F	builder costs. Cost approach estimates are "replacement cost" not "reproduction		Sq.Ft. @ \$	=\$	
ő	cost". Land value estimate is based on appropriate land sales or land to			=\$	
O	improvement ratios from county assessments. Physical depreciation is calculated	Garage/Carport	Sq.Ft. @ \$	=\$	
			oq.i i. @ \$		
	using the effective age/life method.	Total Estimate of Cost-New		=\$	
		Less Physical	Functional	External	
100		Depreciation		=\$()
		Depreciated Cost of Improvement	S	=\$	
100		"As-is" Value of Site Improvemer	nts	=\$	
		710 10 Value of Old Improvemen		=\$	
				=\$	
	Estimated Remaining Economic Life (if required): 40 Years	INDICATED VALUE BY COST APP	ROACH	= =\$	0
Ξ	INCOME APPROACH TO VALUE (If developed) The Income Approach was not developed.	eloped for this appraisal.			
Ö	Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier	0 = \$	0	Indicated Value by Inco	ome Approach
õ					
5	The state of the s	proach was not performed due to	o predominant c	owner occupancy in the st	iojecis
9	market area and lack of verifiable data.				
2					
Σ					
8					
Z					
INCOME APPROACH	PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Plan	ned Unit Development.			
	Legal Name of Project:				
	Describe common elements and recreational facilities:				
0	Describe common elements and recreational facilities.				
PUD					
100					
383					
100					
99	Indicated Value by: Sales Comparison Approach \$ 545,000 Cost Approach (if	developed) \$ 0	Income Appro	each (if developed) \$ 0	
1000				bach (if developed) \$ 0	
188	Final Reconciliation Most consideration has been given to the market data approach to v	alue. The income approach has			the area are
	Final Reconciliation Most consideration has been given to the market data approach to v	alue. The income approach has			the area are
	Final Reconciliation Most consideration has been given to the market data approach to volumer occupied, resulting in a lack of available data.	alue. The income approach has			the area are
		alue. The income approach has			the area are
NO	owner occupied, resulting in a lack of available data.	alue. The income approach has			the area are
TION	owner occupied, resulting in a lack of available data.		not been develo	sped since most homes in	
LIATION	owner occupied, resulting in a lack of available data.	ations on the basis of a Hyp	not been develo	on that the improvement	s have been
CILIATION	owner occupied, resulting in a lack of available data.	ations on the basis of a Hyp hetical Condition that the repairs	not been develo othetical Conditions or alterations	on that the improvements have been completed,	s have been subject to
DNCILIATION	owner occupied, resulting in a lack of available data.	ations on the basis of a Hyp hetical Condition that the repairs on or deficiency does not requi	not been develo othetical Conditions or alterations	on that the improvements have been completed,	s have been subject to
CONCILIATION	owner occupied, resulting in a lack of available data.	ations on the basis of a Hyp hetical Condition that the repairs on or deficiency does not requi	not been develo othetical Conditions or alterations	on that the improvements have been completed,	s have been subject to
RECONCILIATION	owner occupied, resulting in a lack of available data. This appraisal is made X "as is", subject to completion per plans and specific completed, subject to the following repairs or alterations on the basis of a Hypot the following required inspection based on the Extraordinary Assumption that the conditions or have been made for those items the marketplace deems appropriate. No conditions or	ations on the basis of a Hyp hetical Condition that the repairs on or deficiency does not requi	othetical Conditions or alteration or	on that the improvement have been completed, repair: Reasonable adj	s have been subject to
RECONCILIATION	owner occupied, resulting in a lack of available data. This appraisal is made \(\mathbb{X}\) "as is", \(_\) subject to completion per plans and specific completed, \(_\) subject to the following repairs or alterations on the basis of a Hypot the following required inspection based on the Extraordinary Assumption that the conditions of the end of those items the marketplace deems appropriate. No conditions of \(\mathbb{T}\) This report is also subject to other Hypothetical Conditions and/or Extraordinary As	ations on the basis of a Hyp hetical Condition that the repairs on or deficiency does not requirements.	not been develo	on that the improvement have been completed, repair: Reasonable adj	s have been] subject to ustments
RECONCILIATION	owner occupied, resulting in a lack of available data. This appraisal is made "as is", subject to completion per plans and specific completed, subject to the following repairs or alterations on the basis of a Hypot the following required inspection based on the Extraordinary Assumption that the conditions or subject to other Hypothetical Conditions and/or Extraordinary As Based on the degree of inspection of the subject property, as indicated below	ations on the basis of a Hyp hetical Condition that the repairs on or deficiency does not requi- requirements. sumptions as specified in the a ty defined Soope of Work, S	not been develo othetical Condition or alteration or attached addenda	on that the improvement have been completed, repair: Reasonable adj	s have been] subject to ustments g Conditions,
RECONCILIATION	owner occupied, resulting in a lack of available data. This appraisal is made \(\subseteq \text{"as is",} \) subject to completion per plans and specific completed, \(\subseteq \text{subject} \) subject to the following repairs or alterations on the basis of a Hypot the following required inspection based on the Extraordinary Assumption that the conditions become made for those items the marketplace deems appropriate. No conditions of \(\subseteq This report is also subject to other Hypothetical Conditions and/or Extraordinary As Based on the degree of inspection of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other signals).	ations on the basis of a Hyp hetical Condition that the repairs on or deficiency does not requi- requirements. sumptions as specified in the a r, defined Scope of Work, S pecified value type), as define	not been develo othetical Condition is or alteration or attached addenda tatement of As	on that the improvements have been completed, repair: Reasonable adj	s have been subject to ustments g Conditions, the subject
RECONCILIATION	owner occupied, resulting in a lack of available data. This appraisal is made \(\mathbb{X}\) "as is", \(_\) subject to completion per plans and specific completed, \(_\) subject to the following repairs or alterations on the basis of a Hypot the following required inspection based on the Extraordinary Assumption that the conditionable been made for those items the marketplace deems appropriate. No conditions or \(\mathbb{This report is also subject to other Hypothetical Conditions and/or Extraordinary As Based on the degree of inspection of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other significant in this report is: \(\mathbb{S}\) \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	ations on the basis of a Hyp hetical Condition that the repairs on or deficiency does not requ requirements. sumptions as specified in the a r, defined Scope of Work, S coolied value type), as define	not been develo othetical Condition or alterations ire alteration or attached addenda tatement of Ase def herein, of ti which is	on that the improvement have been completed, repair: Reasonable adj	s have been] subject to ustments g Conditions, s the subject lis appraisal.
STATE OF THE PARTY	owner occupied, resulting in a lack of available data. This appraisal is made \(\text{\t	ations on the basis of a Hyp hetical Condition that the repairs on or deficiency does not requ requirements. sumptions as specified in the a n, defined Scope of Work, S coeffied value type), as define 09/12/2023 d/or Extraordinary Assumption	not been develo othetical Condition or alterations ire alteration or attached addenda tatement of Ased defent, of ti , which is ns included in	on that the improvement have been completed, repair: Reasonable adj	s have been] subject to ustments g Conditions, s the subject als appraisal, ned addenda.
STATE OF THE PARTY	owner occupied, resulting in a lack of available data. This appraisal is made \(\text{\t	ations on the basis of a Hyp hetical Condition that the repairs on or deficiency does not requi requirements. sumptions as specified in the a n, defined Soope of Work, S pecified value type), as define 09/12/2023 d/or Extraordinary Assumption ich are considered an integral	not been develo othetical Condition or alterations ire alteration or attached addenda tatement of Ased defent, of ti , which is ns included in	on that the improvement have been completed, repair: Reasonable adj	s have been] subject to ustments g Conditions, s the subject als appraisal, ned addenda.
State of the state	owner occupied, resulting in a lack of available data. This appraisal is made \(\text{\t	ations on the basis of a Hyp hetical Condition that the repairs on or deficiency does not requi requirements. sumptions as specified in the a n, defined Soope of Work, S pecified value type), as define 09/12/2023 d/or Extraordinary Assumption ich are considered an integral	not been develo othetical Condition or alterations ire alteration or attached addenda tatement of Ased defent, of ti , which is ns included in	on that the improvement have been completed, repair: Reasonable adj	s have been] subject to ustments g Conditions, s the subject als appraisal, ned addenda.
STATE OF THE PARTY	owner occupied, resulting in a lack of available data. This appraisal is made \(\text{\t	ations on the basis of a Hyp hetical Condition that the repairs on or deficiency does not requi requirements. sumptions as specified in the a n, defined Soope of Work, S pecified value type), as define 09/12/2023 d/or Extraordinary Assumption ich are considered an integral	not been develo othetical Condition or alterations ire alteration or attached addenda tatement of Ased defent, of ti , which is ns included in	on that the improvement have been completed, repair: Reasonable adj	s have been] subject to ustments g Conditions, s the subject als appraisal, ned addenda.
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10230024

DDITIONAL COMPARABLE SALES 10230024 **FEATURE** COMPARABLE SALE # 4 COMPARABLE SALE # 5 COMPARABLE SALE # 6 Address 713 Tuckerman St NW 712 Tewkesbury Pl NW Washington, DC 20011 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 DESCRIPTION DESCRIPTION VALUE ADJUSTMENTS DESCRIPTION DESCRIPTION +(-) \$ Adjust. +(-) \$ Adjust. + (-) \$ 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 95 Condition Average/Poor Total Bdrms +15,000 Average Total Bdrms Total Bdrms Baths Above Grade Total Bdrms Baths Baths Baths Room Count 6 3 1.0 6 3 1.0 1,062 sq.ft. 1,108 sq.ft. sq.ft. sq.ft. Gross Living Area 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 +5,000 2 Porches Porch Fireplaces None Standard Kitchen +10,000 Modern Kitchen Kitchen Upgrades Misc Upgrades Misc Upgrades SALES COMPARISON APPROA X + - s + - \$ + - - |\$ Net Adjustment (Total) 30,000 Adjusted Sale Price of Comparables The comparables selected for this report are all settled properties within the subject's market area and are considered to be Summary of Sales Comparison Approach 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

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 Front

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

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 Total Bedrooms 3 Total Bathrooms 1.0 Location Brightwood View Residential 1,789 sq ft Site 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 Total Bedrooms 3 Total Bathrooms 1.0 Location Petworth Residential View 1,729 sq ft Site 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 Total Bedrooms Total Bathrooms 1.0 Location Takoma Residential View Site 1,772 sq ft Quality Average 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 Total Bedrooms Total Bathrooms 1.0 Location Brightwood View Residential Site 1,789 sq ft Quality Average

94

Comparable 5

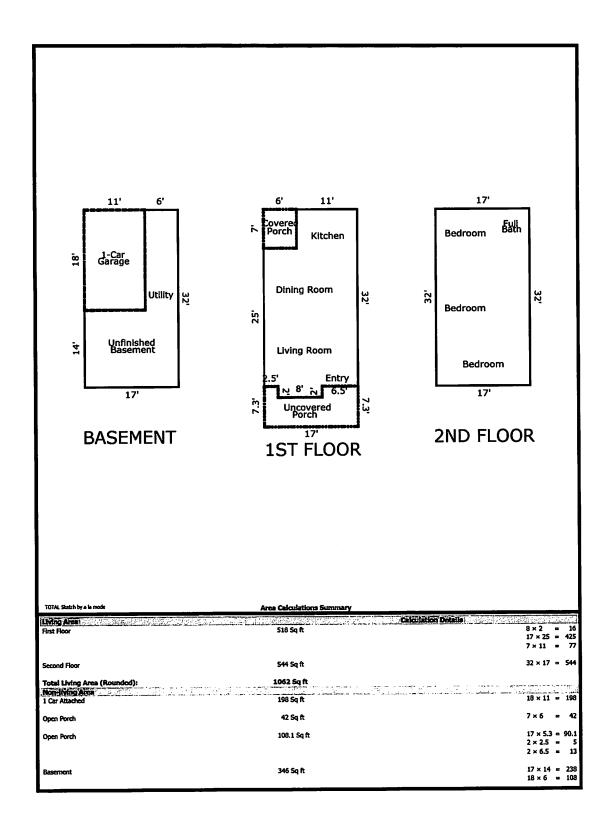
Prox. to Subject Sale Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Site Quality Age

Comparable 6

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

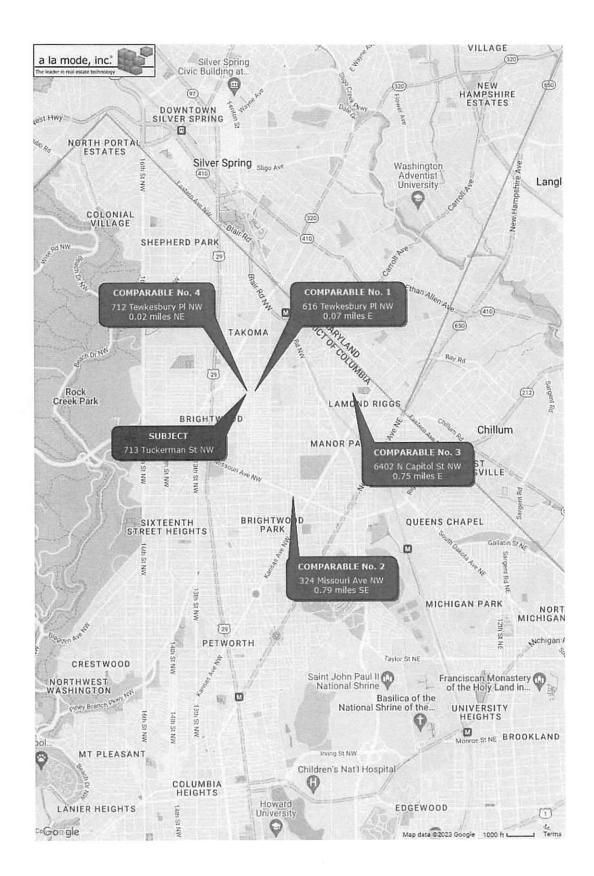
Building Sketch

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



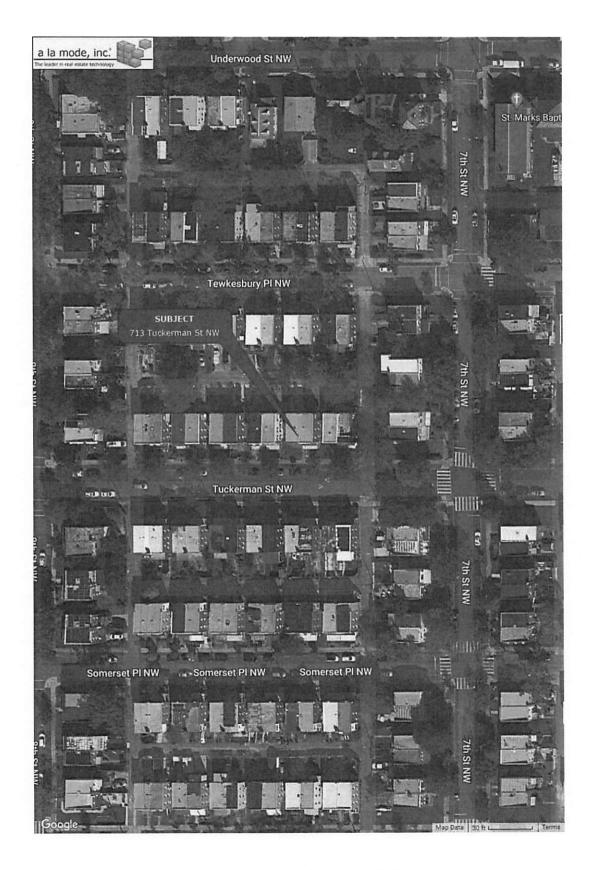
Location Map

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



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

_		
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				W. 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.



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

3/1/2022

effective date:

expiration date: 2/28/2024

Erest Chappel Director

Department of Consumer and Regulatory Affairs



