UNIFORM RESIDENTIAL APPRAISAL REPORT



Property Location:

6242 7th St NW

Lot 70 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

3451 25th Court S

Arlington, VA 22206

OFFICE 703-408-3846

Main File No. 10230025 Page # 2 of 16 10230025

Property Address: 6242 7th St NW City: Washington State: DC Zip Code: 20011	ESIDENTIAL APP	RAISAL REPORT	T .		10230025
Courty Darkst of Columbia Court Courty					
Tar Varie 2022 R. E. Tares 3 7,79 Seption Assessments: 5 o	County: District of Columbia	Legal Description: L	ot 70 Block 3163	Do	20011
Counter Coun				#: 3163//0070	
Project Type: PRD Condominam Cooperative Interfedence Market Mark Name Market Mark Name Market Mark Name Control the Interfedence Market Market Name Control the Interfedence Market Market Name Control the Name Name Control		91 Special Assessments: \$ 0		ble): N/A	
Mote of Part James Bristahnwood Mariet Value societion December Dec	The man by				Manufactured Housing
Manufor Value is offered, or One typed visue (gescribe) Parset		minium Cooperative Other			
The separative developed for a Guriant, see comments)	511,01111111111111111111111111111111111				s Tract: 0019.01
Agronation developed for this approals					
People People Apprised Leased Fee Other (describe)					
Intended Use Market value as of 09/12/2023 Client Control				oach (See Reconciliation Co	mments and Scope of Work)
Cited Thomas Yales			Other (describe)		
Address	Market value as of 09/12/	2023.			
Address: 4.16 Chain Bridge Road, Fairfax, V.A.22006 Address: 4.16 Chain Bridge Road, Fairfax, V.A.22006 Address: 4.16 Safe Road, Fairfax, V.A.22006 Addr	Intended User(s) (by name or type):	ant			
Address South R. Simpton Address Addre	OF 1		4165 Chain Bridge Boad Fairfe	w VA 22020	
Location Unbane Substrahan Resid Person Company Procedure Person P					
Cocupancy PRICE AGE One-Unit co.9 Not Likely In Proc Property values Increasing Stable Stable Stable Declining Tenant Stable Increasing Stable Shortage Increasing Stable Declining Tenant Shortage Increasing Stable Declining Tenant Shortage Increasing Increasing Shortage Increasing Incr			The second secon		Change in Land Use
Growth rate Rapid Stable Stow Convert Con	Built up: Over 75% \ 2	5-75% Under 25% Occu	manau		
Denandsatopy Shortage Oet Stapp Vacant (19-59) 1,750 High 13 Commit 5-5 Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and transit):	Growth rate: Rapid S	table Slow Nown	er \$(000) (yrs		
Market Area Boundaries, Description, and Market Conditions (including support for the above chrarateristics and tends): Market Area Boundaries, Description, and Market Conditions (including support for the above chrarateristics and tends): Market Area Boundaries, Description, and Market Conditions (including support for the above chrarateristics and tends): Market Area Boundaries, Description, and Market Conditions (including support for the above chrarateristics and tends): Market Area Boundaries, Description, and Market Conditions (including support for the above chrarateristics and tends): Market Area Boundaries, Description, and Market Conditions (including support for the above chrarateristics and tends): Market Area Boundaries, Description, and Market Conditions (including support to the above chrarateristics and tends): Market Area Boundaries, Market Conditions (including support to the above chrarateristics and tends): Market Area Market Market Conditions (including support to the above chrarateristics and tends): Market Area Boundaries, Market Market Note the was called the analysis of the was above control of the was called the analysis of the was above called the analysis of the was above called the analysis of the was above called the analysis of the an	Property values: Increasing S	table Declining Tena	nt 320 Low 0	Multi-Unit 30 %	* To:
Market Arab Boundards, Description and Market Conditions (including support for the above characteristics and trends): Market Araca boundards by Junineer Street. No to the north, Eastern Avenue NE to the east, Ingrahum Street NW to the south, and 17th Street NW to the west. Although some neighborhoods are fluctuating, muse of the suburban Washington DC market has increased in value over the para flew years. Demand and supply are generally in balance. Sellers typically are paring. Of to 0% in purchaser's closing costs. Competitive interest rates are readily available. Dimensions: 22x78x22x78 MLS/Washington DC records	Demand/supply: Shortage	i Balance Over Supply Vaca	int (0-5%) 1,750 High 11	8 Comm'I 5 %	
to the north, Eastern Avenue NB: or the cast, Ingraham Street NN to the south, and 17th Street NN to the west. Although some neighborhoods are fluctuating, must of the saburban whatings not Demarket has increased in value over the past few vears. Demand and supply are generally in balance. Sellers typically are paying 07 to 67s in purchaser's closing costs. Competitive interest rates are readily available. Dimensions	Marketing time: \ \ \ Under 3 Mos. \ \ \ 3	-6 Mos. Over 6 Mos. Vaca	int (>5%) 725 Pred 93	Other 5 %	
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 05 to 60% in purchaser's closing costs. Competitive interest rates are readily available. Dimensions: 22x78x22x78 MI.S/Washington DC records	Market Area Boundaries, Description, and Ma	rket Conditions (including support for the a	bove characteristics and trends):	Market area box	unded by: Juniper Street NW
Dimensions: 22x78x22x78 MLS/Washington DC records	to the north, Eastern Avenue NE to the	east, Ingraham Street NW to the sout	h, and 17th Street NW to the wes	t. Although some neighborh	oods are fluctuating, much
Dimensions: 22x78x22x78 MILS/Washington DC records Site Area: 1,729	of the suburban Washington DC market	t has increased in value over the past	few years. Demand and supply a	re generally in balance. Selle	ers typically are paying 0%
Description: Other Description: Other Description: Des	to 6% in purchaser's closing costs. Con	petitive interest rates are readily avail	lable.		
Description: O13 Description: Description: Residential Single Family (Semi-Detached) No zonna Compliance: Legal Legal nonconforming (grandfathered) No zonna Compliance: Legal Legal nonconforming (grandfathered) No zonna Compliance: Legal Legal Legal nonconforming (grandfathered) No zonna Compliance: Legal Legal Legal Legal Legal Legal Residential Legal L					
Coning Classification: O13					
Description: O13					
Description: Other Description: Other Description: Des					
Description: O13	Dimensions: 22,78,22,78 MI SAVash	naton DC records	Site Area	1 720	
Legal Legal Legal Legal Legal Legal Legal Legal Residential Residential Residential Residential Residential Residential Resident	2 1 21 10 11	ngton DC records			(Sami-Datachad)
Actual Use as of Effective Date: Present use, or Other use (explain)	Loring oldocinodion. 013	Zoning Complia			
Highest & Best Use as improved: Present use, or Other use (explain)	Are CC&Rs applicable? Yes No				
Actual Use as of Effective Date: Summary of Highest & Best Use: The highest and best use of the subject property as improved is that of a single family residential dwelling. Utilifies Public Other Provider/Description Off-site Improvements Type Public Private Topography Level Electricity				1	21 2 2
Utilities Public Other Provider/Description Off-site Improvements Type Public Private Congretation Congr					
Summary of Highest & Best Use: The highest and best use of the subject property as improved is that of a single family residential dwelling.	Actual Use as of Effective Date: Reside	ntial	Use as appraised in this re	port: Residential	
Utilities Public Other Provider/Description Cff-site Improvements Type Public Private Topography Level	Summary of Highest & Best Use: The	highest and best use of the subject pror	erty as improved is that of a single	e family residential dwelling	
Electricity				01	
Electricity					
Gas					
Note Local Utility Sidewalk Concrete Drainage View Residential		·			
Santary Sewer Local Utility Alley Rear View Residential Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe) FEMA Speci Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 1100010010C Site Comments: There were no visible adverse easements or encroachments that would affect the marketability of the subject. General Description Exterior Description Foundation Mason Concrete Slab None Area Sq. Ft. 465 Type Radiant ## of Units Acc. Unit Foundation Mason Concrete Slab None Area Sq. Ft. 465 Type Radiant ## of Stories Polity Duplex Gutters & Durispts Yes Yes Sump Pump Walls Unfinished ## Of Stories Proposed Und Cons. Window Type Double Hung Dampness Floor Unfinished ## Cooling Proposed Und Cons. Window Type Storm/Screens Yes Yes Settlement None Noted ## Of Interior Description Appliances Attic None Amenities ## Of Stories Proposed Und Cons. Appliances Attic None Amenities ## Of Stories Proposed Und Cons. Appliances Attic None Amenities ## Of Stories Proposed Und Cons. Appliances Attic None Amenities ## Of Stories Proposed Und Cons. Appliances Attic None Amenities ## Of Stories Proposed Und Cons. Appliances Attic None Amenities ## Of Stories Proposed Und Cons. Appliances Attic None Amenities ## Of Stories Proposed Und Cons. Appliances Attic None Amenities ## Of Stories Proposed Und Cons. Appliances Attic None Amenities ## Of Stories Proposed Und Cons. Appliances Attic None Amenities ## Of Stories Proposed Und Cons. Appliances Attic None Amenities ## Of Stories Proposed Und Cons. Appliances Attic None Amenities ## Of Stories Proposed Und Cons. Appliances		-		- In :	
Storm Sewer Local Utility Alley Rear Note Corner Lot Cut de Sac Underground Utilities Other (describe) FEMA Spect Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 1100010010C FEMA Map Date 9/27/2010 Site Comments: There were no visible adverse easements or encroachments that would affect the marketability of the subject. General Description # of Units 1 Acc.Unit Acc.Unit Acc.Unit Foundation Among Mason/Concrete Slab None Area Sq. Pt. 465 Type Radiant Acc.Unit Foundation Exterior Walls Brick Clawl Space None % Finished 0% Fuel Gas Type Det. Att. Semi-Det Gutters & Dwnspts Yes/Yes Sump Pump Walls Unfinished Unfinished Unfinished Cooling Unfinished Cooling Unfinished Cooling				=	
Other site elements:		the second secon		Keside	nuai
FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone x FEMA Map # 1100010010C FEMA Map Date 9/27/2010 Site Comments: There were no visible adverse easements or encroachments that would affect the marketability of the subject. Comments: There were no visible adverse easements or encroachments that would affect the marketability of the subject.			erground Utilities Other (desc	rihe)	
Site Comments: There were no visible adverse easements or encroachments that would affect the marketability of the subject. Comments Comme	Land Carlo				Map Date 9/27/2010
General Description Exterior Description # of Units 1					372712010
# of Units 1	There were no vision	daverse easements of enerodentiments	that would alreet the manetalin	ity of the subject	
# of Units 1					
# of Units 1					
# of Stories 2 Exterior Walls Brick Crawl Space None % Finished 0%6 Fuel Gas Type Det. Att. Semi-Det Obsign (Style) Duplex Gutters & Dwnspts. Yes/Yes Sump Pump Dampness Dampness Dunglex Storm/Screens Storm/Screens Settlement None Noted Outside Entry Walk-up Other Wall Units Effective Age (Yrs.) 94 Storm/Screens Yes/Yes Settlement None Noted Outside Entry Walk-up Other Wall Units Effective Age (Yrs.) 20 Attia None None Noted Outside Entry Walk-up Other Wall Units Effective Age (Yrs.) 20 For None None Noted Outside Entry Walk-up Other Wall Units Effective Age (Yrs.) 20 Woodstove(s) # 0 Garage # of cars (2 Walls Drywall Range/Oven Disposal Scuttle Dock None Detach. Floor Unfinished Cooling Central None Outside Entry Walk-up Other Wall Units Frieplace(s) # 0 Woodstove(s) # 0 Garage # of cars (2 Woodstove(s) # 0 Detach. Floor Dock None Detach. Floor Unfinished Other Wall Units Frieplace(s) # 0 Woodstove(s) # 0 Garage # of cars (2 Woodstove(s) # 0 Detach. Floor Dock None Detach. Floor Other Wall Units Frieplace(s) # 0 Woodstove(s) # 0 Garage # of cars (2 Woodstove(s) # 0 Detach. Floor Dock None Detach. Floor Dock Woodstove(s) # 0 Garage # of cars (2 Woodstove(s) # 0 Detach. Floor Dock None Detach. Floor Other Wall Units Fl	General Description	Exterior Description	Foundation	Basement None	Heating
Type Det. Att. Semi-Det Gutters & Dwnspts. Design (Style) Duplex Gutters & Dwnspts. Yes/Yes Sump Pump Malls Unfinished Cooling Existing Proposed Und Cons. Actual Age (Yrs.) 94 Storm/Screens Yes/Yes Settlement None Noted Unfinished None Noted Outside Entry Walk-up Other Wall Units Effective Age (Yrs.) 20 Attil None Amenites Refrigerator Refrigerator Stairs Fireplace(s) # 0 Woodstove(s) # 0 Garage # of cars (2 Walls Drywall Range/Oven Disposal Scuttle None Deck None Bath Floor Tile Dishwasher Dishwasher Doors Wood Microwave Heated Doors Wood Microwave Heated Pool None Washer/Dryer Finished Additional features: Hardwood floors, front porch, rear sereened porch. The subject appears to have received average interior and externol obsolescence): The subject appears to have received average interior and externol obsolescence): Township Duplex Gutters & Duninished Cooling Unfinished Unfinished Unfinished Unfinished Cooling Unfinished Unfinis	# of Units 1 Acc.Unit	Foundation Mason/Concrete	Slab None	Area Sq. Ft. 465	Type Radiant
Design (Style) Duplex Gutters & Dwnspts. Yes/Yes Sump Pump Double Hung Dampness Gutters & Dwnspts. Yes/Yes Settlement None Noted Unfinished Central None Other Wall Units Effective Age (Yrs.) 94 Storm/Screens Yes/Yes Settlement None Noted Infestation No	# of Stories 2	Exterior Walls Brick		_	Fuel Gas
Existing Proposed Und Cons. Window Type Storm/Screens Proposed Und Cons. Storm/Screens Proposed Storm/Screens Storm/Screens Settlement None Noted Outside Entry Walk-up Other Wall Units Walk-up Other Wall Units	Type Det. Att. Semi-Det				
Actual Age (Yrs.) 94 Storm/Screens Yes/Yes Settlement Infestation None Noted Infestation No					
Effective Age (Yrs.) 20 Interior Description Appliances Attic None Amenities None Noted			- Carrier 1979 - 1979 - 1979		
Interior Description		Storm/Screens Yes/Yes	Trone Protes	Outside Entry Walk-up	Other Wall Units
Floors Hardwood/Tile Refrigerator Range/Oven Drop Stair		I I I I I I I I I I I I I I I I I I I		I	One Change
Walls Drywall Range/Oven Disposal Souttle Dock None Detach. Trim/Finish Wood Disposal Souttle Dock None Detach. Bath Floor Tile Dishwasher Dishwasher Floor Fence None Carport Wood Microwave Heated Pool None Driveway I Washer/Dryer Finished area above grade contains: 6 Rooms 3 Bedrooms 1,0 Bath(s) 1,138 Square Feet of Gross Living Area Above Gra Additional features: Hardwood floors, front porch, rear sereened porch. Describe the condition of the property (including physical, functional and external obsolescence): The subject appears to have received average interior and exterior		7.5		I	
Trim/Finish Wood Disposal Souttle Doorway Door				oustove(s) # 0	
Bath Floor Title Dishwasher Fan/Hood Floor Fence None Carport Wood Microwave Heated Pool None Diriveway 1 Sunface Concrete Finished area above grade contains: 6 Rooms 3 Bedrooms 3 Bedrooms 3 Bedrooms 1,0 Bath(s) 1,138 Square Feet of Gross Living Area Above Gra Additional features: Hardwood floors, front porch, rear servened porch. Describe the condition of the property (including physical, functional and external obsolescence): The subject appears to have received average interior and exterior					
Bath Wainscot Tile Fan/Hood Floor Fence None Carport Doors Wood Microwave Heated Pool None Driveway 1 Washer/Dryer Finished Fan/Hood Boors, front porch, rear sereened porch. Describe the condition of the property (including physical, functional and external obsolescence): The subject appears to have received average interior and exterior				-	the state of the s
Doors Wood Microwave Heated Pool None Driveway 1 Surface Concrete Finished area above grade contains: 6 Rooms 3 Bedrooms 1 0 Bath(s) 1,138 Square Feet of Gross Living Area Above Grad Additional features: Hardwood floors, front porch, rear screened porch. Describe the condition of the property (including physical, functional and external obsolescence): The subject appears to have received average interior and exterior					
Washer/Dryer Finished Surface Concrete Finished area above grade contains: 6 Rooms 3 Bedrooms 1.0 Bath(s) 1,138 Square Feet of Gross Living Area Above Gra Additional features: Hardwood floors, front porch, rear screened porch. Describe the condition of the property (including physical, functional and external obsolescence): The subject appears to have received average interior and exterior					
Finished area above grade contains: 6 Rooms 3 Bedrooms 1.0 Bath(s) 1,138 Square Feet of Gross Living Area Above Gra Additional features: Hardwood floors, front porch, rear screened porch Describe the condition of the property (including physical, functional and external obsolescence): The subject appears to have received average interior and exterior	11,500		11,0110		
Additional features: Hardwood floors, front porch, rear screened porch. Describe the condition of the property (including physical, functional and external obsolescence): The subject appears to have received average interior and exterior	Finished area above grade contains:		ooms 1.0 Bath(s)	1,138 Square Feet of	
Describe the condition of the property (including physical, functional and external obsolescence): The subject appears to have received average interior and exterior			V.		
maintenance. No adverse conditions were observed. Typical depreciation is due to normal wear and tear over the chronological age of the subject					
	Describe the condition of the property (include	ing physical, functional and external obsole	scence): The subject app	ears to have received average	e interior and exterior
		STUDENT CONTRACTOR OF THE PARTY			
		STUDENT CONTRACTOR OF THE PARTY			
		STUDENT CONTRACTOR OF THE PARTY			

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10230025

1st Prior Subject Sale/Transfe Date: Price: Source(s): Public Tax Records	date	veloped) COMPAR 616 Tewkesbury Washington, DC 0.13 miles NE	The	m MLS and Was	shington DC	•		no analysis o	or prior sale	s. Prices and
Source(s): Public Tax Records	O VALUE (if de	veloped) COMPAR 616 Tewkesbury Washington, DC	The	e Sales Comparisor		puone tax	Tecords.			
2nd Prior Subject Sale/Transfi Date: Price: Source(s): SALES COMPARISON APPROACH FEATURE Address 6242 7th st NW Washington, DC 20011 Proximity to Subject Sale Price \$ Sale Price \$ Sale Price \$ Sale Price/GLA \$	O VALUE (if de	COMPAR 616 Tewkesbury Washington, DC	ABLE S		1 Approach w					
Date	O VALUE (if de	COMPAR 616 Tewkesbury Washington, DC	ABLE S		n Approach w					
Price: Source(s): SALES COMPARISON APPROACH TEATURE FEATURE \$ Address 6242 7th St NW Washington, DC 20011 Proximity to Subject Sale Price \$ Sale Price/GLA \$	UBJECT	COMPAR 616 Tewkesbury Washington, DC	ABLE S		1 Approach w					
SALES COMPARISON APPROACH	UBJECT	COMPAR 616 Tewkesbury Washington, DC	ABLE S		n Approach w					
FEATURE \$ Address 6242 7th St NW Washington, DC 20011 Proximity to Subject \$ Sale Price \$ Sale Price/GLA \$	UBJECT	COMPAR 616 Tewkesbury Washington, DC	ABLE S		Approach w					
Address 6242 7th St NW		616 Tewkesbury Washington, DC		ALE # 1			oped for this apprais	sal.		
Washington, DC 20011 Proximity to Subject Sale Price \$ Sale Price/GLA \$	N/A	Washington, DC	Pl NW			MPARABLE	SALE # 2		PARABLE SA	LE # 3
Proximity to Subject Sale Price \$ Sale Price/GLA \$	N/A		20012		63 Tuckerr Washingto			6402 N Capi		
Sale Price/GLA \$	N/A	10.13 miles NE	20012		0.65 miles	*	1	Washington, 0.73 miles E		
			\$	565,000			\$ 560,000		\$	525.
Data Source(s) MLS/Vi	/sq.ft		-			1.71 /sq.ft.		700000000000000000000000000000000000000	54 /sq.ft.	
Varification Course(s)	***************************************	MLS#DCDC206			MLS#DCE			MLS#DCDC		
Verification Source(s) Tax Rec VALUE ADJUSTMENTS DE	CRIPTION	Visual/Tax Reco DESCRIPTION		+ (-) \$ Adjust.	Visual/Tax DESCE	RIPTION	+ (-) \$ Adjust.	Visual/Tax 1 DESCRI		+(-) \$ Adju
Sales or Financing N/A	701111 11011	Arm's Length	•	1 () 6 7 10 10 10 10	Arm's Leng		1 () \$ 1 10 100 11	Arm's Lengti		1 () \$ 110,0
Concessions N/A		Conventional;11,	300		Convention			Conventiona	1;0	
Date of Sale/Time N/A		s02/23;c12/22			s04/23;c03			s05/23;c04/2	23	
Rights Appraised Fee Sim		Fee Simple			Fee Simple			Fee Simple		
Location Brightw Site 1,729	bod	Brightwood 1,789		0	Takoma Pa 1,760	ГК	0	Takoma 1,772		
View Residen	ial	Residential		0	Residential		0	Residential		
Design (Style) Duplex		Duplex			Duplex			Duplex		
Quality of Construction Average		Average			Average			Average		
Age 94 Condition Average		94 Averege			76 Average			76 Average		
Condition Average Above Grade Total B		Average Total Bdrms B	aths		Average Total Bdrm	s Baths		Average Total Bdrms	Baths	
Room Count 6	3 1.0		1.0		5 3	1.1	-5,000		1.1	-5
Gross Living Area	1,138 sq.ft.	1,08	sq.ft.	0		1,088 sq.f	t. o		1,088 sq.ft.	
Basement & Finished Full Bas		Full Basement			Full Basem	ent		Full Baseme	00000	
Rooms Below Grade Unfinish Functional Utility Average		RecRoom, Full B Average	ath	-20,000	RecRoom Average	7.	-10,000	RecRoom, H Average	lalf Bath	-15
	W-Units	Radiant/W-Units			Radiant/W	-Units		Radiant/W-U	Jnits	
Energy Efficient Items Standar		Standard			Standard			Standard		
	e, 1-Driveway	1-Driveway		+10,000			+10,000			+15,
	creened Porch			0	Screened P None	orch, Patio	0	None None	_	+10,
Fireplaces None Kitchen Modern	Kitchen	None Modern Kitchen			Modern Ki	tchen		Modern Kito	hen	
Upgrades Misc Up		Misc Upgrades			Misc Upgr			Misc Upgrad		
Net Adjustment (Total)		+ N	- \$	-10,000		N -	\$ -5,000	N+	- S	5,
Adjusted Sale Price				-10,000			-3,000			
of Comparables			\$	555,000			\$ 555,000		S	530,
the best available at the time of t at the final opinion of value. Cur								ave been take	n into acco	unt in arrivi

11-1- FIL N. 4000000F	
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10230025

RESIDENTIAL APPRAISAL REPORT

_	COCT APPROACH TO VALUE (I developed)	-16-40		No.: 10230025	
	COST APPROACH TO VALUE (if developed) The Cost Approach was not developed.	ped 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 estir	The state of the s		ach is not considered to be a	
	indicator of value for homes of this age, other than new construction. The cost approach	ch is not required by FNMA, H	IUD & FHA fo	r 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 a	pproach is dev	eloped it is not a good basis	or
	insurance purposes.				
	ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$	321,470
共	Source of cost data: N/A	DWELLING	Sq.Ft. @ \$	=\$	321,470
ROACH	Quality rating from cost service: N/A Effective date of cost data: N/A	- Trecento	Sq.Ft. @ \$	=\$	
RC	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$	=\$	_
APP			Sq.Ft. @ \$	=\$	
	If the cost approach is performed in this report, it is developed utilizing local				
COS	builder costs. Cost approach estimates are "replacement cost" not "reproduction		Sq.Ft. @\$	=\$	
ŏ	cost". Land value estimate is based on appropriate land sales or land to	0	0-5-06	=\$	_
	improvement ratios from county assessments. Physical depreciation is calculated	Garage/Carport	Sq.Ft. @ \$	=\$	
	using the effective age/life method.	Total Estimate of Cost-New		=\$	
		Less Physical	Functional	External	
		Depreciation		=\$()
		Depreciated Cost of Improvements		=\$	
		"As-is" Value of Site Improvemen	ts	=\$	
				=\$	
				=\$	
	Estimated Remaining Economic Life (if required): 40 Years	INDICATED VALUE BY COST APPI	ROACH	=\$	0
I	INCOME APPROACH TO VALUE (if developed) The Income Approach was not deve	eloped for this appraisal.			
4C	Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier	0 = \$	0	Indicated Value by Income	Approach
õ		proach was not performed due to		200.00	
PF	market area and lack of verifiable data.	rough was not performed due to	predominante	owner occupancy in the subject	
AF	market area and tack of verifiable data.				
WE					
INCOME APPROAC					
ž					
	PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Plann	ned Unit Development			
		ned one bevelopment.			
	Legal Name of Project:				
0	Describe common elements and recreational facilities:				
PUD					
	Indicated Value by: Sales Comparison Approach \$ 540,000 Cost Approach (if	developed) \$ 0	Income Appro	each (if developed) \$ 0	
	Indicated Value by: Sales Comparison Approach \$ 540,000 Cost Approach (if Final Reconciliation Most consideration has been given to the market data approach to various forms.)				rea are
					rea are
	Final Reconciliation Most consideration has been given to the market data approach to va				rea are
	Final Reconciliation Most consideration has been given to the market data approach to va				rea are
	Final Reconciliation Most consideration has been given to the market data approach to va				rea are
	Final Reconciliation Most consideration has been given to the market data approach to va	The income approach has r	not been develo	ped since most homes in the a	
	Final Reconciliation Most consideration has been given to the market data approach to va owner occupied, resulting in a lack of available data.	alue. The income approach has r	not been develo	ped since most homes in the a	ve been
	Final Reconciliation Most consideration has been given to the market data approach to va owner occupied, resulting in a lack of available data. This appraisal is made \(\subseteq \) "as is", \(\subseteq \) subject to completion per plans and specifica	alue. The income approach has r	not been develo	ped since most homes in the a	ve been
	Final Reconciliation Most consideration has been given to the market data approach to vs owner occupied, resulting in a lack of available data. This appraisal is made \(\subseteq \text{"as is"}, \subseteq subject to completion per plans and specifica completed, \subseteq \text{ subject to the following repairs or alterations on the basis of a Hypoth the following required inspection based on the Extraordinary Assumption that the condition	alue. The income approach has restricted to the street of	not been develo	ped since most homes in the a	ve been
	Final Reconciliation Most consideration has been given to the market data approach to vs owner occupied, resulting in a lack of available data. This appraisal is made \(\subseteq \text{"as is"}, \subseteq \text{ subject to completion per plans and specifical completed, } \subseteq subject to the following repairs or alterations on the basis of a Hypoth	alue. The income approach has restricted to the street of	not been develo	ped since most homes in the a	ve been
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Mair	File No. 10230025	Page # 5 of 16
	10230025	
File No.:	10230025	

ADDITIONAL COMPARABLE SALES

FEATURE	SUBJECT	COMPARABLE S	ALE # 4	COMPARABLE S		COMPARABLE SA	ALE# 6
Address 6242 7th St NW		712 Tewkesbury Pl NW					
Washington, Do	C 20011	Washington, DC 20012					
Proximity to Subject		0.12 miles N					
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					
Verification Source(s)	Tax Records	Visual/Tax Records					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing	N/A	Arm's Length		- 1			
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	1,729	1,789	0				
View	Residential	Residential					
Design (Style)	Duplex	Duplex					
Quality of Construction	Average	Average					
Age	94	95	0				
Condition	Average	Average/Poor	+15,000				
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6 3 1.0	6 3 1.0					
Gross Living Area	1,138 sq.ft.	1,108 sq.ft.	0	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	Porch, Screened Porch	Porch	+5,000				
Fireplaces	None	None					
Kitchen	Modern Kitchen	Standard Kitchen	+10,000				
Upgrades	Misc Upgrades	Misc Upgrades					
Net Adjustment (Total)							
Net Adjustment (Total)		N +	30,000	+ - \$		<u> </u>	
Adjusted Sale Price of Comparables							
of Comparables Summary of Sales Comparis		\$				s market area and are con	
at the final opinion of va							
)							
1							

Subject Photo Page

Borrower	N/A							
Property Address	6242 7th St NW							
City	Washington	County	District of Columbia	State	DC	Zip Code	20011	
Lender/Client	Thomas Yates							







Subject Front

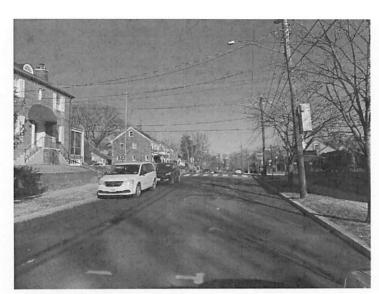
6242 7th St NW Sales Price Gross Living Area 1,138 Total Rooms Total Bedrooms Total Bathrooms 1.0 Brightwood Residential Location View Site Quality Average Age 94

Subject Rear

Subject Side

Subject Photo Page

Borrower	N/A						
Property Address	6242 7th St NW						
City	Washington	County	District of Columbia	State	DC	Zip Code	20011
Lender/Client	Thomas Yates						



Subject Street

6242 7th St NW
Sales Price N/A
Gross Living Area 1,138
Total Rooms 6

Total Rooms 6 Total Bedrooms 3 Total Bathrooms 1.0

Location Brightwood View Residential Site 1,729 Quality Average Age 94



Subject Street

Interior Photos

Borrower	N/A						
Property Address	6242 7th St NW						
City	Washington	County	District of Columbia	State	DC	Zip Code	20011
Lender/Client	Thomas Vates						





Subject's Kitchen

Subject's Living Room







Subject's Bedroom



Subject's Bedroom



Subject's Bedroom

Interior / Exterior Photos

Borrower	N/A						
Property Address	6242 7th St NW						
City	Washington	County	District of Columbia	State	DC	Zip Code	20011
Lender/Client	Thomas Vates						





Subject's Full Bathroom

Subject's Unfinished Basement



Subject's 1-Car Garage



Subject's Rear Screened Porch

Comparable Photo Page

Borrower	N/A						
Property Address	6242 7th St NW						
City	Washington	County	District of Columbia	State	DC	Zip Code	20011
Lender/Client	Thomas Yates						



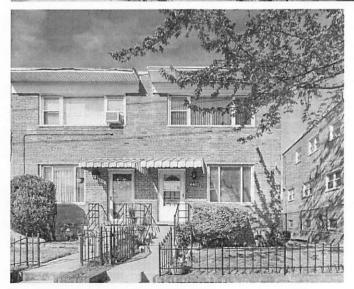
Comparable 1

616 Tewkesbury Pl NW Prox. to Subject 0.13 miles NE Sale Price 565,000 Gross Living Area 1,088 Total Rooms Total Bedrooms Total Bathrooms 1.0 Location Brightwood View Residential Site 1,789 Quality Average Age 94



Comparable 2

63 Tuckerman St NW Prox. to Subject 0.65 miles E Sale Price 560,000 Gross Living Area Total Rooms 1,088 Total Bedrooms Total Bathrooms 1.1 Location Takoma Park View Residential Site 1,760 Quality Average Age 76



Comparable 3

6402 N Capitol St NW Prox. to Subject 0.73 miles E Sale Price 525,000 Gross Living Area 1,088 Total Rooms Total Bedrooms Total Bathrooms 1.1 Location Takoma View Residential Site 1,772 Quality Average Age

Comparable Photo Page

Borrower	N/A						
Property Address	6242 7th 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 0.12 miles N Sale Price 465,000 Gross Living Area 1,108 Total Rooms Total Bedrooms Total Bathrooms 1.0 Location Brightwood View Residential Site 1,789 Quality Average Age 95

Comparable 5

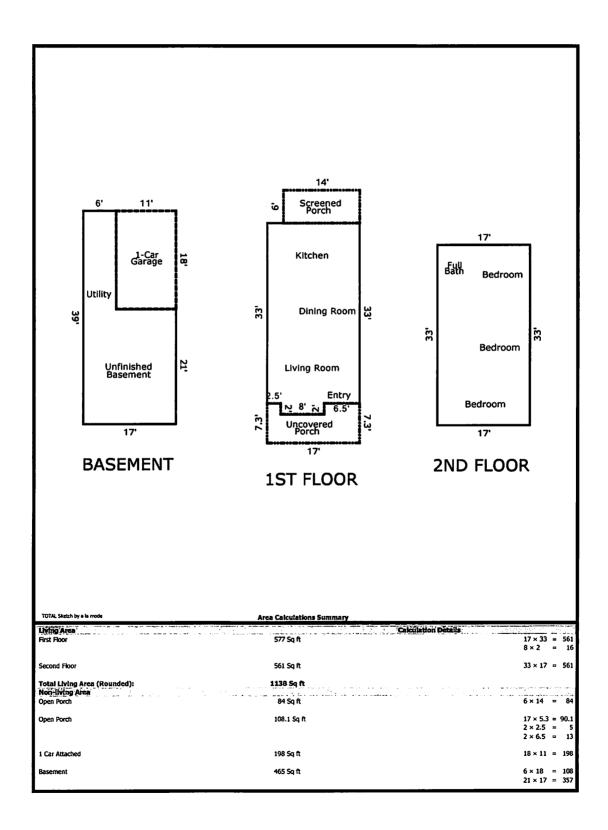
Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

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

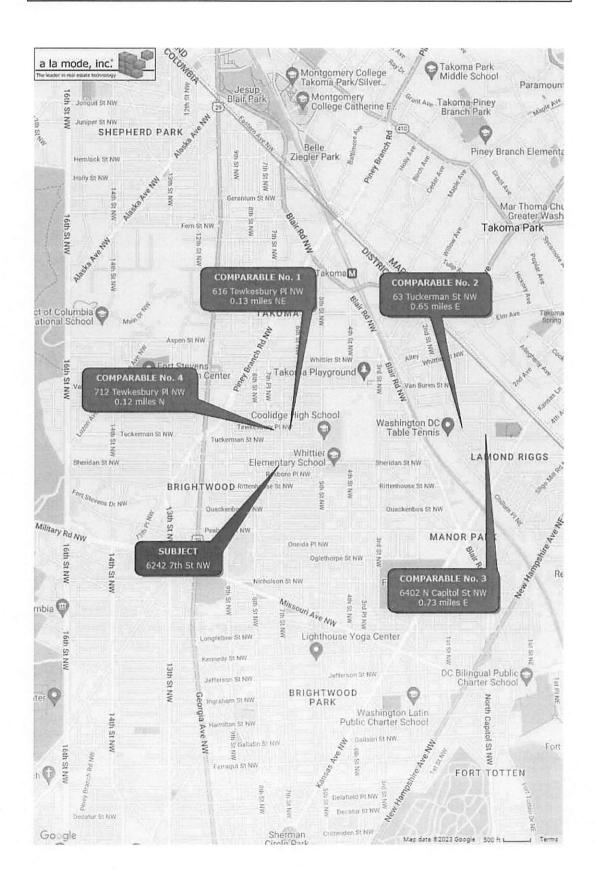
Building Sketch

Borrower	N/A				
Property Address	6242 7th St NW				
City	Washington	County District of Columbia	State DC	Zip Code 20011	
Lender/Client	Thomas Yates	 		1000	



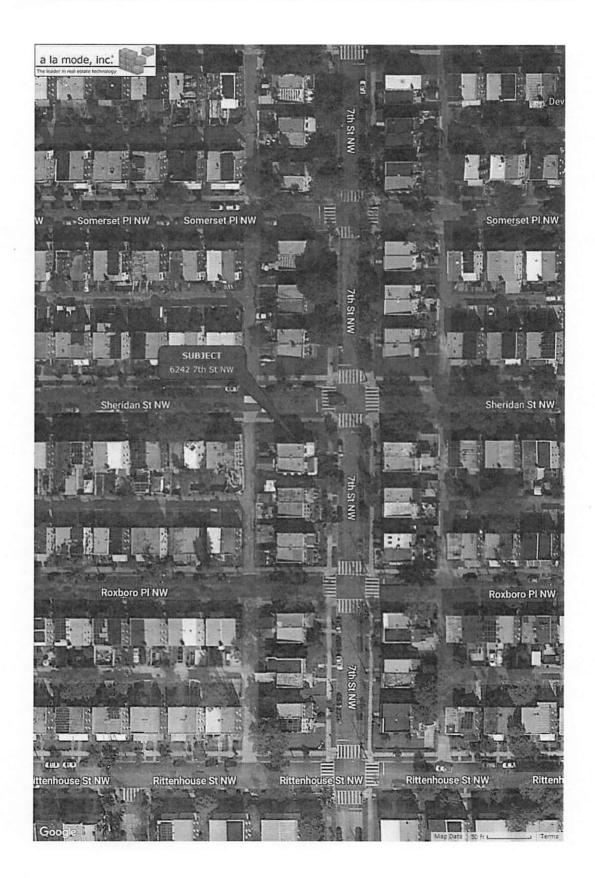
Location Map

Borrower	N/A						
Property Address	6242 7th St NW						
City	Washington	County	District of Columbia	State	DC	Zip Code	20011
Lender/Client	Thomas Yates						



Aerial Map

Borrower	N/A						
Property Address	6242 7th St NW						
City	Washington	County	District of Columbia	State	DC	Zip Code	20011
Lender/Client	Thomas Yates						



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Main File No. 10230025	
Main File No. 10230025	Page # 15 of 16
File No. 10230025	

		Addonadiii	. r	File NO. 10230023			
Borrower	N/A						
Property Address	6242 7th St NW						
City	Washington	County District of Columbia	State DC	Zip Code	20011		
Lender/Ctent	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

effective date:

3/1/2022

expiration date: 2/28/2024

Department of Consumer and Regulatory Affairs

