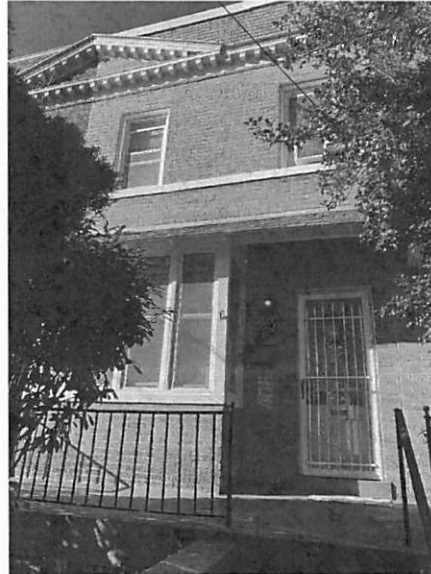


# UNIFORM RESIDENTIAL APPRAISAL REPORT



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**  
APPRAISALS

3451 25th Court S  
Arlington, VA 22206

OFFICE 703-408-3846

# RESIDENTIAL APPRAISAL REPORT

Property Address: 6242 7th St NW City: Washington State: DC Zip Code: 20011  
 County: District of Columbia Legal Description: Lot 70 Block 3163 Assessor's Parcel #: 3163//0070

Tax Year: 2022 R.E. Taxes: \$ 3,791 Special Assessments: \$ 0 Borrower (if applicable): N/A  
 Current Owner of Record: Thomas B Scott Occupant:  Owner  Tenant  Vacant  Manufactured Housing  
 Project Type:  PUD  Condominium  Cooperative  Other (describe) HOA: \$ 0 per year per month  
 Market Area Name: Brightwood Map Reference: 47894 Census Tract: 0019.01

The purpose of this appraisal is to develop an opinion of:  Market Value (as defined), or  other type of value (describe) Estate  
 This report reflects the following value (if not Current, see comments):  Current (the Inspection Date is the Effective Date)  Retrospective  Prospective  
 Approaches developed for this appraisal:  Sales Comparison Approach  Cost Approach  Income Approach (See Reconciliation Comments and Scope of Work)  
 Property Rights Appraised:  Fee Simple  Leasehold  Leased Fee  Other (describe)  
 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

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): Low 0	Present Land Use: One-Unit 60% 2-4 Unit % Multi-Unit 30% Comm'l 5% Other 5%	Change in Land Use: <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * * To: _____
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Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Market area bounded by Juniper Street NW to the north, Eastern Avenue NE to the east, Ingraham Street NW to the south, and 17th Street NW to the west. 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: 22x78x22x78 MLS/Washington DC records Site Area: 1,729  
 Zoning Classification: 013 Description: Residential Single Family (Semi-Detached)  
 Zoning Compliance:  Legal  Legal nonconforming (grandfathered)  Illegal  No zoning  
 Are CC&Rs applicable?  Yes  No  Unknown Have the documents been reviewed?  Yes  No Ground Rent (if applicable) \$ /  
 Highest & Best Use as improved:  Present use, or  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.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Level
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Local Utility	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Average
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Local Utility	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Local Utility	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Local Utility	Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Local Utility	Alley	Rear	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Other site elements:  Inside Lot  Corner Lot  Cul de Sac  Underground Utilities  Other (describe)  
 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

General Description # of Units 1 <input type="checkbox"/> Acc. Unit # of Stories 2 Type <input type="checkbox"/> Det. <input type="checkbox"/> Att. <input checked="" type="checkbox"/> Semi-Det Design (Style) Duplex <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und. Cons. Actual Age (Yrs.) 94 Effective Age (Yrs.) 20	Exterior Description Foundation Mason/Concrete Exterior Walls Brick Roof Surface Flat Gutters & Dwnspts. Yes/Yes Window Type Double Hung Storm/Screen Yes/Yes	Foundation Slab None Crawl Space None Basement Yes-Full Sump Pump <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement None Noted Infestation None Noted	Basement <input type="checkbox"/> None Area Sq. Ft. 465 % Finished 0% Ceiling Unfinished Walls Unfinished Floor Unfinished Outside Entry Walk-up	Heating Type Radiant Fuel Gas Cooling Central None Other Wall Units
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Interior Description Floors Hardwood/Tile Walls Drywall Trim/Finish Wood Bath Floor Tile Bath Wainscot Tile Doors Wood	Appliances Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Fan/Hood <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/>	Attic <input type="checkbox"/> None Stairs <input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Scuttle <input checked="" type="checkbox"/> Doorway <input type="checkbox"/> Floor <input type="checkbox"/> Heated <input type="checkbox"/> Finished <input type="checkbox"/>	Amenities Fireplace(s) # 0 Woodstove(s) # 0 None Deck None Porch Front/Rear Fence None Pool None	Car Storage <input type="checkbox"/> None Garage # of cars ( 2 Tot.) Attach. 1 Detach. Bit-In Carport Driveway 1 Surface Concrete
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Finished area above grade contains: 6 Rooms 3 Bedrooms 1.0 Bath(s) 1,138 Square Feet of Gross Living Area Above Grade  
 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 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

<b>TRANSFER HISTORY</b>	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): MLS and Washington DC public tax records	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: There was no analysis of prior sales. Prices and dates given are retrieved from MLS and Washington DC public tax records.
	Date:	
	Price:	
	Source(s): Public Tax Records	
	2nd Prior Subject Sale/Transfer	
	Date:	
	Price:	
	Source(s):	

SALES COMPARISON APPROACH TO VALUE (if developed)  The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	6242 7th St NW Washington, DC 20011	616 Tewkesbury Pl NW Washington, DC 20012		63 Tuckerman St NW Washington, DC 20011		6402 N Capitol St NW Washington, DC 20012	
Proximity to Subject		0.13 miles NE		0.65 miles E		0.73 miles E	
Sale Price	\$ N/A	\$ 565,000		\$ 560,000		\$ 525,000	
Sale Price/GLA	\$ /sq.ft.	\$ 519.30 /sq.ft.		\$ 514.71 /sq.ft.		\$ 482.54 /sq.ft.	
Data Source(s)	MLS/Visual	MLS#DCDC2069076		MLS#DCDC2086598		MLS#DCDC2089474	
Verification Source(s)	Tax Records	Visual/Tax Records		Visual/Tax Records		Visual/Tax Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing Concessions	N/A	Arm's Length Conventional, 11,300		Arm's Length Conventional, 0		Arm's Length Conventional, 0	
Date of Sale/Time	N/A	s02/23;c12/22		s04/23;c03/23		s05/23;c04/23	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Brightwood	Brightwood		Takoma Park		Takoma	
Site	1,729	1,789	0	1,760	0	1,772	0
View	Residential	Residential		Residential		Residential	
Design (Style)	Duplex	Duplex		Duplex		Duplex	
Quality of Construction	Average	Average		Average		Average	
Age	94	94		76		76	0
Condition	Average	Average		Average		Average	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6 3 1.0	6 3 1.0		5 3 1.1	-5,000	6 3 1.1	-5,000
Gross Living Area	1,138 sq.ft.	1,088 sq.ft.	0	1,088 sq.ft.	0	1,088 sq.ft.	0
Basement & Finished Rooms Below Grade	Full Basement Unfinished	Full Basement RecRoom, Full Bath	-20,000	Full Basement RecRoom	-10,000	Full Basement RecRoom, Half Bath	-15,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Radiant/W-Units	Radiant/W-Units		Radiant/W-Units		Radiant/W-Units	
Energy Efficient Items	Standard	Standard		Standard		Standard	
Garage/Carport	1-Garage, 1-Driveway	1-Driveway	+10,000	None	+10,000	None	+15,000
Porch/Patio/Deck	Porch, Screened Porch	2 Porches	0	Screened Porch, Patio	0	None	+10,000
Fireplaces	None	None		None		None	
Kitchen	Modern Kitchen	Modern Kitchen		Modern Kitchen		Modern Kitchen	
Upgrades	Misc Upgrades	Misc Upgrades		Misc Upgrades		Misc Upgrades	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -10,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -5,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 5,000
Adjusted Sale Price of Comparables		\$ 555,000		\$ 555,000		\$ 530,000	

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.

Indicated Value by Sales Comparison Approach \$ 540,000



# RESIDENTIAL APPRAISAL REPORT

COST APPROACH	<b>COST APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> 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): <span style="float: right;">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 &amp; 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.</span>			
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE ..... = \$ 321,470		
	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. @ \$ ..... = \$		
		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	<b>INCOME APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> 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.		
PUD	<b>PROJECT INFORMATION FOR PUDs (if applicable)</b> <input type="checkbox"/> The Subject is part of a Planned Unit Development.			
	Legal Name of Project: Describe common elements and recreational facilities:			
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 540,000 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 <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> 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.			
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.			
ATTACHMENTS	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: \$ 540,000, 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: <input type="checkbox"/> Scope of Work <input type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>			
SIGNATURES	Client Contact: Thomas Yates Client Name: Thomas Yates			
	E-Mail: tyates@yatescampbell.com Address: 4165 Chain Bridge Road, Fairfax, VA 22030			
	<table border="0" style="width:100%;"> <tr> <td style="width:50%; vertical-align: top;"> <b>APPRAISER</b>              Appraiser Name: _____            Company: _____            Phone: (703) 408-3846 Fax: (703) 842-8756            E-Mail: srsimp1@aol.com            Date of Report (Signature): 12/22/2023            License or Certification #: CR11521 State: DC            Designation: _____            Expiration Date of License or Certification: 02/28/2024            Inspection of Subject: <input checked="" type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None            Date of Inspection: 12/20/2023         </td> <td style="width:50%; vertical-align: top;"> <b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b>            Supervisory or Co-Appraiser Name: _____            Company: _____            Phone: _____ Fax: _____            E-Mail: _____            Date of Report (Signature): _____            License or Certification #: _____ State: _____            Designation: _____            Expiration Date of License or Certification: _____            Inspection of Subject: <input type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None            Date of Inspection: _____         </td> </tr> </table>		<b>APPRAISER</b>  Appraiser Name: _____ Company: _____ Phone: (703) 408-3846 Fax: (703) 842-8756 E-Mail: srsimp1@aol.com Date of Report (Signature): 12/22/2023 License or Certification #: CR11521 State: DC Designation: _____ Expiration Date of License or Certification: 02/28/2024 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 12/20/2023	<b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b> Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____
	<b>APPRAISER</b>  Appraiser Name: _____ Company: _____ Phone: (703) 408-3846 Fax: (703) 842-8756 E-Mail: srsimp1@aol.com Date of Report (Signature): 12/22/2023 License or Certification #: CR11521 State: DC Designation: _____ Expiration Date of License or Certification: 02/28/2024 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 12/20/2023	<b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b> Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____		

# ADDITIONAL COMPARABLE SALES

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	6242 7th St NW Washington, DC 20011	712 Tewkesbury Pl NW 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					
Concessions	N/A	Cash,0					
Date of Sale/Time	N/A	s06/23_e05/23					
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)		<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		\$		\$

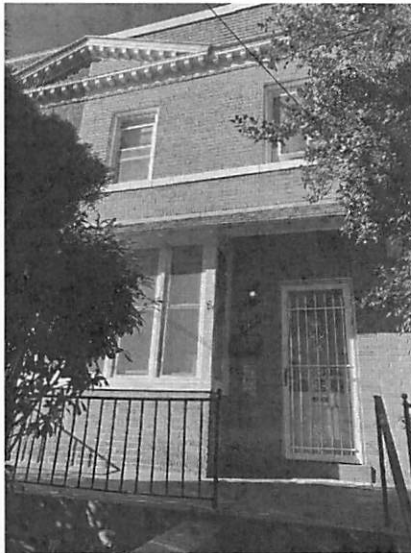
Summary of Sales Comparison Approach The comparables selected for this report are all settled properties within the subject's market area and are considered to be the best available at the time of the inspection and good indicators of market value. Please note that overall market conditions have been taken into account in arriving at the final opinion of value. Current recent sales, under contract sales, and active listings have been considered.

SALES COMPARISON APPROACH



### 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				

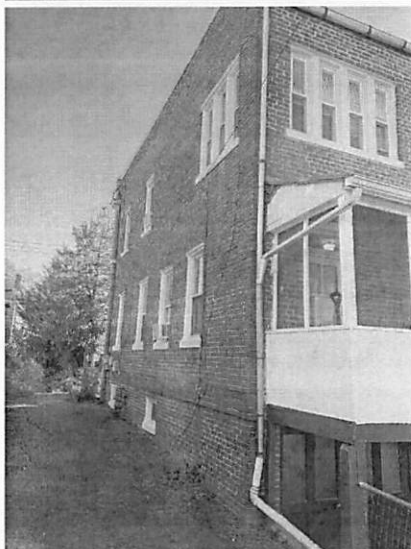


#### Subject Front

6242 7th St NW  
 Sales Price N/A  
 Gross Living Area 1,138  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1.0  
 Location Brightwood  
 View Residential  
 Site 1,729  
 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 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 Yates						



**Subject's Kitchen**



**Subject's Living Room**



**Subject's Dining 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 Yates						



**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 6  
 Total Bedrooms 3  
 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 1,088  
 Total Rooms 5  
 Total Bedrooms 3  
 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 6  
 Total Bedrooms 3  
 Total Bathrooms 1.1  
 Location Takoma  
 View Residential  
 Site 1,772  
 Quality Average  
 Age 76

**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 6  
 Total Bedrooms 3  
 Total Bathrooms 1.0  
 Location Brightwood  
 View Residential  
 Site 1,789  
 Quality Average  
 Age 95

**Comparable 5**

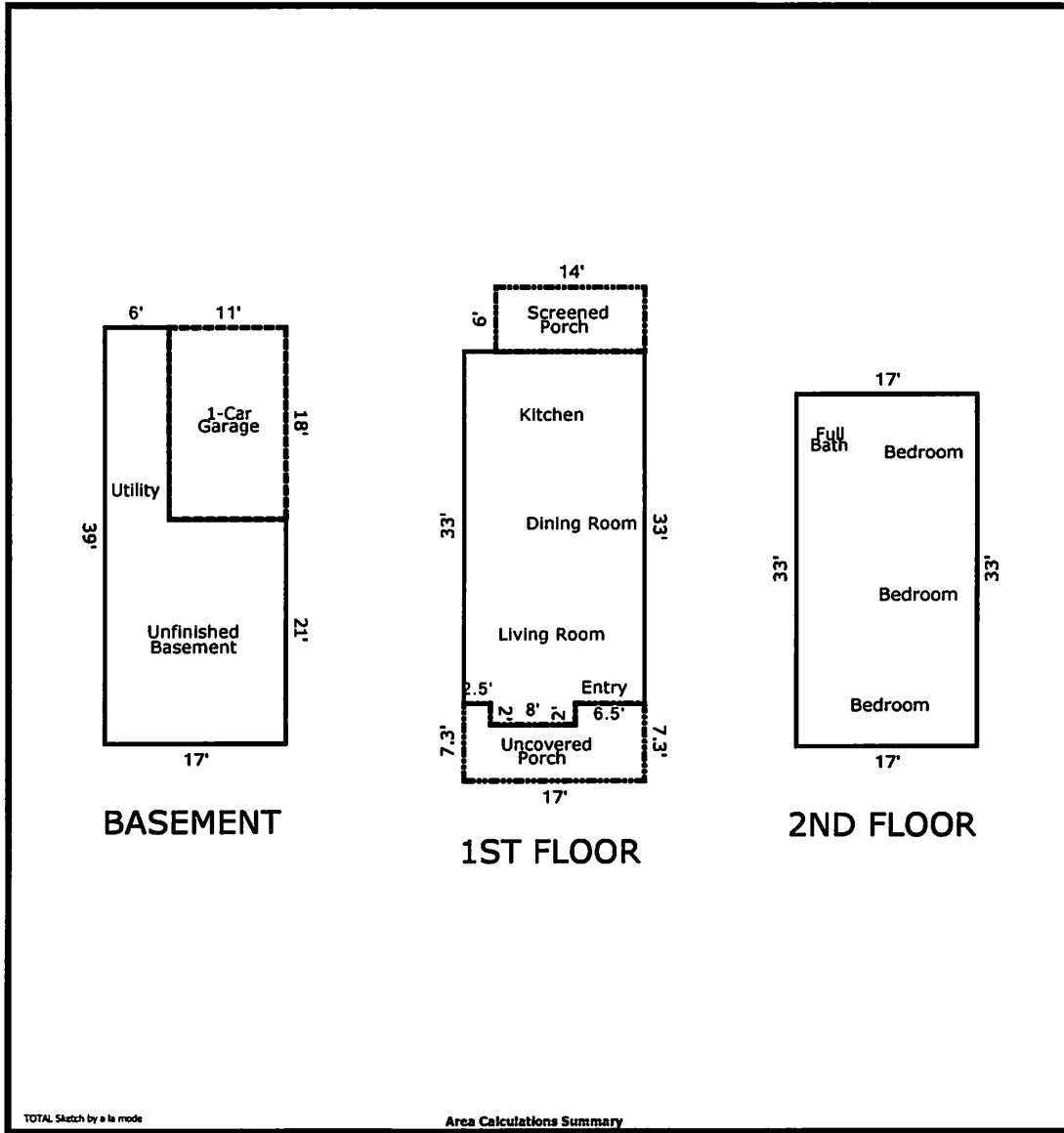
Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

**Comparable 6**

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

### Building Sketch

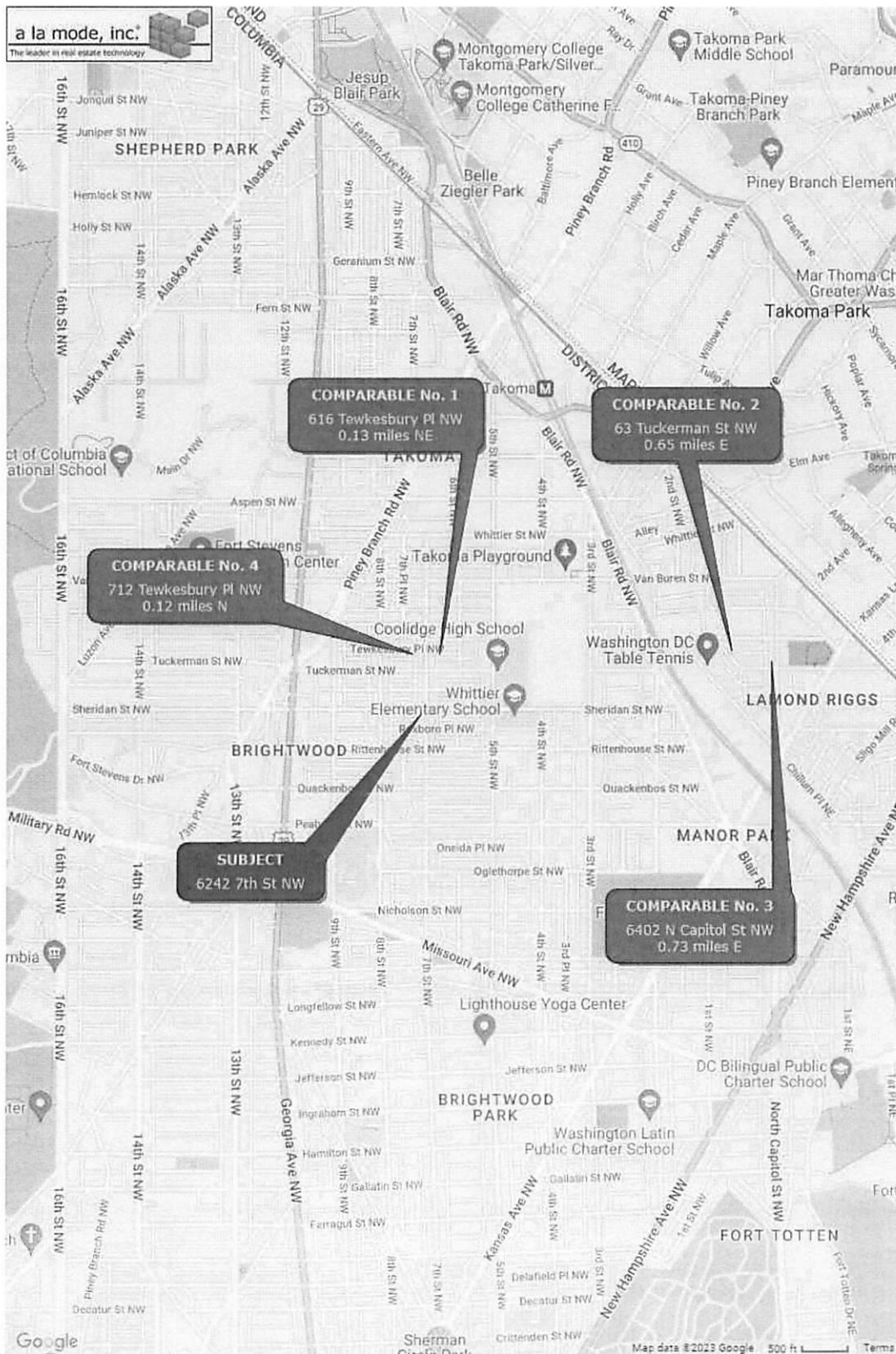
Borrower	N/A				
Property Address	6242 7th St NW				
City	Washington	County	District of Columbia	State	DC Zip Code 20011
Lender/Client	Thomas Yates				



TOTAL Sketch by a la mode		Area Calculations Summary	
Living Area		Calculation Details	
First Floor	577 Sq ft	$17 \times 33 = 561$	
		$8 \times 2 = 16$	
Second Floor	561 Sq ft	$33 \times 17 = 561$	
<b>Total Living Area (Rounded):</b>	<b>1138 Sq ft</b>		
<del>Non-Living Area</del>			
Open Porch	84 Sq ft	$6 \times 14 = 84$	
Open Porch	108.1 Sq ft	$17 \times 5.3 = 90.1$	
		$2 \times 2.5 = 5$	
		$2 \times 6.5 = 13$	
1 Car Attached	198 Sq ft	$18 \times 11 = 198$	
Basement	465 Sq ft	$6 \times 18 = 108$	
		$21 \times 17 = 357$	

### Location Map

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





### 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				



**Addendum**

File No. 10230025

Borrower	N/A				
Property Address	6242 7th 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.

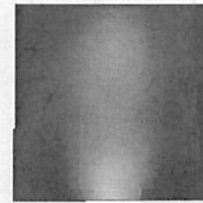
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effective date:  
3/1/2022

expiration date:  
2/28/2024

*Erin Chappell*  
Director  
Department of Consumer and Regulatory Affairs

