16-062400.0000

FEDERAL HOME LOAN MORTGAGE CORPORATION
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8200 JONES BRANCH DR
MC LEAN, VA 22102

PEE PEE TWP / WAVERLY CSD

LEGAL INFORMATION
LITTEREST SUB.
2856 LOT 14
325/1252

Property Class: 510
Neighborhood 0016.075
Township:
Range:
Section:
Bk:390 Pg:784

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FEDERAL HOME LOAN	8200 JONES BRANCH DR	MC LEAN	VA	22102	07/07/2023	0	3:DPEX : 298	☐	☐
2	PHILIPS, COREY UNVALIDATED SALES 3TS 16-062300, 16-062400, & 16-017501	7730 S UNION PARK AVE	MIDVALE	UT	84047	04/27/2018	65,000	3:DW : 18137	☐	☐
3..	SMITH, CHAD & REBECCA M					05/09/2017	0	DWEX : 17189	☐	☐

X: ☐ TTO LISTER: DATE: TIME: ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS
☐ PAVED	☐ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD ☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	☐ STATIC	☐ B. TOPGRHY ☐ G. VACANCY
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. EX FRONT ☐ H. VIEW
☐ SIDEWALKS	■ ROLLING	■ ELECTRIC ☐	☐ OLD	☐ D. OTHER/CDU ☐ I. CORNER
☐ CURBS	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE ☐

PROPERTY LOCATION
60 LAKE RD

COMMENT
WATERFRONT LA
KE VIEW
LAKE WHITE - SECONDARY
REVAL 23 UPDATE DWLG AND DWLG COND
(Mod SM:)917

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
SM:HS:Homesite <1 @ 55000*0.2	AC:0.2066	11000		11,000 0
Total Acres: .2066			TOTAL	11,000 0

VALUATION SUMMARY * Value Override Item

VALUE YEAR (EFF RATE)		2023 (37.12)	2022 (42.49)	2021 (41.74)	2020 (41.87)	* 2019 (41.88)	2018 (41.86)	2017 (41.31)	2011 (42.39)...
REASON FOR CHANGE		RAPP	MISC	MISC	RAPP	MISC	MISC	RAPP	RAPP
APPRAISED VALUE	LAND	11,000	14,770	14,770	14,770	13,430	13,430	38,630	9,710
	IMPR	64,480	48,180	48,180	48,180	45,110	45,110	47,260	41,540
	TOTAL	75,480	62,950	62,950	62,950	58,540	58,540	85,890	51,250
ASSESSED VALUE	LAND	3,850	5,170	5,170	5,170	4,700	4,700	13,520	3,400
	IMPR	22,570	16,860	16,860	16,860	15,790	15,790	16,540	14,540
	TOTAL	26,420	22,030	22,030	22,030	20,490	20,490	30,060	17,940
NET GEN+ADJ		890.26	827.42	810.48	812.74	753.10	757.64	1,089.78	665.38

OCCUPANCY	EXTERIOR
■SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
■ RANCH	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	☐ GABLE
☐ SLT/TLE	☐ HIP
☐ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	☐	☐	☐	☐
CARPET	☐	☐	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	☐	☐	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

ACCOMMODATIONS					
# OF ROOMS		4			
BEDROOMS		2			
FIREPLACES		1			

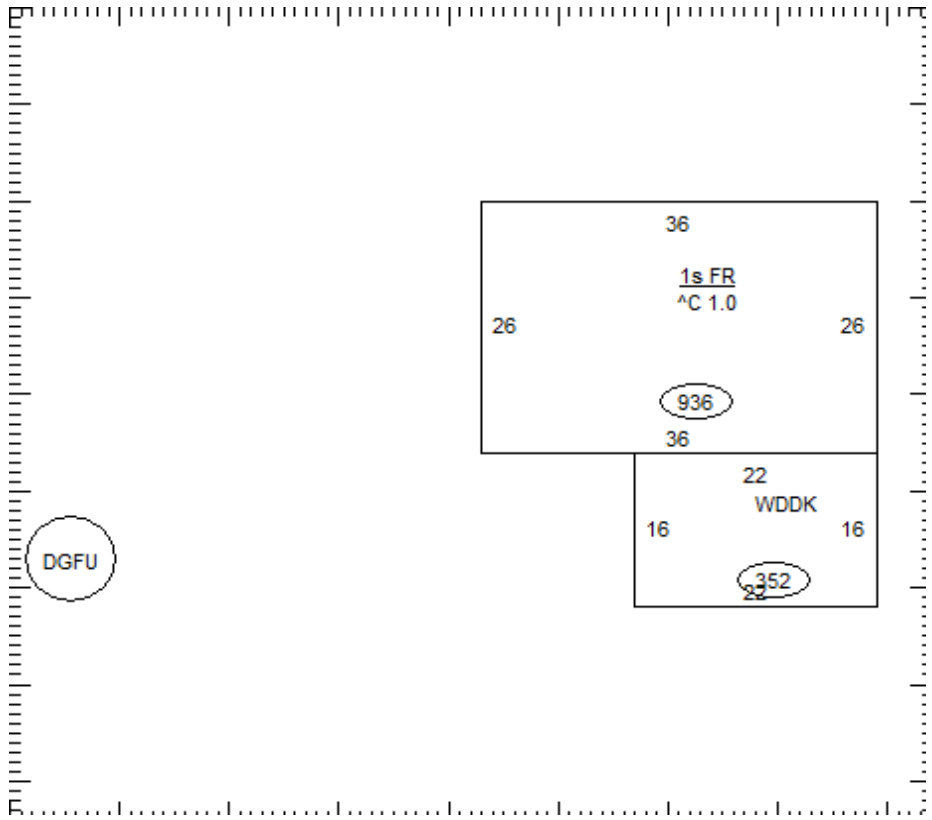
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	■	☐	☐	☐
HEAT PUMP	☐	■	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH		1			
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	936	FR	96,830

SUBTOTAL		96,830
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	1	4,850
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	2	2,200
GARAGES & CARPORTS		0
EXTRA FEATURES		6,100
SUBTOTAL		109,980
GRADE FACTOR		95 %
UNADJUSTED VALUE		104,480
FACTOR		%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	936	C-		1953		A	104,480	42	60,600		61,810
1 Garage-Fr		22x14	308	D	19.24	1953		A	5,930	55	2,670		2,670
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		64,480

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COMMENTS

(352SF WDDK=$6,100)
Dwelling has an Economic Factor of 102%