

Lucas Real Estate Appraisal Service, Inc.  
1999 S. Main St., Ste 500  
Blacksburg, VA 24060  
540-961-1539

INVOICE	02/01/2020 DATE	margsnid FILE NUMBER	CASE NUMBER
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Client: Mrs. Leigh Roederer  
645 Ivybrooke Avenue  
Greenville, SC  
29615

Item	Total
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APPRaisal FEE FOR SERVICES RENDERED \$ 450.00

Intended User: Estate executor(s)  
1431 Pebble Beach Road  
Blacksburg, VA 24060  
Blacksburg Country Club Estates Section II Lot 407

Total: \$ 450.00

Please detach and include the bottom portion with your payment... Thank You!

Inv Date	Insp Date	Appraiser	Client Case #	File #	Client Phone #
02/01/2020	01/22/2020	P. Randolph Leslie		margsnid	
<b>FROM:</b> Mrs. Leigh Roederer 645 Ivybrooke Avenue Greenville, SC 29615		<b>PROPERTY:</b> Intended User: Estate executor(s) 1431 Pebble Beach Road Blacksburg, VA 24060			<b>Amount Due</b> \$ 450.00
<b>TO:</b> <b>Attention:</b>  Lucas Real Estate Appraisal Service, Inc. 1999 S. Main St., Ste 500 Blacksburg, VA 24060					<b>Amount Enclosed</b> \$
Balance Due upon receipt of Invoice Please return this portion with your payment. Thank You!					
Lucas Real Estate Appraisal Service, Inc.					



**SUMMARY APPRAISAL REPORT**

OF THE REAL PROPERTY LOCATED AT

1431 Pebble Beach Road  
Blacksburg, VA 24060

for

Mrs. Leigh Roederer  
645 Ivybrooke Avenue  
Greenville, SC  
29615

as of

01/22/2020 (DofD)

by

P. Randolph Leslie  
1999 S. Main St., Ste 500  
Blacksburg, VA 24060

Lucas Real Estate Appraisal Service, Inc.

## Uniform Residential Appraisal Report

File # margsnid

The purpose of this summary appraisal report is to provide the client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **1431 Pebble Beach Road** City **Blacksburg** State **VA** Zip Code **24060**  
 Owner **Marguerite T Snidow Trust (estate)** Intended User **Estate executor(s)** County **Montgomery**

Legal Description **Blacksburg Country Club Estates Section II Lot 407**

Assessor's Parcel # **018097** Tax Year **2019** R. E. Taxes **\$5,945**

Neighborhood Name **Blacksburg Country Club Estates** Map Reference **055 (10) 407** Census Tract **213**

Occupant ☐ Owner ☐ Tenant ☒ Vacant ☐ Special Assessments **\$None known** ☐ PUD HOA **\$None** ☐ per year ☐ per month

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Intended Use: **To serve as an opinion of value in connection with estate settlement proceedings**

Client **Mrs. Leigh Roederer** Address **645 Ivybrooke Avenue, Greenville, SC 29615**

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? ☐ Yes ☒ No

Report data source(s) used, offering price(s), and date(s). **Client input and search of the NRV MLS database**

I ☐ did ☒ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. **N/A (Not Applicable)...not a sale**

Contract Price \$ **N/A** Date of Contract **N/A** Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s) **N/A...not a sale**

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the client? ☐ Yes ☐ No

If Yes, report the total dollar amount and describe the items to be paid: **N/A...not a sale**

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Percent Land Use %	
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	75.0 %
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> InBalance	<input type="checkbox"/> OverSupply	\$(000)	(yrs)	2-4 Unit	%
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	200	Low	New	Multi-Family
Neighborhood Boundaries <b>North to Mill Pointe Road; south to Jennelle Road; east into Taylor Hollow Meadows; west to the town/county boundary line</b>								1,900	High	125	Commercial
Neighborhood Description <b>See Additional Comments/Addendum following Page 6...The "Other" use indicated above involves primarily agricultural tracts, conservation lands and the country club/golf course; these uses enhance marketability</b>								450	Pred.	25	Other
											25.0 %
Market Conditions (including support for the above conclusions) <b>See Additional Comments/Addendum following Page 6...</b>											

Dimensions Per survey Area **0.57 acre** Shape **Rectangular** View **Very good**

Specific Zoning Classification **R1** Zoning Description **Residential One**

Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe

**Utilities Public Other (describe) Public Other (describe) Off-site Improvements--Type Public Private**

Electricity ☒ ☐ Water ☐ ☐ Well\* Street **Asphalt paved** ☒ ☐

Gas ☐ ☒ Propane Sanitary Sewer ☒ ☐ Alley **No** ☐ ☐

FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone **X** FEMA Map No. **51121C0155C** FEMA Map Date **09/25/2009**

Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No. If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe

**None known; however, please see enclosed Environmental Addendum. \* Wells are common in this market and do not negatively affect marketability.**

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space		Foundation Walls	<b>Concrete/good</b>			Floors	<b>HW-tile #</b>		
# of Stories	<b>2.0</b>	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls	<b>Brick/good</b>			Walls	<b>Drywall #</b>		
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area	<b>None sq. ft.</b>	Roof Surface	<b>Fbrgls shngls/good</b>			Trim/Finish	<b>Painted wd #</b>		
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	<b>None %</b>	Gutters & Downspouts	<b>Alum/good</b>			Bath Floor	<b>Tile #</b>		
Design (Style)	<b>Traditional</b>	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type	<b>Clad DH/good</b>			Bath Wainscot	<b>Tile-fbrgls #</b>		
Year Built	<b>2008</b>	Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated	<b>Ins glass/good</b>			Car Storage	<input type="checkbox"/> None		
Effective Age (Yrs)	<b>6 +/-</b>	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens	<b>Yes/good</b>			<input checked="" type="checkbox"/> Driveway	# of Cars	<b>Many</b>	
Attic	<input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant		Amenities	<input type="checkbox"/> WoodStove(s)#			Driveway Surface	<b>Asph pvd</b>		
<input checked="" type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel <b>Electric</b>		<input checked="" type="checkbox"/> Fireplace(s) # <b>1</b>	<input type="checkbox"/> Fence			<input checked="" type="checkbox"/> Garage	# of Cars	<b>3</b>	
<input type="checkbox"/> Floor	<input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning		<input checked="" type="checkbox"/> Patio/Deck/Patio	<input checked="" type="checkbox"/> Porch	<b>Two</b>		<input type="checkbox"/> Carport	# of Cars		
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other		<input type="checkbox"/> Pool	<input type="checkbox"/> Other			<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det.	<input type="checkbox"/> Built-in	
Appliances	<input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave		<input checked="" type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> Other (describe)			<b>Cook-top</b>			
Finished area <b>above</b> grade contains: <b>12 Rooms</b>		<b>5 Bedrooms</b>		<b>3.5 Bath(s)</b>		<b>4,919 Square Feet of Gross Living Area Above Grade</b>					
Additional features (special energy efficient items, etc.) <b>See Additional Comments/Addendum following Page 6..# all appear to be in very good interior condition</b>											
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). <b>This property appears to have been very well maintained and appears to be in very good condition; a home inspection would be required for complete information on condition as the appraiser is not an inspector; good to very good quality construction with no deficiencies noted; no repair needs noted; built by an established and quality contractor; much less than typical depreciation.</b>											
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe											
<b>None known. However, please see comment above concerning the need for a home inspection. Also, please see enclosed Environmental Addendum</b>											
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe											

## Uniform Residential Appraisal Report

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There are		comparable properties currently offered for sale in the subject neighborhood ranging in price from \$		to \$	
There are		comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$		to \$	
FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2	
1431 Pebble Beach Road Address Blacksburg, VA 24060		1410 Pebble Beach Road Blacksburg, VA 24060		1401 Pebble Beach Road Blacksburg, VA 24060	
Proximity to Subject		0.06 miles NE		0.09 miles NE	
Sale Price		\$ N/A		\$ 1,005,000	
Sale Price/Gross Liv. Area		\$ 263.36 sq. ft.		\$ 216.75 sq. ft.	
Data Source(s)		MLS Closed Sale # 406326		MLS Closed Sale # 323952	
Verification Source(s)		On-line county records		On-line records; ofc files	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sale or Financing		Conventional		Conventional	
Concessions		None known		None known	
Date of Sale/Time		07/26/2019		05/16/2016	+72,700
Location	BCC Estates	BCC Estates		BCC Estates	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	0.57 acre	0.88 acre	-3,000	0.77 acre	-2,000
View	Very good	Very good		Very good	
Design (Style)	Traditional	Traditional		Traditional	
Quality of Construction	Brick/gd-very gd	Brick/similar(-)	+30,000	Brick/similar(-)	+35,000
Actual Age	12	11		17	+10,000
Condition	Very good	Very good		Very good	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	12 5 3.5	9 4 3.5	+5,000	11 4 4.5	
Gross Living Area	4,919 sq. ft.	3,816 sq. ft.	+71,700	4,083 sq. ft.	+54,300
Basement & Finished	None	1,888 SF	-28,300	2,449 SF	-36,700
Rooms Below Grade	None	1,532 SF fnshd	-46,000	Unfinished	
Functional Utility	Good	Similar		Similar	
Heating/Cooling	FA/central	FA/central		FA/central	
Energy Efficient Items	Good	Good		Good	
Garage/Carport	Trpl att garage	Trpl att garage		Dbl att garage	
Porch/Patio/Deck	Prch-scm prch-patio	Porches-patio		Porches-patio	
	1 frplc	2 frplcs	-5,000	1 frplc	
	Pvd drvwy	Pvd drvwy		Conc-brk drvwy	-5,000
Net Adjustment (Total)		X + -	\$ 24,400	X + -	\$ 128,300
Adjusted Sale Price		Net Adj. 2.43 %		Net Adj. 14.50 %	
of Comparables		Gross Adj. 18.81 %	\$ 1,029,400	Gross Adj. 24.37 %	\$ 1,013,300
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain					
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) On-line county records					
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.					
Data Source(s) On-line county records					
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).					
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3	
Date of Prior Sale/Transfer	No transfers in	No other transfers in	No other transfers in	No other transfers in	
Price of Prior Sale/Transfer	past 36 months	previous 12 months	previous 12 months	previous 12 months	
Data Source(s)	On-line county records	On-line county records	On-line county records	On-line county records	
Effective Date of Data Source(s)	01/22/2020	01/22/2020	01/22/2020	01/22/2020	
Analysis of prior sale or transfer history of the subject property and comparable sales None to analyze as no other transfers within those time frames.					
Summary of Sales Comparison Approach The sales comparison approach to value, reflecting decisions of sellers and buyers in the marketplace, supports a final value opinion of ONE MILLION ONE HUNDRED FIFTY-THREE THOUSAND FIVE HUNDRED DOLLARS. See Additional Comments/Addendum following Page 6 for more on these comparisons and adjustments. The neighborhood data at the top of this page is for the expanded Blacksburg neighborhood, not only the immediate subject area.					
Indicated Value by Sales Comparison Approach \$1,153,500					
Indicated Value by: Sales Comparison Approach \$1,153,500 Cost Approach (if developed) \$ Income Approach (if developed) \$					
All four comparisons are considered for the value opinion, with double weighting to Sale 1 as it is a very recent sale with similarities on the subject street.					
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, or <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:					
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,153,500, as of 01/22/2020 (DofD), which is the effective date of this appraisal.					

# ADDITIONAL COMPARABLES

Intended User Estate executor(s)											
Property Address 1431 Pebble Beach Road											
City Blacksburg		County Montgomery		State VA		Zip Code 24060					
Client Mrs. Leigh Roederer											
FEATURE		SUBJECT		COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6			
1431 Pebble Beach Road				3930 Horse Farm Road							
Address Blacksburg, VA 24060				Blacksburg, VA 24060							
Proximity to Subject				4.11 miles N							
Sale Price		\$ N/A		\$ 1,400,000							
Sale Price/Gross Liv. Area		\$ N/A sq. ft.		\$ 378.17 sq. ft.		\$ sq. ft.		\$ sq. ft.			
Data Source(s)				MLS Listing # 403968							
Verification Source(s)				On-line records; ofc files							
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-)\$ Adjustment		DESCRIPTION		+(-)\$ Adjustment	
Sale or Financing				N/A yet							
Concessions				Est sale/list		-42,000					
Date of Sale/Time				Jan '20 contract							
Location		BCC Estates		Schugs Farm							
Leasehold/Fee Simple		Fee Simple		Fee Simple							
Site		0.57 acre		8.8 acres		-82,300					
View		Very good		Very good							
Design (Style)		Traditional		Traditional							
Quality of Construction		Brick/gd-very gd		Brk-cmnt/similar							
Actual Age		12		13							
Condition		Very good		Very good							
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	
Room Count		12	5	3.5	9	5	4.5				
Gross Living Area		4,919 sq. ft.		3,702 sq. ft.		+79,100		sq. ft.		sq. ft.	
Basement & Finished		None		2,596 SF		-38,900					
Rooms Below Grade		None		1,940 SF fnshd		-58,200					
Functional Utility		Good		Similar							
Heating/Cooling		FA/central		FA/central							
Energy Efficient Items		Good		Good							
Garage/Carport		Trpl att garage		Dbl+ att garage		+7,000					
Porch/Patio/Deck		Prch-scm prch-patio		Prch-deck-ptc-fnc							
		1 frplc		1 frplc							
		Pvd drvwy		Grvl drvwy		+10,000					
				Equip garage/shop		-25,000					
Net Adjustment (Total)						+ X -		\$ -155,300		+ - \$	
Adjusted Sale Price				Net Adj. 11.09 %				Net Adj. %		Net Adj. %	
of Comparables				Gross Adj. 24.82 %		\$ 1,244,700		Gross Adj. % \$		Gross Adj. % \$	

ITEM		SUBJECT		COMPARABLE SALE #4		COMPARABLE SALE #5		COMPARABLE SALE #6	
Date of Prior Sale/Transfer		No transfers in		No other transfers in					
Price of Prior Sale/Transfer		past 36 months		previous 12 months					
Data Source(s)		On-line county records		On-line county records					
Effective Date of Data Source(s)		01/22/2020		01/22/2020					

Comment on Sales Comparison

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See Additional Comments/Addendum following Page 6...

ADDITIONAL COMMENTS

## COST APPROACH TO VALUE

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE.....=\$
Source of cost data	Dwelling Sq. Ft. @ \$ ..... =\$
Quality rating from cost service Effective date of cost data	Sq. Ft. @ \$ ..... =\$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	
The cost approach was not requested by the client and is not provided in this report. This approach to value is also no longer required in appraisal reports for secondary market mortgage financing. Sales comparisons produce the credible results desired by clients.	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 (HUD and VA only) Years	Indicated Value By Cost Approach.....=\$

## INCOME APPROACH TO VALUE

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

Summary of Income Approach (including support for market rent and GRM) There is insufficient market data available on sales/rentals of single family properties like the subject to support use of the income approach.

## PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No	Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.	
Legal name of project	
Total number of phases	Total number of units
Total number of units rented	Total number of units for sale
Data Source(s)	
Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion	
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s)	
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.	
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.	
Describe common elements and recreational facilities	

PUD INFORMATION

**Uniform Residential Appraisal Report**

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.



## Uniform Residential Appraisal Report

File # margsnid

20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.


21. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature   
 Name P. Randolph Leslie  
 Company Name Lucas Real Estate Appraisal Service, Inc.  
 Company Address 1999 S. Main St., Ste 500  
Blacksburg, VA 24060  
 Telephone Number 540-961-1539  
 Email Address rleslie@lucasappraisal.com  
 Date of Signature and Report 02/01/2020  
 Effective Date of Appraisal 01/22/2020 (DofD)  
 State Certification # \_\_\_\_\_  
 or State License # 4001 003215  
 or Other \_\_\_\_\_  
 State VA  
 Expiration Date of Certification or License 04/30/2021

## ADDRESS OF PROPERTY APPRAISED

1431 Pebble Beach Road  
Blacksburg, VA 24060

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,153,500

## CLIENT

Name \_\_\_\_\_  
 Company Name Mrs. Leigh Roederer  
 Company Address 645 Ivybrooke Avenue  
Greenville, SC 29615  
 Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

## SUBJECT PROPERTY

- ☐ Did not inspect subject property  
☐ Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_  
☐ Did inspect interior and exterior of subject property  
 Date of Inspection \_\_\_\_\_

## COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street  
☐ Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_

## ADDITIONAL COMMENTS

Intended User	Estate executor(s)				
Property Address	1431 Pebble Beach Road				
City	Blacksburg	County	Montgomery	State	VA
Zip Code	24060				
Client	Mrs. Leigh Roederer				

**NEIGHBORHOOD DESCRIPTION**

**The Ellett Valley area, including Deercroft, Blacksburg Country Club Estates, Woodland Hills, Taylor Hollow Meadows and the Lusters Mill development, is one of Blacksburg's more prestigious areas; it has a good blend of residential and farm land, making for a very comfortable and picturesque setting; convenient to town and with much market appeal; good employment stability in this major state university community; average convenience to employment centers, shopping and schools; good recreational facilities within the Blacksburg Country Club, with the subject located along the third hole there; property compatibility, appearance of properties and market appeal are all very good; a connecting road (Nellies Cave) is making access to conveniences even more attractive; the subject conforms well within the neighborhood.**

**MARKET CONDITIONS**

The Blacksburg market is one with significant seasonal impacts, primarily due to the presence of Virginia Tech, a major state university. The real estate transactions associated with the relatively large staff, faculty and student populations are concentrated within the spring and summer markets, dividing the academic calendar. The other seasons are much less active, and these variations are reflected in listing, inventory, market absorption and closed sales records.

In this relatively small and heterogeneous market, frequently there is insufficient market data available on any one property type and value range from which to accurately conclude market trends for that specific type property or value range. This appraiser frequently encounters the situation where there are few effective sales comparables for a property, frequently only 2-4 good comparisons in the market area. Consequently, rather than to focus on such a limited number of sales and listings from which trends cannot be clearly identified within a small neighborhood, the appraiser also considers market information for the total (but relatively small) Blacksburg market area. This is considered to be a much more effective analysis as most properties within the area have comparables frequently found throughout the town and surrounding suburban developments.

For reconciliation of this data and analysis onto page 1 of the appraisal report, the appraiser also considers the data from annual year-over-year comparisons to be even more indicative of trends. This additional analysis produces the following overall conclusion:

Overall demand and supply conditions are considered to be good with significant demand for homes and somewhat a shortage of properties in some categories, with marketing time being within less than two months usually. Historically, prices in general have been increasing with time, usually somewhat greater than the inflationary rate and without other large variations due to any unusual effects. Fifteen and thirty year loans have fluctuated recently but are now still very attractive and near recent lows.

**Per the NRV MLS system, for the total detached residential market over the past year in Blacksburg (town and county addresses, involving 333 sales), the median sales price earlier increased and is now stable due to seasonal factors (winter market), going from \$349,700 7-12 months ago to \$342,000 for the past 3 months.**

This market is supported to a great degree by the presence of a major state university, Virginia Tech, with

**ADDITIONAL COMMENTS**  
Page 2

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approximately 31,000 students and a faculty/staff of approximately 8,500. Most lenders are still pursuing conventional loans, with some sales concessions evident, mostly assistance with buyer closing costs.

We are now into the Winter market, usually the slowest season for the Blacksburg market. Activity increases as we approach and enter the Spring market.

The typical exposure time for similar homes in this area is less than three months. The definition of exposure time used is taken from the Definitions section of the most recent version of USPAP.

## **ADDITIONAL FEATURES**

Scenic views; brick walkway to covered brick front porch; rear brick patio; rear screened porch; leaded glass entry door with transom and sidelights; 2-story open foyer; hardwood floors in foyer, living room, dining room, kitchen, breakfast nook, family room, all bedrooms and 1/2 bath; tile floors in full bathrooms and laundry; extensive crown and chairrail mouldings; columns between foyer and dining room; family room has a fireplace, built-ins and atrium door to the screened porch; kitchen has an island design, quality cherry cabinets, granite countertops and stainless steel appliances; family room-kitchen-breakfast area share an "open" design; cabinets and sink in laundry room; master suite has a private bath with soak tub, separate shower, double vanities and two walk-in closets; numerous ceiling fans; some custom lighting fixtures; "tall" crawl space, treated and with poured concrete foundation.

## **SALES COMPARISON APPROACH**

Sales comparison adjustments are determined primarily from an analysis of "matched pair transactions", to the extent that such effective comparisons are available. Location adjustments are also partially determined from an analysis of comparative and predominant lot values in the involved subdivisions/developments.

Unfortunately, there have been very limited recent sales as fully similar to the subject as preferred by the appraiser. This is primarily due to the subject GLA and value being within the upper level of the local market where there are fewer transactions. This limitation is also due to the relatively small size of the Blacksburg market. In a typical year, there are usually less than 315 total sales of detached properties with Blacksburg addresses, including those in-town and in the county.

However, all four residences presented are upscale designs comparable to the subject, with two in the subject development, one in the adjoining development and another in a comparable/similar location for effective comparisons. They are also comparable/similar in site (bracketed in size, with comparisons 1 and 2 the more similar), overall quality of construction, age/effective age (bracketed, with comparisons 1, 2 and 4 being more similar), rooms (all comparisons having at least four bedrooms within the GLA), GLA (Sale 3 the most similar), HVAC, garages, exterior features, etc.

Sales 2 and 3 are older than desired. However, these are the next best available and market oriented; other more recent sales had greater dissimilarities/more adjustments. These older sales receive a positive time adjustment of +/- 3% compounded annually to reflect likely appreciation since their closings. Sale 1 closed six months ago, very reflective of current conditions. The other comparison is to a listing currently on the market and now under contract to also reflect today's conditions. It is adjusted at an estimated sale to list ratio.

Distances are as measured directly. The proximity for comparison #4 is greater than desired. However, this is the (next) best available and market oriented; other closer possibilities had greater dissimilarities/more adjustments. It is quite common in this suburban market to find effective comparisons within these distances,

## ADDITIONAL COMMENTS

Page 3

Intended User	Estate executor(s)				
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especially considering their comparable/similar distances from major attractions.

All adjustments are within guidelines.

Sale 1 is considered the best comparison due to being a recent sale on the subject street.

Quality of construction adjustments primarily reflect upgrades in component selections (siding, roofing, windows, flooring, cabinets and countertops, ceiling treatments, built-ins, mouldings, fixtures, custom features, etc.); none are considered needed in this analysis.

#### STATEMENT - HVCC

I certify, as the appraiser, that I have complied with the Home Valuation Code of Conduct in all aspects of the appraisal process.

#### STATEMENT - HISTORY AND NO INTEREST

I certify, as the appraiser, that I have not appraised or provided a previous service regarding the subject property within the three years prior to this assignment and have no current or prospective interest in the subject property or parties involved.

#### RECONCILIATION

All four comparisons are considered for the value opinion, with double weighting to Sale 1 as it is a very recent sale with similarities on the subject street.

#### ADDITIONAL COMMENTS

The value opinion exceeds the predominant value within the defined neighborhood. However, the subject is not an over-improvement. There are other properties within the neighborhood that equal and significantly exceed the subject value, as indicated in the value range for the neighborhood. A property marketed at this value opinion would not meet with market resistance in the neighborhood.

The utilities were on and working at the time of this property inspection.

The features of the subject property are as recorded by this appraiser at the property inspection. The features and data for the sales comparisons are from MLS documents. These sources are considered by the appraiser to be superior to and more accurate than other data bases which might be consulted by others.

The site dimensions are as measured on the county GIS system. They are believed to be relatively accurate, but

## ADDITIONAL COMMENTS

Page 4

Intended User	Estate executor(s)		
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Client	Mrs. Leigh Roederer		

are not guaranteed.

This report is an "Appraisal Report" and not a "Restricted Appraisal Report" per USPAP Standards.

**The effective date of this report is 01/22/2020, the date of death of Mrs Snidow. This date is for estate settlement proceedings. The property was actually inspected on 01/30/2020.**

## PHOTOGRAPH ADDENDUM

Intended User	Estate executor(s)		
Property Address	1431 Pebble Beach Road		
City	Blacksburg	County	Montgomery
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		Zip Code	24060
Client	Mrs. Leigh Roederer		



FRONT VIEW OF  
SUBJECT PROPERTY



REAR VIEW OF  
SUBJECT PROPERTY



STREET SCENE OF  
SUBJECT PROPERTY



## PHOTOGRAPH ADDENDUM

Intended User	Estate executor(s)				
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Client	Mrs. Leigh Roederer				



1431 Pebble Beach Road  
SIDE VIEW



1431 Pebble Beach Road  
SIDE VIEW



1431 Pebble Beach Road  
STREET SCENE



## PHOTOGRAPH ADDENDUM

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Zip Code	24060				
Client	Mrs. Leigh Roederer				



1431 Pebble Beach Road  
FRONT PORCH



1431 Pebble Beach Road  
SCREENED PORCH



1431 Pebble Beach Road  
PATIO



## PHOTOGRAPH ADDENDUM

Intended User	Estate executor(s)				
Property Address	1431 Pebble Beach Road				
City	Blacksburg	County	Montgomery	State	VA
Client	Mrs. Leigh Roederer		Zip Code	24060	



VIEW

1431 Pebble Beach Road



VIEW

1431 Pebble Beach Road



VIEW

1431 Pebble Beach Road



## PHOTOGRAPH ADDENDUM

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Property Address	1431 Pebble Beach Road		
City	Blacksburg	County	Montgomery
		State	VA
Client	Mrs. Leigh Roederer	Zip Code	24060



1431 Pebble Beach Road  
FOYER



1431 Pebble Beach Road  
LIVING ROOM



1431 Pebble Beach Road  
DINING ROOM

## PHOTOGRAPH ADDENDUM

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1431 Pebble Beach Road  
KITCHEN



1431 Pebble Beach Road  
KITCHEN



1431 Pebble Beach Road  
FAMILY ROOM



## PHOTOGRAPH ADDENDUM

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Client	Mrs. Leigh Roederer		



1431 Pebble Beach Road  
BREAKFAST NOOK



1431 Pebble Beach Road  
MASTER BEDROOM



1431 Pebble Beach Road  
MASTER BATH

## PHOTOGRAPH ADDENDUM

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		State	VA
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Client	Mrs. Leigh Roederer		



1431 Pebble Beach Road  
1/2 BATH



1431 Pebble Beach Road  
LAUNDRY ROOM



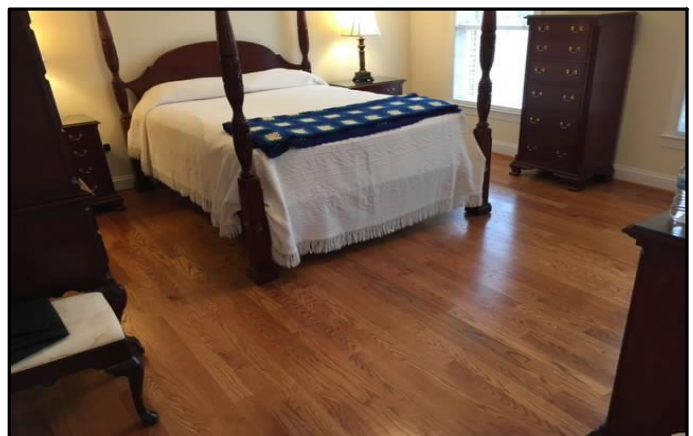
1431 Pebble Beach Road  
STAIRS TO UPPER LEVEL



1431 Pebble Beach Road  
BEDROOM



1431 Pebble Beach Road  
BEDROOM



1431 Pebble Beach Road  
BEDROOM



## PHOTOGRAPH ADDENDUM

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Property Address	1431 Pebble Beach Road		
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Client	Mrs. Leigh Roederer		



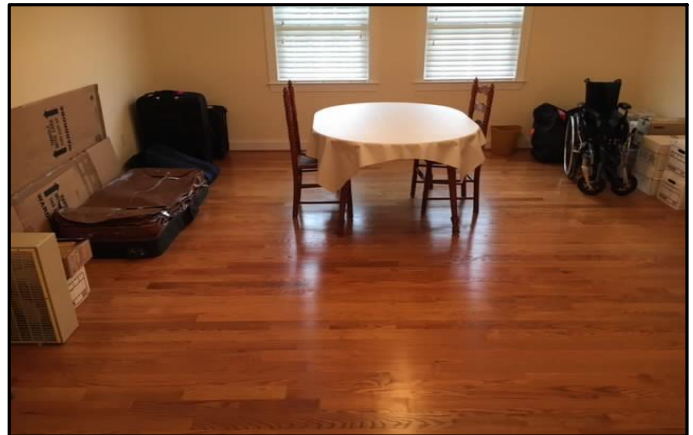
1431 Pebble Beach Road  
BEDROOM



1431 Pebble Beach Road  
BATH



1431 Pebble Beach Road  
BATH



1431 Pebble Beach Road  
BONUS ROOM



1431 Pebble Beach Road  
EXERCISE-HOBBY ROOM



1431 Pebble Beach Road  
EXERCISE AREA WALK-IN CLOSET

## PHOTOGRAPH ADDENDUM

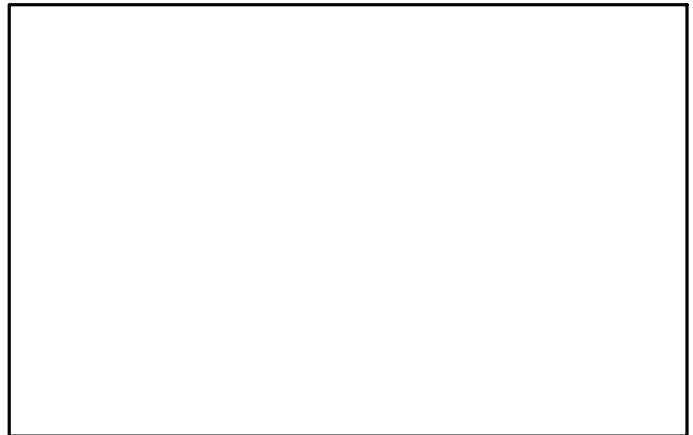
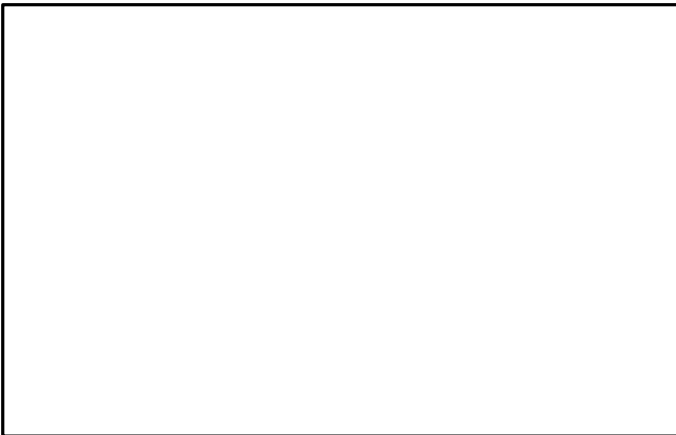
Intended User	Estate executor(s)		
Property Address	1431 Pebble Beach Road		
City	Blacksburg	County	Montgomery
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Client	Mrs. Leigh Roederer		



1431 Pebble Beach Road  
EXERCISE AREA WALK-IN CLOSET



1431 Pebble Beach Road  
UPPER STAIRS DOWN TO FOYER





**PHOTOGRAPH ADDENDUM**

Intended User	Estate executor(s)		
Property Address	1431 Pebble Beach Road		
City	Blacksburg	County	Montgomery
		State	VA
		Zip Code	24060
Client	Mrs. Leigh Roederer		

**COMPARABLE #1**

1410 Pebble Beach Road  
Blacksburg, VA 24060

Price	\$1,005,000
Price/SF	263.36
Date	07/26/2019
Age	11
Room Count	9-4-3.5
Living Area	3,816

**Value Indication** \$1,029,400

**COMPARABLE #2**

1401 Pebble Beach Road  
Blacksburg, VA 24060

Price	\$885,000
Price/SF	216.75
Date	05/16/2016
Age	17
Room Count	11-4-4.5
Living Area	4,083

**Value Indication** \$1,013,300

**COMPARABLE #3**

1655 Plank Drive  
Blacksburg, VA 24060

Price	\$1,500,000
Price/SF	309.41
Date	02/08/2016
Age	1
Room Count	9-4-4.5
Living Area	4,848

**Value Indication** \$1,450,600



# PHOTOGRAPH ADDENDUM

Intended User	Estate executor(s)		
Property Address	1431 Pebble Beach Road		
City	Blacksburg	County	Montgomery
		State	VA
		Zip Code	24060
Client	Mrs. Leigh Roederer		



## COMPARABLE #4

3930 Horse Farm Road  
Blacksburg, VA 24060

Price	\$1,400,000
Price/SF	378.17
Date	Jan '20 contract
Age	13
Room Count	9-5-4.5
Living Area	3,702
<b>Value Indication</b>	<b>\$1,244,700</b>

## COMPARABLE #5

Price	\$
Price/SF	
Date	
Age	
Room Count	--
Living Area	
<b>Value Indication</b>	<b>\$</b>

## COMPARABLE #6

Price	\$
Price/SF	
Date	
Age	
Room Count	--
Living Area	
<b>Value Indication</b>	<b>\$</b>

## COUNTY GIS SITE AERIAL IMAGE

Intended User	Estate executor(s)		
Property Address	1431 Pebble Beach Road		
City	Blacksburg	County	Montgomery
		State	VA
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Client	Mrs. Leigh Roederer		



1/30/2026

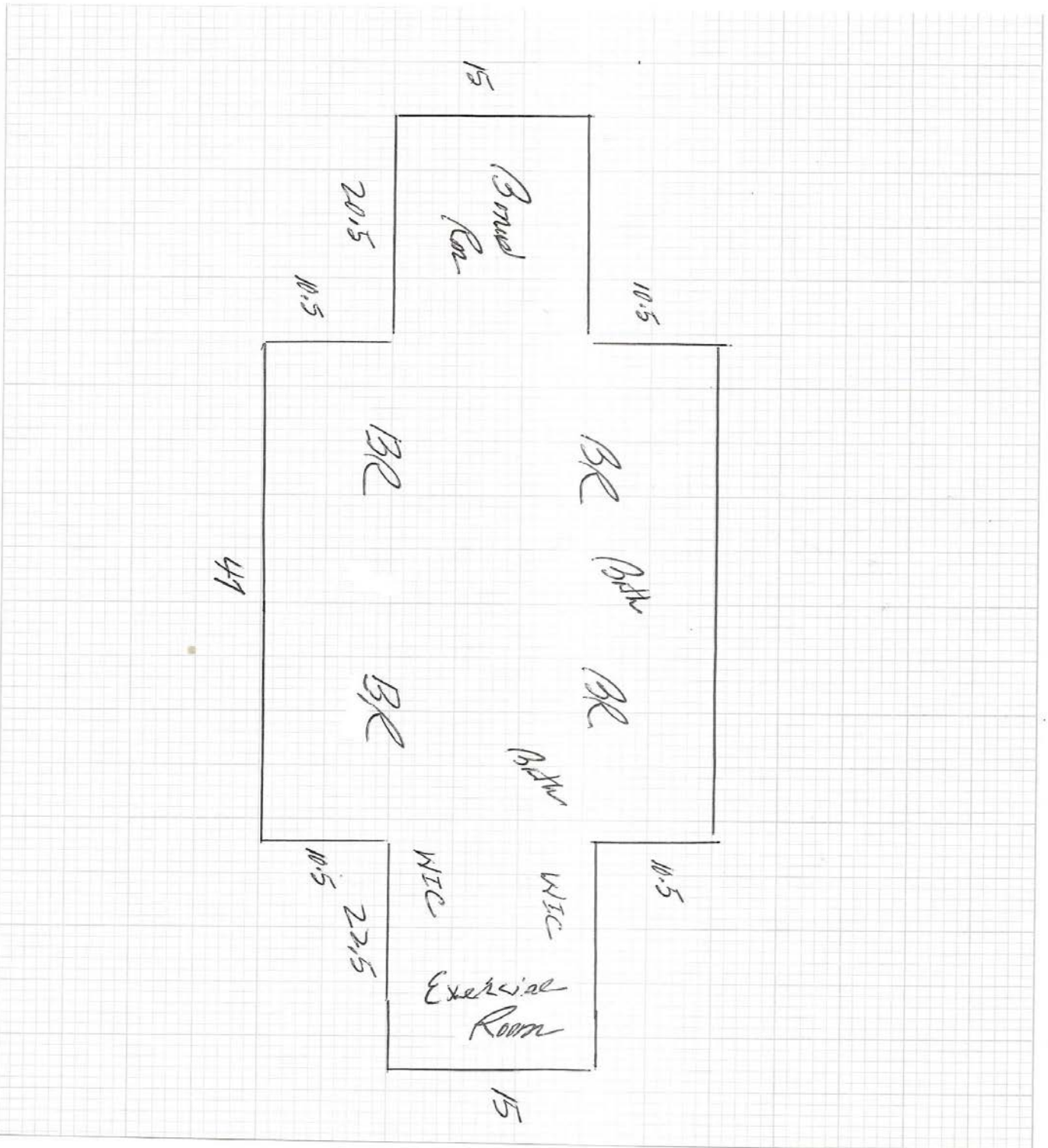
<http://54.225.90.98/MapSer>



Hand-drawn floor plan of a house on graph paper. The plan shows a front porch (16' x 7') leading into a living room (20'5" x 29'). The living room contains a fireplace (FR), a kitchen (K), and a bathroom (1 1/2 Bath). A large bedroom (BR) is at the back, with a closet (CL) and a window (WIL). A second bathroom (1/2 Bath) is located between the living room and the bedroom. A triple garage (30'5" x 22'5") is attached to the side. A porch (4'1" x 7') is also shown. Dimensions are written in feet and inches.

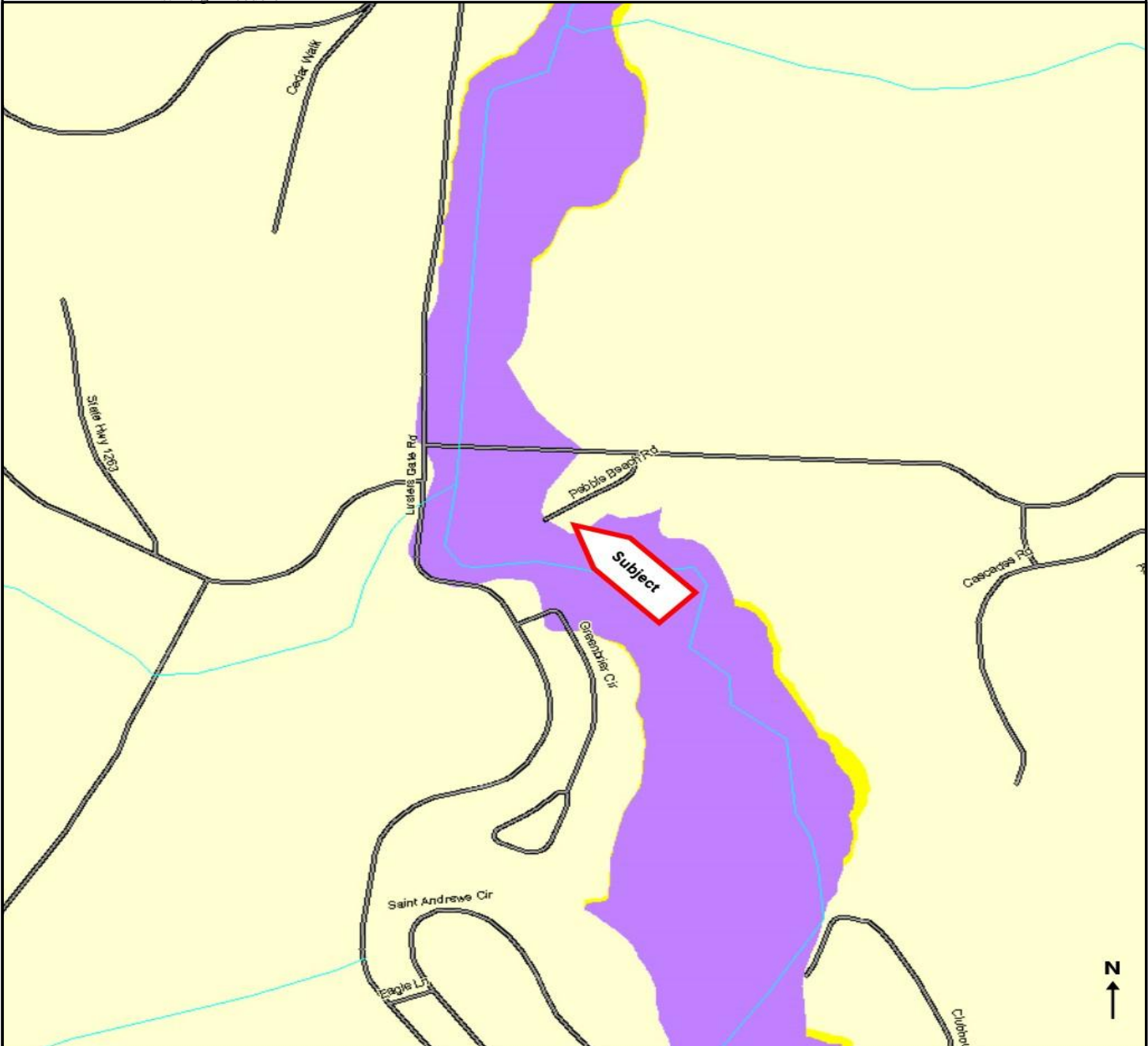
## SKETCH ADDENDUM - UPPER LEVEL

Intended User	Estate executor(s)		
Property Address	1431 Pebble Beach Road		
City	Blacksburg	County	Montgomery
		State	VA
		Zip Code	24060
Client	Mrs. Leigh Roederer		



## FLOOD MAP

Intended User	Estate executor(s)		
Property Address	1431 Pebble Beach Road		
City	Blacksburg	County	Montgomery
		State	VA
		Zip Code	24060
Client	Mrs. Leigh Roederer		

**Flood Zones**

- Areas inundated by 500-year flooding
- Areas outside of the 100- and 500-year flood plains
- Areas inundated by 100-year flooding
- Areas inundated by 100-year flooding with velocity hazard

- Floodway areas
- Floodway areas with velocity hazard
- Areas of undetermined but possible flood hazards
- Areas not mapped on any published FIRM

**Flood Zone Determination****Latitude:** 37.220581**Longitude:** -80.363364**Community Name:**

MONTGOMERY COUNTY

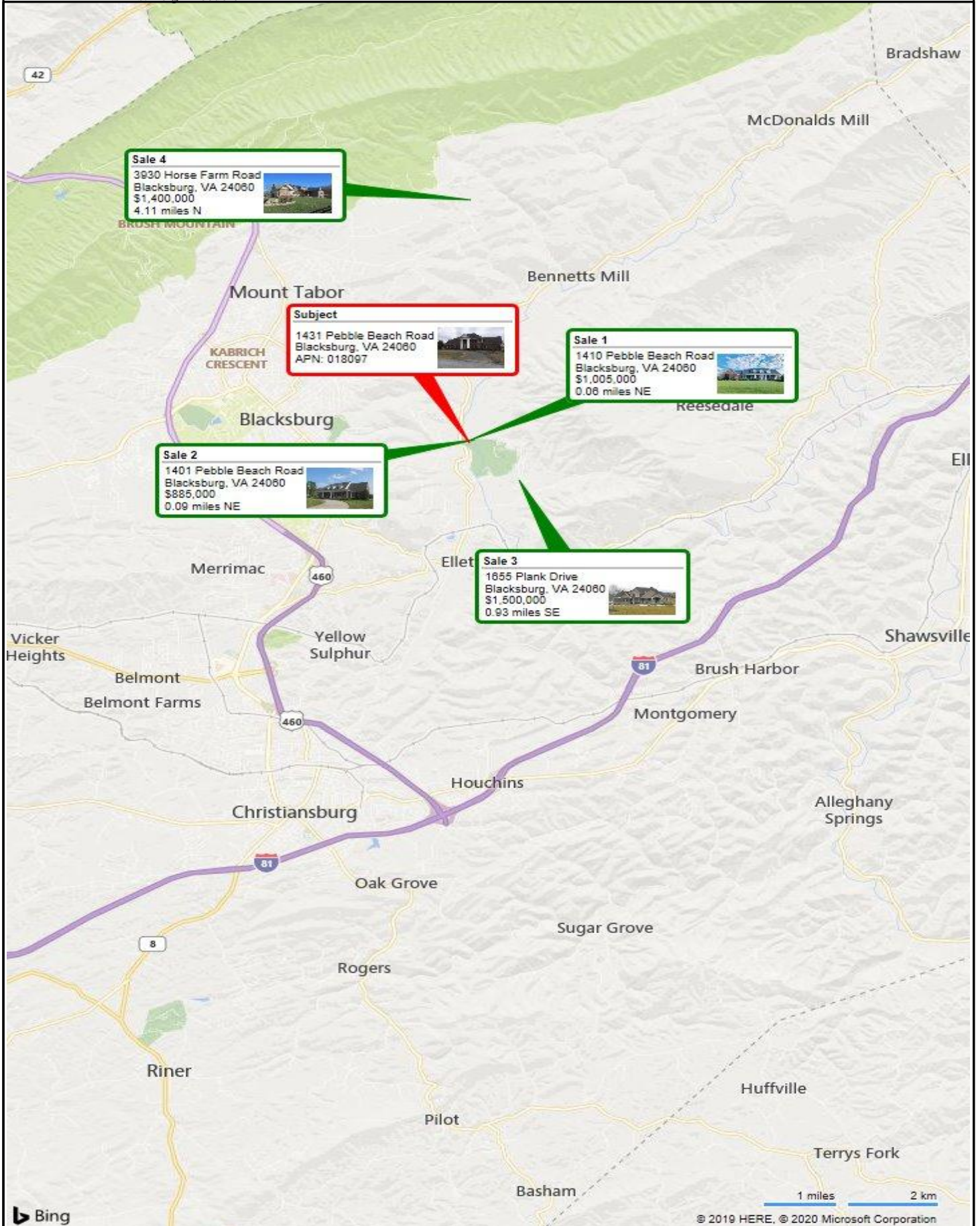
**Community:** 510099**SFHA (Flood Zone):** No**Within 250 ft. of multiple flood zones:** Yes**Zone:** X**Map #:** 51121C0155C**Panel:** 0155C**Panel Date:** 09/25/2009**FIPS Code:** 51121**Census Tract:** 213

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.



## Location Map

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Property Address	1431 Pebble Beach Road		
City	Blacksburg	County	Montgomery
		State	VA
		Zip Code	24060
Client	Mrs. Leigh Roederer		



## File No. margsnid

*APPARENT<sup>4</sup>*

### HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS

Intended User	Estate executor(s)		
Address	1431 Pebble Beach Road		
City	Blacksburg	County	Montgomery
		State	VA
Zip Code	24060		
Client	Mrs. Leigh Roederer		

**\* Apparent is defined as that which is visible, obvious, evident or manifest to the appraiser.**

*This universal Environmental Addendum is for use with any real estate appraisal. Only the statements which have been checked by the appraiser apply to the property being appraised.*

This addendum reports the results of the appraiser's routine inspection of and inquires about the subject property and its surrounding area. It also states what assumptions were made about the existence (or nonexistence) of any hazardous substances and/or detrimental environmental conditions. **The appraiser is not an expert environmental inspector** and therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have negative effect on the safety and value of the property. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental conditions on or around the property that would negatively affect its safety and value.

---

**DRINKING WATER**

Drinking Water is supplied to the subject from a municipal water supply which is considered safe. However the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.

☒ Drinking Water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate pure water.

☒ Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.

☒ **The value estimated in this appraisal is based on the assumption that there is an adequate supply of safe, lead-free Drinking Water.**

Comments \_\_\_\_\_

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**SANITARY WASTE DISPOSAL**

☐ Sanitary Waste is removed from the property by a municipal sewer system.

☐ Sanitary Waste is disposed of by a septic system or other sanitary on site waste disposal system. The only way to determine that the disposal system is adequate and in good working condition is to have it inspected by a qualified inspector.

☒ **The value estimated in this appraisal is based on the assumption that the Sanitary Waste is disposed of by a municipal sewer or an adequate properly permitted alternate treatment system in good condition.**

Comments *\* Service is provided from a neighborhood system* \_\_\_\_\_

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**SOIL CONTAMINANTS**

☒ There are no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.

☒ **The value estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.**

Comments \_\_\_\_\_

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**ASBESTOS**

☐ All or part of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector.

☒ The improvements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).

☒ **The value estimated in this appraisal is based on the assumption that there is no uncontained friable Asbestos or other hazardous Asbestos material on the property.**

Comments \_\_\_\_\_

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**PCBs (POLYCHLORINATED BIPHENYLS)**

☒ There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below).

☒ There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).

☒ **The value estimated in this appraisal is based on the assumption that there are no uncontained PCBs on or nearby the property.**

Comments \_\_\_\_\_

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**RADON**

☒ The appraiser is not aware of any Radon tests made on the subject property within the past 12 months (except as reported in Comments below).

☒ The appraiser is not aware of any indication that the local water supplies have been found to have elevated levels of Radon or Radium.

☒ The appraiser is not aware of any nearby properties (except as reported in Comments below) that were or currently are used for uranium, thorium or radium extraction or phosphate processing.

☒ **The value estimated in this appraisal is based on the assumption that the Radon level is at or below EPA recommended levels.**

Comments \_\_\_\_\_

**USTs (UNDERGROUND STORAGE TANKS)**

- ☒ There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any known historical use of the property that would likely have had USTs.
- ☒ There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).
- ☐ There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition and proper registration if they are active; and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.
- ☒ **The value estimated in this appraisal is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.**

Comments \_\_\_\_\_

**NEARBY HAZARDOUS WASTE SITES**

- ☒ There are no apparent Hazardous Waste Sites on the subject property or nearby the subject property (except as reported in Comments below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more Hazardous Waste Sites on or in the area of the subject property.
- ☒ **The value estimated in this appraisal is based on the assumption that there are no Hazardous Waste Sites on or nearby the subject property that negatively affect the value or safety of the property.**

Comments \_\_\_\_\_

**UREA FORMALDEHYDE (UFFI) INSULATION**

- ☐ All or part of the improvements were constructed before 1982 when UREA foam insulation was a common building material. The only way to be certain that the property is free of UREA formaldehyde is to have it inspected by a qualified UREA formaldehyde inspector.
- ☒ The improvements were constructed after 1982. No apparent UREA formaldehyde materials were observed (except as reported in Comments below).
- ☒ **The value estimated in this appraisal is based on the assumption that there is no significant UFFI insulation or other UREA formaldehyde material on the property.**

Comments \_\_\_\_\_

**LEAD PAINT**

- ☐ All or part of the improvements were constructed before 1980 when Lead Paint was a common building material. There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as reported in Comments below). The only way to be certain that the property is free of surface or subsurface Lead Paint is to have it inspected by a qualified inspector.
- ☒ The improvements were constructed after 1980. No apparent Lead Paint was observed (except as reported in Comments below).
- ☒ **The value estimated in this appraisal is based on the assumption that there is no flaking or peeling Lead Paint on the property.**

Comments \_\_\_\_\_

**AIR POLLUTION**

- ☒ There are no apparent signs of Air Pollution at the time of the inspection nor were any reported (except as reported in Comments below). The only way to be certain that the air is free of pollution is to have it tested.
- ☒ **The value estimated in this appraisal is based on the assumption that the property is free of Air Pollution.**

Comments \_\_\_\_\_

**WETLANDS/FLOOD PLAINS**

- ☒ The site does not contain any apparent Wetlands/Flood Plains (except as reported in Comments below). The only way to be certain that the site is free of Wetlands/Flood Plains is to have it inspected by a qualified environmental professional.
- ☒ **The value estimated in this appraisal is based on the assumption that there are no Wetlands/Flood Plains on the property (except as reported in Comments below).**

Comments \_\_\_\_\_

**MISCELLANEOUS ENVIRONMENTAL HAZARDS**

- ☒ There are no other apparent miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below:
- ☐ Excess Noise \_\_\_\_\_
- ☐ Radiation + Electromagnetic Radiation \_\_\_\_\_
- ☐ Light Pollution \_\_\_\_\_
- ☐ Waste Heat \_\_\_\_\_
- ☐ Acid Mine Drainage \_\_\_\_\_
- ☐ Agricultural Pollution \_\_\_\_\_
- ☐ Geological Hazards \_\_\_\_\_
- ☐ Nearby Hazardous Property \_\_\_\_\_
- ☐ Infectious Medical Wastes \_\_\_\_\_
- ☐ Pesticides \_\_\_\_\_
- ☐ Others (Chemical Storage + Storage Drums, Pipelines, etc.) \_\_\_\_\_
- ☒ **The value estimated in this appraisal is based on the assumption that there are no Miscellaneous environmental Hazards (except those reported above) that would negatively affect the value of the property.**

**When any of the environmental assumptions made in this addendum are not correct, the estimated value in this appraisal may not be valid.**



## DISCLOSURE ADDENDUM

Intended User	Estate executor(s)		
Property Address	1431 Pebble Beach Road		
City	Blacksburg	County	Montgomery
		State	VA
		Zip Code	24060
Client	Mrs. Leigh Roederer		


## DEFINITION OF INSPECTION:

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

## DIGITAL SIGNATURES:

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgements of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

## APPRAISER:

Signature:   
 Name: P. Randolph Leslie  
 Date Signed: 02/01/2020  
 State Certification #: \_\_\_\_\_  
 or State License #: 4001 003215  
 State: VA  
 Expiration Date of Certification or License: 04/30/2021

## SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
☐ Did ☐ Did Not Inspect Property