FNMA 1004 Rev. 9/79

RESIDENTIAL APPRAISAL REPORT

File No.

Purpose of Appraisal: Borrower NEAL, Jack D. & F[illegible]thy L./ WINIK, Alan Census Tract 7518 Map Reference 31 C II
Property Address Route 1, Box 1[illegible]
City Mt. Airy County Frederick State Maryland Zip Code 21771
Legal Description Liber 655/Folio 664, Tax Map 79, Block 21, Parcel 51
Sale Price $ Date of Sale Loan Term yrs Property Rights Appraised [X] Fee [ ] Leasehold [ ] Deminimis PUD
Actual Real Estate Taxes $ (yr) Loan charges to be paid by seller $ Other sales concessions
Lender/Client N/A Address
Occupant Jack D. Neal Appraiser McPherson/Null Instructions to Appraiser Estimate market vlaue for divorce proceedings.

NEIGHBORHOOD

Location [ ] Urban [ ] Suburban [X] Rural
Built Up [ ] Over 75% [ ] 25% to 75% [X] Under 25%
Growth Rate [ ] Fully Dev. [ ] Rapid [X] Steady [ ] Slow
Property Values [X] Increasing [ ] Stable [ ] Declining
Demand/Supply [ ] Shortage [X] In Balance [ ] Over Supply
Marketing Time [ ] Under 3 Mos. [X] 4–6 Mos. [ ] Over 6 Mos.

Present Land Use 20 % 1 Family ___ % 2–4 Family ___ % Apts ___ % Condo ___ % Commercial ___ % Industrial 80 % Vacant & % Farmland
Change in Present Land Use [ ] Not Likely [ ] Likely (*) [X] Taking Place (*)
(*) From Vacant To Farmland
Predominant Occupancy [X] Owner [ ] Tenant ___ % Vacant
Single Family Price Range $ 60,000 to $ 125,000 Predominant Value $ 70,000
Single Family Age New yrs to 30 yrs Predominant Age 10 yrs

Employment Stability	Good	Avg	Fair	Poor
Convenience to Employment	[X]	[ ]	[ ]	[ ]
Convenience to Shopping	[ ]	[X]	[ ]	[ ]
Convenience to Schools	[ ]	[X]	[ ]	[ ]
Adequacy of Public Transportation	[ ]	[X]	[ ]	[ ]
Recreational Facilities	[ ]	[X]	[ ]	[ ]
Adequacy of Utilities	[ ]	[X]	[ ]	[ ]
Property Compatibility	[ ]	[X]	[ ]	[ ]
Protection from Detrimental Conditions	[ ]	[X]	[ ]	[ ]
Police and Fire Protection	[ ]	[X]	[ ]	[ ]
General Appearance of Properties	[ ]	[X]	[ ]	[ ]
Appeal to Market	[ ]	[X]	[ ]	[ ]

Note: FHLMC/FNMA do not consider race or the racial composition of the neighborhood to be reliable appraisal factors.

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) The subject property is located on the outskirts of the rural community of New Market and approximately three miles south of the PUD of Lake Linganore in the east central quadrant of Frederick County. Primary land use within the neighborhood is rural residential and farmland. Conveniently located to MD Route 75 and Interstate 270 which provides access to employment centers in the Washington Metro and Frederick Areas.

SITE

Dimensions
Zoning classification Agricultural 19.81 [X] Acres [ ] Corner Lot
Highest and best use [X] Present use [ ] Other (specify)
Present improvements [X] do [ ] do not conform to zoning regulations

	Public	Other (Describe)
Elec.	[X]	
Gas	[ ]	N/A
Water	[ ]	Well
San.Sewer	[ ]	Septic
	[ ] Underground Elect. & Tel.	

OFF SITE IMPROVEMENTS
Street Access: [X] Public [ ] Private
Surface Macadam
Maintenance: [X] Public [ ] Private
[ ] Storm Sewer [ ] Curb/Gutter
[ ] Sidewalk [ ] Street Lights

Topo Above grade; rolling to steep incline
Size Larger than average
Shape Irregular
View Average/Partially wooded
Drainage Appears adequate
Is the property located in a HUD Identified Special Flood Hazard Area? [X] No [ ] Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) Subject to normal utility easements. No adverse conditions or influences noted. The majority of the site is fenced with wood post and american wire fencing with split rail fence around the front of the improvements.

IMPROVEMENTS

[X] Existing [ ] Proposed [ ] Under Const. No. Units 1 Type (det., duplex, semi/det, etc.) Detached Design (rambler, split level, etc.) Split Level Exterior Walls Alum/Brick Veneer
Yrs. Age: Actual 21 Effective 20 to 21 No. Stories 5/1
Roof Material Asphalt Shingle Gutters & Downspouts [ ] None Galvanized Window (Type) Wood, DH [ ] Storm Sash [ ] Screens [X] Combination Insulation [ ] None [ ] Floor [X] Ceiling [ ] Roof [X] Walls
[ ] Manufactured Housing
Foundation Walls Concrete Block
[ ] Slab on Grade [ ] Crawl Space

BASEMENT: 66 % Basement [X] Floor Drain [X] Outside Entrance [ ] Sump Pump [X] Concrete Floor 25 % Finished
Finished Ceiling Plaster
Finished Walls Wood veneer panel/Plaster
Finished Floor Carpet
Evidence of: [X] Dampness [ ] Termites [ ] Settlement

Comments Approximately 34% of the basement is used as a built-in 2-Car garage. Taxidermy room and work shop in basement.

ROOM LIST

Room List	Foyer	Living	Dining	Kitchen	Den	Family Rm	Rec Rm	Bedrooms	No. Baths	Laundry	Other
Basement											
1st Level	X	X	X	Eat-In			X		½	Room	
2nd Level								3	1		

Finished area above grade contains a total of 6 rooms 3 bedrooms 1 baths Gross Living Area 1,344 sq. ft. Bsmt Area 1,016 sq. ft.

IMPROVEMENT ANALYSIS

Kitchen Equipment [X] Refrigerator [X] Range/Oven [ ] Disposal [ ] Dishwasher [X] Fan/Hood [ ] Compactor [ ] Washer [ ] Dryer [ ]
HEAT: Type Radiant Fuel Elec. Cond. Average AIR COND [ ] Central [X] Other None [X] Adequate [ ] Inadequate

Floors	[X] Hardwood	[X] Carpet Over	Hardwood 1st Floor
Walls	[ ] Drywall	[X] Plaster	[X] Wood Veneer Panel
Trim/Finish	[ ] Good	[X] Average	[ ] Fair [ ] Poor
Bath Floor	[ ] Ceramic	[X] Resilient Tile	
Bath Wainscot	[X] Ceramic	[ ]	

Special Features (including energy efficient items) Double bowl sink in bathroom; built-in bookcases in rec room. *Baseboard in Bathroom

ATTIC: [ ] Yes [X] No [ ] Stairway [ ] Drop-stair [ ] Scuttle [ ] Floored [ ] Heated
Finished (Describe)
CAR STORAGE: [X] Garage [X] Built-in [ ] Attached [ ] Detached [ ] Car Port
No. Cars 2 [X] Adequate [ ] Inadequate Condition Average

PROPERTY RATING

	Good	Avg	Fair	Poor
Quality of Construction (Materials & Finish)	[X]	[ ]	[ ]	[ ]
Condition of Improvements	[ ]	[X]	[ ]	[ ]
Room sizes and layout	[ ]	[X]	[ ]	[ ]
Closets and Storage	[ ]	[X]	[ ]	[ ]
Insulation—adequacy	[ ]	[X]	[ ]	[ ]
Plumbing—adequacy and condition	[ ]	[X]	[ ]	[ ]
Electrical—adequacy and condition	[ ]	[X]	[ ]	[ ]
Kitchen Cabinets—adequacy and condition	[ ]	[X]	[ ]	[ ]
Compatibility to Neighborhood	[ ]	[X]	[ ]	[ ]
Overall Livability	[ ]	[X]	[ ]	[ ]
Appeal and Marketability	[ ]	[X]	[ ]	[ ]

Yrs Est Remaining Economic Life 39 to 40 Explain if less than Loan Term

FIREPLACES, PATIOS, POOL, FENCES, etc. (describe) Masonry stone fireplace in living room; concrete patio and BBQ with access from rec room sliding glass doors; macadam drive; split rail and american wire with wood post fencing; wood stove in basement; pole barn (24 x 54) with attached storage/loafing shed; doghouse (12x8); chicken house (8x8). An approximate 40 x 10 trailor with an attached 7 x 40 porch is located along the s/w portion of the site. No functional obsolescence noted. See addendum for listing of physical inadequacies/deferred maintenance. The overall condition ranges from average to fair.

COMMENTS (including functional or physical inadequacies, repairs needed, modernization, etc.)

FHLMC Form 70 Rev. 7/79 ATTACH DESCRIPTIVE PHOTOGRAPHS OF SUBJECT PROPERTY AND STREET SCENE FNMA Form 1004 Rev. 7/79