

Chadwell Appraisal Company
1 Cedar Hill Court, Suite E
Bedford, VA 24523
Phone: (540) 587-0810

06/11/2015

Kathy Meredith
1705 Mathews Terrace
Portsmouth VA, 23704

RE: Elsie K. Benson
Tract, Off Foothills Road
Callaway, VA 24067
File No. C15-155
Case No. Benson/Meredith

Dear Client:

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

Tract, Off Foothills Road, Callaway, VA 24067

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 06/01/2015 is:

\$ 165,000

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature: James M. Chadwell

James M. Chadwell