

SUMMARY AND CONCLUSIONS

Property Identification	
Name	117.21 Acres of Land
Address	259 & 301 Scruggs Road Moneta, Virginia 24121
Assessor's Parcel Number	0300006001, 0300006002
Annual Taxes	\$4,431.15
Property Owner	Sandra M. Simmons Revocable Trust
Property Description	
Property Type	Vacant Land
Land Area SF = Acres	5,105,493 = 117.21 Acre(s)
Zoning Designation	A-1 Agricultural
Flood Hazard Data (FEMA)	Zone X, Panel 51067C0230D, Jan. 6, 2010
Highest and Best Use	
As-If Vacant	Commercial & Residential Development
VALUATION DATE(S) -	
Property Observation	May 15, 2025
"Current" Value	May 15, 2025
Date Report Prepared	June 16, 2025
Real Property Interest Appraised	Fee Simple Estate
Use of Appraisal	Assist in Determining a Listing Price
Appraiser's Perspective	Current
Value Indicators	
Land Value	Market Value
-Commercial Land	\$1,125,000
-Residential Land	\$1,500,000
Final Opinion of Value	\$2,600,000
Exposure Time	12 to 18 months
Extraordinary Assumptions	Assumes that the Subject site can be rezoned permitting both commercial and residential development, which, if found to be false, could alter the appraiser's opinions or conclusions.
Hypothetical Conditions	None

J. Mark White SRA