



Appraisal & Natural Resources, LLC

304-229-0900 Office

304-229-1200 Fax

P.O. Box 12
Bunker Hill, WV 25413

Order Type: Commercial Real Estate Appraisal Report

Order Number: 04042025

Property Address: 330 N. George St., Charles Town, WV

Legal Description: 19-03-002A-0006-0000 & 19-03-002A-0012-0000

Property Access Info: American Public University System Inc.

Client: Jefferson County Commission

Client Address: 128 Industrial Blvd, Kearneysville, WV

Appraiser: Jennifer Aaron

Assigned On: 04/04/25

Appraisal Type: Narrative Report to comply with USPAP standards

Valuation Effective Type: Market Value As Is

Interest Valued: Fee Simple

Real Estate Valued: Land & Improvements

Appraiser's Fee: Not to exceed \$2,500.00

Loan Type: N/A

PAYMENT ARRANGEMENTS

This engagement letter is our official request for appraisal services for commercial property located at the above referenced address. A deposit of 50% is due upon the property inspection and the balance of 50% is due immediately upon the electronic delivery of the report. Payment can be made via check or Paypal. Please make check payable to Jennifer Aaron

Any questions, please email sirnaappraisal@gmail.com.

ACKNOWLEDGED AND AGREED:

Client: *Laura L Kuhn*

Date: 4/16/*2025