

Sales from: 01/01/2022 to 12/31/2023

Agricultural Parcels
Sales to Certified Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	--- Living Areas ---				Bsmt	Baths	Fixt.	AC	Place	Fire- O S	Garages Type	Porches SqFt	Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	Cert. Value	Work- sheet	Ratio
RACETRACK RD 10200A000004500	0.00		500		0	0	0	0	0	0	0	0	NONE	0	0	53.050	11/01/2022 Q	150,000 Q	0	169700		1.13	
SEASIDE RD 10200A000005900	0.00		500		0	0	0	0	0	0	0	0	NONE	0	0	67.000	04/05/2022 Q	215,000 Q	0	259000		1.20	
11000A000009400	0.00		500		0	0	0	0	0	0	0	0	NONE	0	0		01/09/2023 Q	115,000 Q	0	100600		0.87	
11200A000008500	0.00		500		0	0	0	0	0	0	0	0	NONE	0	0		02/16/2023 Q	705,500 Q	0	241200		0.34	
11200A000010000	0.00		500		0	0	0	0	0	0	0	0	NONE	0	0	39.790	10/03/2023 Q	170,000 Q	0	81700		0.48	
113000200C00000	0.00		600		0	0	0	0	0	0	0	0	NONE	0	0		02/15/2023 Q	375,000 Q	0	385000		1.03	
11300A000003800	0.00		500		0	0	0	0	0	0	0	0	NONE	0	0		12/14/2022 Q	150,000 Q	0	176400		1.18	
34031 MAPPSBURG RD 12000A000000300	0.00		500		0	0	0	0	0	0	0	0	NONE	0	0		07/11/2022 Q	120,000 Q	0	190700		1.59	
12600A000001100	0.00		600		0	0	0	0	0	0	0	0	NONE	0	0		10/04/2023 Q	45,200 Q	0	45200		1.00	
36505 UPSHURS NECK RD 12700A000000100	2.00 Fr	1900 1930	35 600	VP	0	1226	640	0	0	0	0	N	0	NONE	2 1	248 80	11/06/2023 Q	1,600,000 Q	1866	700400		0.44	

Sales from: 01/01/2022 to 12/31/2023

Sales to Certified Ratio

Parcel Selection Criteria

Area: 001
 Parcel Selection: Neighborhood 10 to 10
 Property Classes: Categories Agricultural
 Taxing District: All Districts

Parcel Selection Options

Process Only Vacant (Non-Improved) Land: No
 Process Only Improved Land: No
 Memo ID Query: NONE

Analysis Criteria

Comparison Selections: Sale Price to Certified Value
 Calculation Selections: All parcels on total value
 Oldest sale date: 01/01/2022
 Newest sale date: 12/31/2023
 Low extreme ratio: 0.00
 High extreme ratio: 999.00
 Perform Time Adjustment: No
 Print Neighborhood Summary(1 line per): No
 Print parcel detail: Yes
 Print only sale parcel detail: Yes
 Update Neighborhood Factor Default
 Local Modifier: No
 Analysis Data File: F:\Cama2008\Data\CamaAna.txt

Sales Selection

Sales Selection Filter: By Validity Reason
 Local Ratio Code: QUALIFIED SALES
 Local Analysis Code: QUALIFIED SALES

Land Type Selection

Land Type Selection Filter: All Land Type

Sort Order

Sort Order Selection: Default

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/27/2024 Card No. 1 of 1

PARCEL NUMBER 10200A000005900
Parent Parcel Number
Property Address SEASIDE RD
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 500 500-Agricultural(20-100) ac

TURLINGTON,PETER N
OR CATHERINE L TURLINGTON
16430 WANDERERS PORT LN
ONANCOCK, VA 23417-4006
STOCKLEY & PHILLIPS
67 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Recipient, Value. Includes entries for 04/05/2022, 01/25/2012, 04/27/2009, and 01/01/1900.

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 5

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation for years 2012, 2014, 2016, 2018, 2020, 2022, and 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Street or Road, Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for Paved and Neighborhood.

ADDR: Address Changed
05/28/2021 ADDED C/O NAME & ADDRESS PER TAX BILL REQUEST-JR
DE12: Deed Information 2012
IN#201200255 MULTI PARCELS 101-A-60, 120-A-112, 112-A-85, 121-A-58, 113-2-C
Map#: 102 A 59
RMLU: Removed From Landuse
07/22/2019 (TY2019)REMOVED PER OWNER PRIOR TO JAMIE-JR

Supplemental Cards
TRUE TAX VALUE 259000

Supplemental Cards
TOTAL LAND VALUE 259000

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 10200A000004500
Parent Parcel Number
Property Address RACETRACK RD
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5
Section & Plat 2001/79

SHORT ROWS LLC
PO BOX 680
ACCOMAC, VA 23301-0000
TURLINGTON
53.05 AC

Table with columns: Date, Transferor, Recipient, Amount. Includes entries for 11/01/2022, 07/18/2022, 05/08/2013, 10/04/2011, and 01/21/2004.

AGRICULTURAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Reval 2014, Acreage chan, Reval-2016, Reval-2018, Reval-2020, Reval-2022, Reval-2024. Includes rows for VALUATION L, B, and T.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Street or Road, Rating, Measured, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for Paved, Neighborhood, and Zoning.

DE15: Deed Information 2015
IN#201503577 DEED OF CONFORMATOIN AS TO DESC OF
PROPERTY CORRECTING ACREAGE FROM 40 AC TO 53.05 AC.
EASE: Utility Easement
TY 2015 .422 AC UTILITY EASEMENT CONVEYED TO ODEC
INS 201404426 11/21/2014. EXISTING EASEMENT AREA
2.233. TOTAL EASEMENT 2.655 AC
Map#: 102 A 45

Supplemental Cards
TRUE TAX VALUE 169700

Supplemental Cards
TOTAL LAND VALUE 169700

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/27/2024 Card No. 1 of 1

PARCEL NUMBER 11000A000009400
Parent Parcel Number
Property Address
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

BAHNEMAN,LUDWIG PAUL IV
OR ISABELLA DOMINIQUE FERZOCCO
1122 WINSTON ST
NORFOLK, VA 23518
PT MIDDLESEX
31.79 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers from 01/09/2023 to 01/01/1900.

AGRICULTURAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation for years 2012 through 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, and Value.

LNUS: LANDUSE PARCEL
Map#: 110 A 94
SOME OF THIS PROPERTY SHOULD BE OPEN LAND IF MAPPED CONECTLY
3/98. 208 AG TO COMM OF VA TY 99/ESC

Supplemental Cards
TRUE TAX VALUE 100600

Supplemental Cards
TOTAL LAND VALUE 100600

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 11200A000008500
Parent Parcel Number
Property Address
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

SHORE FARMS LLC
27066 SAVAGEVILLE RD
ONANCOCK, VA 23417
JAMES
76 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Rows include dates 02/16/2023, 01/25/2012, 04/27/2009, 01/01/1900 and amounts like \$705500, \$0, \$0, \$0.

AGRICULTURAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation amounts for years 2012, 2014, 2016, 2018, 2020, 2022, 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

ADDR: Address Changed
05/28/2021 ADDED C/O NAME & ADDRESS PER TAX BILL REQUEST-JR
DE12: Deed Information 2012
IN#201200255 MULTI PARCELS 102-A-59, 101-A-60, 120-A-112, 121-A-58, 113-2-C
LNUS: LANDUSE PARCEL
Map#: 112 A 85

Supplemental Cards
TRUE TAX VALUE 241200

Supplemental Cards
TOTAL LAND VALUE 241200

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 11200A000010000
Parent Parcel Number
Property Address
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

PAYNE,JOHN J
OR KIMBERLY ANNE PAYNE
780 LOS COLONIS DR
VIRGINIA BEACH, VA 23456
WARD
39.79 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Description, Value. Rows include transactions from 10/03/2023 to 01/11/2012.

AGRICULTURAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION (L, B, T), and values for years 2012, 2014, 2016, 2018, 2020, 2022, 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Street or Road, Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for zoning and legal acres.

DE12: Deed Information 2012
IN#201201432 FORECLOSURE DEED OF CORRECTION
Map#: 112 A 100
PLAT: REFERENCE
PB 2004/97
Acreage and Value changed per plat.

Supplemental Cards
TRUE TAX VALUE 81700

Supplemental Cards
TOTAL LAND VALUE 81700

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/27/2024 Card No. 1 of 1

PARCEL NUMBER 113000200C00000
Parent Parcel Number
Property Address
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 600 600-Agricultural(100+) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

HUGHES,DAVID B & VIRGINIA DIANE HOBBS
216 BLACKFOOT RD
KNOTTS ISLAND, NC 27950
POWELL 2 TRACTS
160 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Recipient, Value. Includes entries for 02/15/2023, 01/25/2012, 04/27/2009, and 01/01/1900.

AGRICULTURAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation for years 2012, 2014, 2016, 2018, 2020, 2022, and 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for OPEN LAND - PAVED, WOODED - PAVED, and MARSHLAND.

ADDR: Address Changed
05/28/2021 ADDED C/O NAME & ADDRESS PER TAX BILL REQUEST-JR
DE12: Deed Information 2012
IN#201200255 MULTI PARCELS 102-A-59, 101-A-60, 120-A-112, 112-A-85, 121-A-58
LNUS: LANDUSE PARCEL
Map#: 113 2 C
113 2 C,C2 F

Supplemental Cards
TRUE TAX VALUE 385000

Supplemental Cards
TOTAL LAND VALUE 385000

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/27/2024 Card No. 1 of 1

PARCEL NUMBER 11300A000003800
Parent Parcel Number
Property Address
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

SULLIVAN, RALPH EDWARD
OR ROBIN LYNN SULLIVAN
764 BUTTERNUT DR
YELLOW SPRING, WV 26865
MAPP PARCEL A-1
27.54 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Value. Rows include 12/14/2022 RICHARDSON, THOMAS N JR \$150000 and 01/01/1900 \$0.

AGRICULTURAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation for years 2012, 2014, 2016, 2018, 2020, 2022, 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Street or Road, Neighborhood, Land Type, Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

LNUS: LANDUSE PARCEL
Map#: 113 A 38
VACANT

Supplemental Cards

TRUE TAX VALUE 176400

Supplemental Cards
TOTAL LAND VALUE

176400

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/27/2024 Card No. 1 of 1

PARCEL NUMBER 12000A000000300
Parent Parcel Number
Property Address 34031 MAPPSBURG RD
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

SMITH,STEPHEN DOUGLAS
OR DIANNE D SMITH
31480 SEASIDE RD
CAPE CHARLES, VA 23310
CLARK
52.36 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Recipient, Amount. Rows include transfers from MCCOY, SUSAN B and BOGGS, F M.

AGRICULTURAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation for years 2012, 2014, 2016, 2018, 2020, 2022, 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Street or Road, Rating, Measured, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

DE11: Deed Information 2011
IN#201103032 MULTI PARCEL 111A2-A-31
DEMO: DEMOLITION/REMOVAL
04/03/06 -- House demolished and removed for TY2006. Utility shed remains. EDS.
LNUS: LANDUSE PARCEL
Map#: 120 A 3
SI24: Sales Inspection TY 2024
06/26/2023 No changes made for SI24. AJR
VS18: Site Visit TY 2018
7/24/2017
Removed sound value on shed. Updated address. JN SRJ

Supplemental Cards
TRUE TAX VALUE 190600

Supplemental Cards
TOTAL LAND VALUE 190600

PHYSICAL CHARACTERISTICS

IMPROVEMENT DATA

01



(LCM: 115.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
		01	POLEBLDG	10.00		D	1960	1960	P	7.94	N	7.30	24x 56	9810	99	0	100	100	100

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

RC 09/25/2007

Neigh 10 AV

TOTAL IMPROVEMENT VALUE

100

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 12600A000001100
Parent Parcel Number
Property Address
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 600 600-Agricultural(100+) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

MOUNT WARREN FARMS LLC
3128 INLET RD
VIRGINIA BEACH, VA 23454
BOTTOM FLATS 451 AC &
OYSTER WATCH HOUSE 1 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor/Recipient, Amount. Rows include transfers from 10/04/2023 to 01/01/1900.

AGRICULTURAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Reval-2012, Reval-2014, Reval-2016, Reval-2018, Reval-2020, Reval-2022, Reval-2024. Rows show valuation changes from 01/01/2012 to 01/01/2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for Street or Road, Neighborhood, and Zoning.

Map#: 126 A 11
INCLUDES 126-A-7
TY08: TY2008:
UNDEVELOPABLE MUFLATS.

Supplemental Cards
TRUE TAX VALUE 45200

Supplemental Cards
TOTAL LAND VALUE 45200

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 12700A000000100
Parent Parcel Number
Property Address 36505 UPSHURS NECK RD
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 600 600-Agricultural(100+) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

SURF QUEST LC
3128 INLET RD
VIRGINIA BEACH, VA 23454
BUNTING 233 AC

Table with columns: Date, Transferor, Recipient, Value. Includes entries for 11/06/2023, 09/13/2021, and 07/24/2012.

AGRICULTURAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (L, B, T) for years 2012, 2014, 2016, 2018, 2020, 2022, 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Street or Road, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for Zoning and Legal Acres.

ADDR: Address Changed
1/16/2017 C/O AND ADDRESS CHANGED PER EMAIL
FROM TONY NOCK, LT.
ASCG: ASSESSOR'S CHANGE:

Review made. There are two separate sites a 1 AC site and a .5 AC site. Neither site is on a paved road. Accesses are via dirt lanes. Neither site is WF. Both sites are WV. The .5 AC site has a better waterview (=WVB). Less impeded by trees. Some WV from both 1st and 2nd stys of dwg. The 1 AC site has a poorer waterview (=WVC). More impeded by heavier tree growth. WV primarily from 2nd sty. Waterviews of sites could be improved by thinning. BH
BE03: Board of Equalization 2003
1 AC Waterview Site valued @ \$35000 deleted and the 1 AC added to the State Road Open acreage. 1/2 AC Waterview Bldg Lot valued @ \$17,500 deleted and the 1/2 AC added to

Supplemental Cards
TRUE TAX VALUE 656300

Supplemental Cards
TOTAL LAND VALUE 656300

IMPROVEMENT DATA

36505 UPSHURS NECK RD

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 2.0
 Finished Area: 1866
 Attic: Unfinished
 Basement: None

ROOFING

Material: Comp sh to 235#
 Type: Gable
 Framing: Std for class
 Pitch: Medium 5/12-8/12

FLOORING

Slab 1.0
 Sub and joists 2.0, A
 Base Allowance 1.0, 2.0

EXTERIOR COVER

Wood siding 1.0, 2.0, A

INTERIOR FINISH

Sheetrock 1.0

ACCOMMODATIONS

Finished Rooms 4
 Bedrooms 3

HEATING AND AIR CONDITIONING

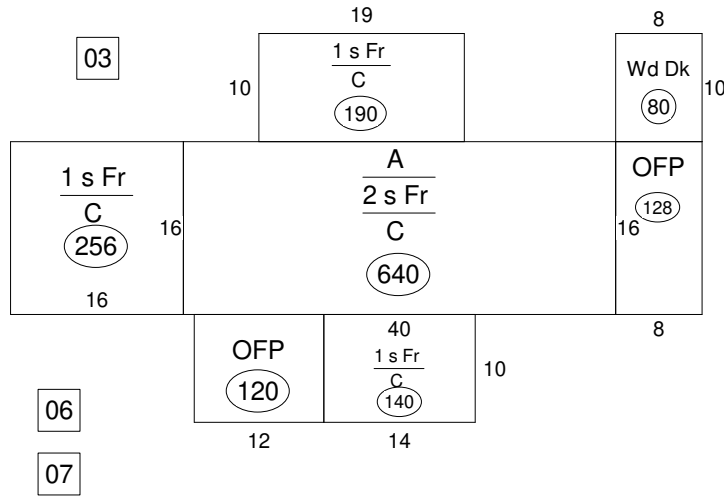
Primary Heat: No Heat
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

TOTAL # 0

REMODELING AND MODERNIZATION

Amount Date



(LCM: 115.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type Grade	Year Const	Eff Year	VP	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
03 :PRIVALL	6400	D	DWELL	0.00	D	1900	1930	VP	0.00	N	0.00	2506	185140	95	0	150	100	13900
		03	SWL	0.00	C	2000	2000	AV	0.00	Y	0.00	0	8130	0	0	100	100	8100
		06	UTLSHED	10.00	D	1990	1990	P	16.09	N	14.80	10x 10	1480	99	0	100	100	0
		07	UTLSHED	0.00	C	1990	1990	AV	12.00	N	13.80	10x 10	1380	68	0	100	100	400

Data Collector/Date

10/09/2007

Appraiser/Date

Neighborhood

Neigh 10 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

22400

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
	Soil ID	Acreage		-or-					
	-or-	-or-	Effective	-or-	Rate	Rate	Value	Factor	
	Actual	Effective	Depth	Square Feet					

BE03: Board of Equalization 2003
 Bldg Lot valued @ \$17,500 deleted and the 1/2 AC added to the State Road Open acreage. 3 AC State Road Open valued separate from other State Road Open acreage @ \$5500 per AC added to other State Road Open acreage. As a result, total State Road Open acreage 76 AC. Value of State Road Open changed from \$1457 per AC on 71.5 acres & \$5500 per AC on 3 AC to \$1500 per AC. Value of State Road Wooded decreased from \$548.48 per AC for land only to \$500 per AC for land & standing timber together. Separate value for standing timber only, Pulp 108 AC @ \$150 per AC deleted. 1 AC Waterfront Site valued @\$70,000 deleted and the 1 AC added to the Waterfront Potential Addition acreage. 1AC Waterfront Potential Site # 2 valued @ \$35000 deleted and the 1AC added to the Waterfront Potential Addition acreage. As a result, Waterfront Potential Addition acreage increased from 22 Ac to 24 Ac @ \$15000 per

Supplemental Cards
TOTAL LAND VALUE

IMPROVEMENT DATA

36409 UPSHURS NECK RD

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 2.0
 Finished Area: 1908
 Attic: None
 Basement: None

ROOFING

Material: Comp sh to 235#
 Type: Gable
 Framing: Std for class
 Pitch: Medium 5/12-8/12

FLOORING

Sub and joists 1.0, 2.0
 Base Allowance 1.0, 2.0

EXTERIOR COVER

Wood siding 1.0, 2.0

INTERIOR FINISH

Sheetrock 1.0

ACCOMMODATIONS

Finished Rooms 4
 Bedrooms 3

HEATING AND AIR CONDITIONING

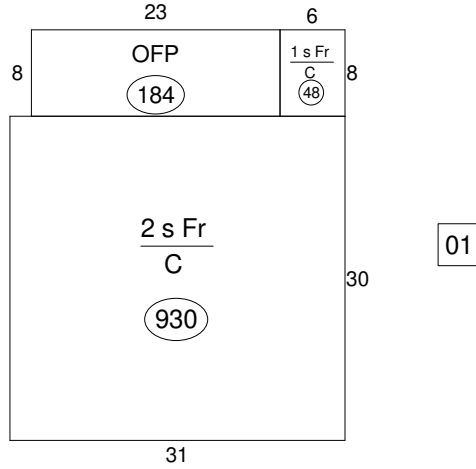
Primary Heat: No Heat
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

 TOTAL 0

REMODELING AND MODERNIZATION

Amount Date



(LCM: 115.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Year Const	Eff Year	VP	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01 :PRIVALL	6400	D	DWELL	0.00	D	1900	1930	VP	0.00	N	0.00	1908	180800	95	0	150	100	13600
		01	SWL	0.00	C	1990	1990	AV	0.00	Y	0.00	0	8130	0	0	100	100	8100

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards
TOTAL IMPROVEMENT VALUE

Neigh 10 AV

21700