

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

Commercial Parcels
Sales to Certified Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU				--- Living Areas ---				Bsmt SqFt	Baths F H O T	Fixt. O S	AC Place	Fire- Type	Garages SqFt	Porches Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	Cert. Value	Work- sheet	Ratio
			Use	PT	BSF	1ST	2ND	USF																
33287 RAILROAD AVE 111A202A0000100	0.00		400		0	0	0	0	0	0	0	0	0	NONE	0	0	06/27/2023	150,000	0	142700		0.95		
																	Q	Q						
33229 RAILROAD AVE 111A202B00009A0	0.00		400		0	0	0	0	0	0	0	0	0	NONE	0	0	10/20/2023	425,000	0	215100		0.51		
																	Q	Q						
FLEMING ST 111A202C00008A0	0.00		400		0	0	0	0	0	0	0	0	0	NONE	0	0	10/26/2023	15,000	0	51500		3.43		
																	Q	Q						
15 ATLANTIC AVE 113A00600A00000	0.00		400		0	0	0	0	0	0	0	0	0	NONE	0	0	01/13/2023	400,000	0	354500		0.89		
																	Q	Q						
34446 LANKFORD HWY 11900A000003500	0.00		400		0	0	0	0	0	0	0	0	0	NONE	0	0	04/04/2022	260,000	0	283900		1.09		
																	4.018	Q	Q					
36150 LANKFORD HWY 11900A000006600	0.00		400		0	0	0	0	0	0	0	0	0	NONE	0	0	04/27/2022	45,000	0	70600		1.57		
																	Q	Q						
15478 MERRY CAT RD 11900A0000070C0	0.00		400		0	0	0	0	0	0	0	0	0	NONE	0	0	09/06/2022	825,000	0	322900		0.39		
																	Q	Q						
34424 LANKFORD HWY 11900A000011400	0.00		400		0	0	0	0	0	0	0	0	0	NONE	0	0	04/11/2022	869,184	0	894700		1.03		
																	Q	Q						
36128 LANKFORD HWY 119C00600000100	0.00		400		0	0	0	0	0	0	0	0	0	NONE	0	0	09/06/2023	175,000	0	224500		1.28		
																	1.930	Q	Q					
36076 LANKFORD HWY 119C00600000300	0.00		400		0	0	0	0	0	0	0	0	0	NONE	0	0	09/15/2023	887,500	0	1165900		1.31		
																	3.170	Q	Q					
119C00600000500	0.00		400		0	0	0	0	0	0	0	0	0	NONE	0	0	08/05/2022	60,000	0	43800		0.73		
																	21.890	Q	Q					

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 Commercial
 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

TRANSFER OF OWNERSHIP

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

PARCEL NUMBER 111A202A0000100
Parent Parcel Number
Property Address 33287 RAILROAD AVE
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 18

SMITH,WAYNE LEE
OR JOAN WALTERS SMITH
5247 JAMES WHARF RD
EXMORE, VA 23350
BANK LOTS 1 2 & 3 BLK A

Table with columns: Date, Transferor, Amount. Rows include transfers from RASOLI, ABDUL H and 3SELS PROPERTIES LLC.

COMMERCIAL

VALUATION RECORD

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

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes zoning information.

ADDR: Address Changed
7/22/2013 C/O AND ADDRESS CHANGED PER TAX BILL
INFO FROM THE TREASURERS OFFICE.
10/14/2015 C/O AND ADDRESS CHANGED PER EMAIL
FROM TREASURERS OFFICE. LT.
03/18/2020 REMOVED C/O NAME PER OWNERS PHONE REQUEST-JR
Map#: 111A2 2 A 1
SUNTRUST BANK
PLAT: REFERENCE
1/123
SI22: Sales Inspection TY 2022
7/28/2021
No changes. srj
SI24: Sales Inspection TY 2024
8/09/2023 Will remove sign for SI24. AJR
ADDED HVAC. JN

Supplemental Cards
TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE 45000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Shingle

WALLS

Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

Wd Jst	B	1	2	U
	0	1082	0	0

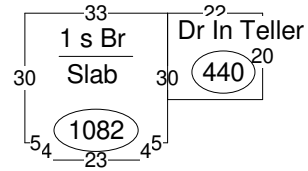
HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	1082	0	0

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths			1	2
Half Baths				
Extra Fixtures				
TOTAL	0		2	

05



(LCM: 100.00)

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
C : Remod 1983		C 01	BANK	0.00	C		1969	1979	AV	0.00	N	0.00	1082	0	0	0	0	100	59100
05 : PRIVALL		05	DRINTELL	0.00	B		1983	1983	AV	306.45	N	398.39	440	175290	82	0	100	100	31600
			SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

AG 09/17/2007

01/01/1900

Neigh 10 AV

TOTAL IMPROVEMENT VALUE

97700

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/27/2024 Card No. 1 of 4

PARCEL NUMBER 111A202B00009A0
Parent Parcel Number
Property Address 33229 RAILROAD AVE
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 400 400-Commercial & Industrial

ASHORE STORAGE LLC
PO BOX 7
BELLE HAVEN, VA 23306-0007
STORAGEHOUSE LOT 10 &
9 & 11 BLK B PARCEL C

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows include 10/20/2023 EASTERN SHORE MINI STORAGE INC \$425000 and 05/31/2002 JOSEPH V ORTELLI II \$520000.

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 18

VALUATION RECORD

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

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes zoning information: 1 COMMERCIAL.

Map#: 111A2 2 B 9A
EASTERN SHORE MINI STORAGE
.60AC
PLAT: REFERENCE
PB 91/120
VS14: Site Visit TY 2014
09/10/2013 -- CHANGED THE LAND PRICING TO PER
ACRE. NO OTHER CHANGES. -- TY2014 -- EDS.

Supplemental Cards
TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE 45000

IMPROVEMENT DATA

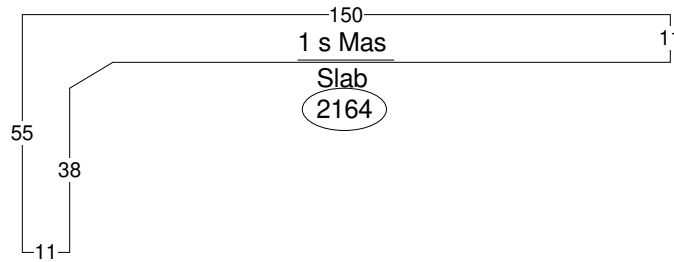
PHYSICAL CHARACTERISTICS

ROOFING
Metal

WALLS
Frame B 1 2 U
Brick Yes
Metal
Guard

FRAMING
B 1 2 U

HEATING AND AIR CONDITIONING
B 1 2 U



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	AV	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
		C	MWRHSE	0.00		D	1992	2002		AV	0.00	N	0.00	2164	0	0	0	0	100	43800

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

AG 09/17/2007

01/01/1900

Neigh 10 AV

TOTAL IMPROVEMENT VALUE

43800

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/27/2024 Card No. 2 of 4

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					
Land Type	Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor	Value

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Metal

WALLS

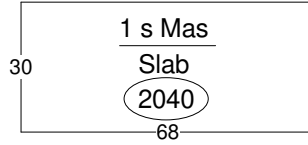
Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

Wd Jst	B	1	2	U
	0	2040	0	0

HEATING AND AIR CONDITIONING

	B	1	2	U
--	---	---	---	---



(LCM: 100.00)

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
		C	MWRHSE	0.00		D+	1992	2002	AV	0.00	N	0.00	2040	0	0	0	0	100	38300

Data Collector/Date

AG 09/17/2007

Appraiser/Date

01/01/1900

Neighborhood

Neigh 10 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

38300

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/27/2024 Card No. 3 of 4

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					
Frontage	Frontage	Frontage							

IMPROVEMENT DATA

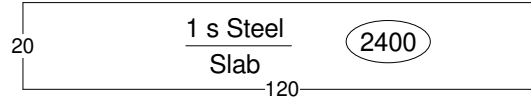
PHYSICAL CHARACTERISTICS

ROOFING
Metal

WALLS
Frame B 1 2 U
Brick Yes
Metal
Guard

FRAMING
B 1 2 U

HEATING AND AIR CONDITIONING
B 1 2 U



(LCM: 100.00)

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
		C	MWRHSE	0.00		D	1996	2001	AV	0.00	N	0.00	2400	0	0	0	0	100	37500

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

AG 09/17/2007

01/01/1900

Neigh 10 AV

TOTAL IMPROVEMENT VALUE

37500

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/27/2024 Card No. 4 of 4

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

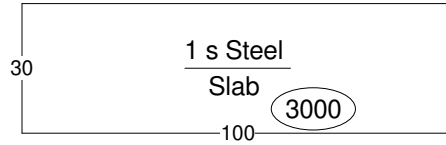
LAND DATA AND CALCULATIONS

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					
Land Type	Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor	Value

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING				
Metal				
WALLS				
Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				
FRAMING				
	B	1	2	U
HEATING AND AIR CONDITIONING				
	B	1	2	U



(LCM: 100.00)

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
		C	MWRHSE	0.00		D	1998	2003	AV	0.00	N	0.00	3000	0	0	0	0	100	50500

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

AG 09/17/2007

01/01/1900

Neigh 10 AV

TOTAL IMPROVEMENT VALUE

50500

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 111A202C00008A0
Parent Parcel Number
Property Address FLEMING ST
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 18

OWNERSHIP

LAIRD, JAMES B
OR KAY T LAIRD
PO BOX 7
BELLE HAVEN, VA 23306-0007
LUMBERYARD
1.5 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows include 10/26/2023, 05/18/2023, and 01/01/1900.

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

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation amounts 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.

Map#: 111A2 2 C 8A
OLD LUMBER YARD
VACANT- 9/17/07 AG
1.50AC
TY24: TY2024
CHGD TO COMM LAND TYPE
VS14: Site Visit TY 2014
12/16/2013 -- CHANGED THE ENTIRE ACREAGE TO RESIDUAL DUE TO THE CURRENT HIGHEST AND BEST USE. -- TY2014 -- EDS.

Supplemental Cards
TRUE TAX VALUE 51500

Supplemental Cards
TOTAL LAND VALUE 51500

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 113A00600A00000
Parent Parcel Number
Property Address 15 ATLANTIC AVE
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 400 400-Commercial & Industrial

PAUL J MORRIS REAL ESTATE HOLDINGS LLC &
VICKIE L MORRIS REAL ESTATE HOLDINGS LLC
1522 FRANKLIN ST
FERNANDINA BEACH, FL 32034
WACHAPREAGUE MARINA
LOTS A & B

TRANSFER OF OWNERSHIP

Table with columns: Date, Description, Amount. Rows include transfers from 01/13/2023 to 01/01/1900.

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 16

VALUATION RECORD

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

Site Description

Topography: Level
Public Utilities:

Street or Road: Unpaved
Neighborhood:

Zoning: 1 COMMERCIAL
Legal Acres: 0.0000

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
3/2/22 - CHGD C/O FROM EDWARD POSAVEC III TO DIANE POSAVEC PER
RET'D PAYMENT COUPON. JN
Map#: 113A 6 A
WACHAPREAGUE MARINA
INCLUDES A & B
Memo: Comments
01/21/04 -- No bulkhead replacement as of this date. Some
materials on site. EDS.
07/30/08 -- MATERIALS THAT WERE ON GROUND WERE
USED AS A MAKESHIFT FENCE ALONG THE TOP OF THE
EXISTING BULKHEAD. NO NEW BULKHEAD. NO REAL
PROGRESS ON NEW BULKHEAD SINCE PERMIT ISSUED
IN 2003. RETIRE PERMIT W2003-002. TY2010. EDS.
NC12: New Construction
03/08/2012 -- WORKING ON BULKHEAD REPLACEMENT

Supplemental Cards
TRUE TAX VALUE 173400

Supplemental Cards
TOTAL LAND VALUE 173400

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

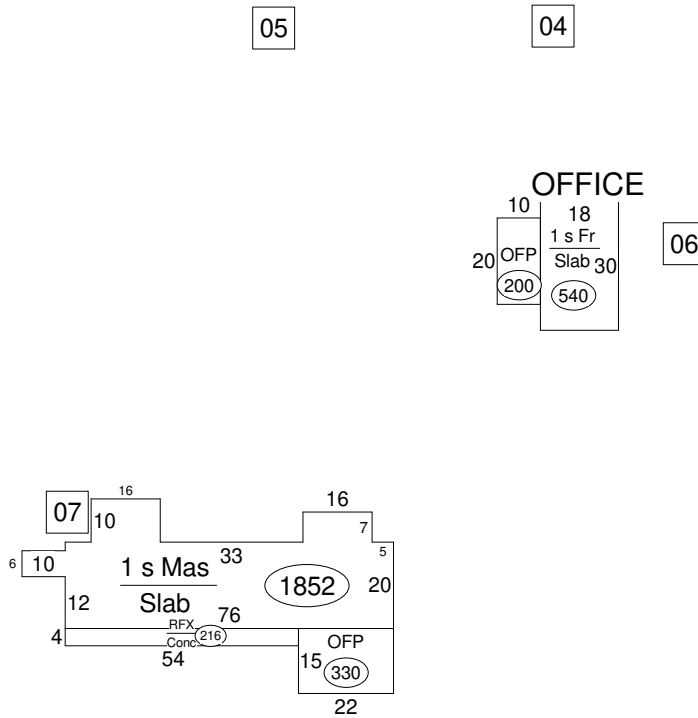
ROOFING
Built-up

WALLS
B 1 2 U
Yes

FRAMING
B 1 2 U
Wd Jst 0 2392 0 0

HEATING AND AIR CONDITIONING
Heat B 1 2 U
0 2392 0 0

PLUMBING Residential Commercial
TF # TF
Full Baths 2 4
Half Baths 2 4
Extra Fixtures 0 4
TOTAL 0 4



(LCM: 100.00)

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
06 : PRIVALL		C	RESTURNT	0.00		D+	1960	1960	F	0.00	N	0.00	2392	0	0	0	0	100	73700
		04	BULKHEAD	0.00	16	C-	1960	1960	F	17.80	N	16.91	408	6900	99	0	100	100	100
		05	SLIP	0.00		C-	1960	1960	AV	0.00	N	0.00	408@	0	0	SV	100	100	100000
		06	SWL	0.00		C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		07	UTLSHED	0.00		C-	2000	2000	F	12.16	N	11.55	8x 12	1110	72	0	100	100	300

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

LN 09/12/2007

01/01/1900

Neigh 10 AV

TOTAL IMPROVEMENT VALUE

181100

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

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

PARCEL NUMBER 11900A000003500
Parent Parcel Number
Property Address 34446 LANKFORD HWY
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

MOORE,JAMES TR
34446 LANKFORD HWY
PAINTER, VA 23418-3327
PARCEL C
4.018 AC

Table with columns: Date, Transferor, Amount. Rows include 04/04/2022 REFORMYS LLC \$260000, 02/01/2010 GODWIN,RICHARD A \$225000, 10/05/2005 DOROTHY M JUSTIS \$340000.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, and years 2012-2024. Shows valuation changes over time.

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 zoning and legal acres data.

Map#: 119 A 35
4.018 AC
NC14: New Construction
03/27/2014 -- CHANGED FROM A COMMERCIAL BUSINESS TO A CHURCH. NO CHANGE TO THE FOOTPRINT, NO VALUE CHANGE. -- TY2014 -- EDS.
SI24: Sales Inspection TY 2024
9/11/2023 Removed outbuildings sv, changed dwell grade and effect yr for SI24. AJR
SLCK: Sales Inspection
03/08/10 Sales Visit for TY 2011. No Changes . DHE
SPLT: PARCEL SPLIT CHILD
TY 2006 Acreage and value changed to reflect PB 2005/89 and ins 200506604 10/05/2005
VS14: Site Visit TY 2014
12/12/2013 -- NO CHANGES. -- TY2014 -- EDS.

Supplemental Cards
TRUE TAX VALUE 185400

Supplemental Cards
TOTAL LAND VALUE 185400

PHYSICAL CHARACTERISTICS

ROOFING
Built-up

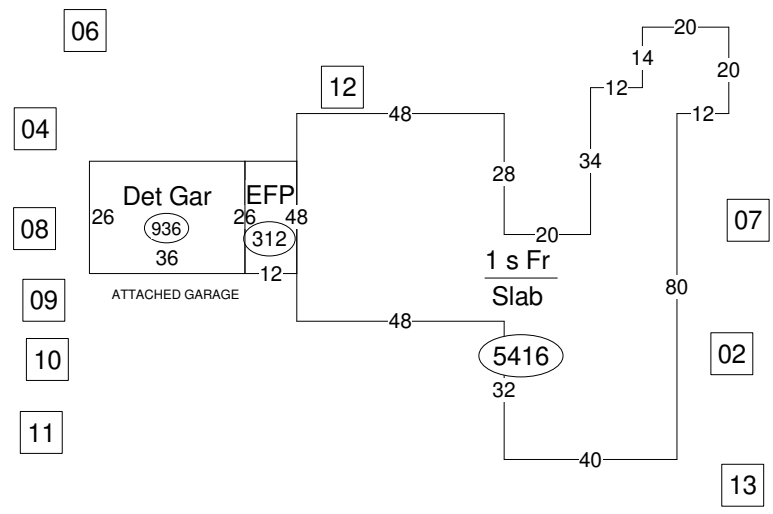
WALLS
Frame B 1 2 U
Brick Yes
Metal
Guard

FRAMING
Wd Jst B 1 2 U
0 5416 0 0

HEATING AND AIR CONDITIONING
Heat B 1 2 U
0 5416 0 0

PLUMBING Residential Commercial
TF # TF
Full Baths 2 6
Half Baths 2 4
Extra Fixtures
TOTAL 0 10

IMPROVEMENT DATA



(LCM: 100.00)

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
13 : PRIVALL		C	RESTURNT	0.00		D+	1968	1978	F	0.00	N	0.00	5416	0	0	0	0	100	75200
		02	UTLSHED	0.00		C-	1975	1975	AV	9.25	N	8.79	12x 25	2640	98	0	100	100	100
		04	UTLSHED	0.00		C-	1975	1975	AV	10.80	N	10.26	10x 16	1640	98	0	100	100	0
		06	UTLSHED	0.00		C-	1975	1975	AV	9.60	N	9.12	12x 20	2190	98	0	100	100	0
		07	POLEBLDG	10.00		C-	1975	1975	G	10.23	N	9.72	16x 16	2490	49	0	100	100	1300
		08	UTLSHED	0.00		C-	2000	2000	AV	9.60	N	9.12	12x 20	2190	48	0	100	100	1100
		09	UTLSHED	0.00		C-	2000	2000	AV	9.31	N	8.84	12x 24	2550	48	0	100	100	1300
		10	UTLSHED	0.00		C-	2000	2000	AV	14.00	N	13.30	16	210	48	0	100	100	100
		11	UTLSHED	0.00		C-	2000	2000	AV	13.44	N	12.77	8x 8	820	48	0	100	100	400
		12	LEANTO	10.00		C-	2000	2000	AV	4.99	N	4.74	7x 8	270	48	0	100	100	100
		13	SWL	0.00		C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		14	DETGAR	0.00	1	C+	2000	2000	AV	23.18	N	24.34	26x 36	22780	48	0	100	100	11900

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

GTO 09/28/2007

01/01/1900

Neigh 10 AV

TOTAL IMPROVEMENT VALUE

98500

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 11900A000006600
Parent Parcel Number
Property Address 36150 LANKFORD HWY
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

MCMA LLC
PO BOX 69
BELLE HAVEN, VA 23306-0069
PASTEL MOTEL
BELLE HAVEN

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Amount. Rows include transactions from 04/28/2022 to 11/12/2014.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, 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, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

Map#: 119 A 66
BALANCE OF BLDG N/V
SI24: Sales Inspection TY 2024
No Changes. AC
VS14: Site Visit TY 2014
12/11/2013 -- CHANGED THE COMMERCIAL LAND PRICING METHOD TO PER AC/SITE RATING - POOR. -- TY2014 -- EDS.

Supplemental Cards
TRUE TAX VALUE 70600

Supplemental Cards
TOTAL LAND VALUE 70600

PHYSICAL CHARACTERISTICS

IMPROVEMENT DATA

01



(LCM: 100.00)

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	CABIN	0.00	0	E	1900	1900	P	0.00	N	0.00	18x 54	0	0	NV	0	100	0

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

SY 10/02/2007

Neigh 10 AV

TOTAL IMPROVEMENT VALUE

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 11900A0000070C0
Parent Parcel Number
Property Address 15478 MERRY CAT RD
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

TGO VA LLC
PO BOX 469
FEDERALSBURG, MD 21632
BULK PLANT 1.5 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Recipient, Value. Includes entries for 09/06/2022 and 08/01/2013.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (L, B, T) for years 2016-2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes zoning information.

DEMO: DEMOLITION/REMOVAL
TY 2017 2/3/17 - BULK STORAGE DEMO 100%. JN
Map#: 119 A 70C
1/28/03 @ 2:00 PM BOB PUTNEY
787-3580
NC16: New Construction
03/29/2016 -- NEW SIGN IS 100% COMPLETE. -- TY2016 -- EDS.
NC17: New Construction
2/3/17 - NEW BULK STORAGE & TANKS 100%. JN
SI24: Sales Inspection TY 2024
06/26/2023 No changes to be made for SI24. AJR
VS14: Site Visit TY 2014
12/11/2013 -- NO CHANGES. -- TY2014 -- EDS.

Supplemental Cards
TRUE TAX VALUE 67500

Supplemental Cards
TOTAL LAND VALUE 67500

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Metal

WALLS

Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

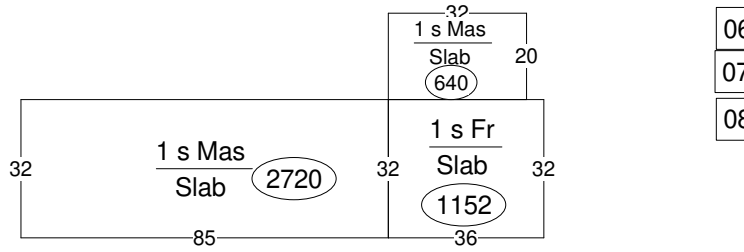
Wd Jst	B	1	2	U
	0	4512	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	2720	0	0

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths			2	4
Half Baths				
Extra Fixtures				
TOTAL	0		4	



01

04

05

06

07

08



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	AV	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
05 : PRIVALL		C	GENRET	0.00	D		1970	1990	AV	0.00	N	0.00	4512	0	0	0	0	100	193800
		01	PAVING	0.00	D	82	1980	1980	F	0.45	N	0.38	25x100	950	99	0	100	100	0
		04	SIGN	0.00	C		2015	2015	G	0.00	N	0.00	0	0	0	SV	100	100	400
		05	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		06	CONCAPRN	0.00	C		2016	2016	G	2.50	N	2.50	70x115	20130	8	0	100	100	18500
		07	RETAIN	0.00	B		2016	2016	G	14.50	N	16.67	370	6170	8	0	100	100	5700
		08	TANKS	0.00	C		2016	2016	AV	0.00	N	0.00	0	0	0	SV	100	100	30000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

SY 10/02/2007

01/01/1900

Neigh 10 AV

TOTAL IMPROVEMENT VALUE

255400

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/27/2024 Card No. 1 of 2

PARCEL NUMBER 11900A000011400
Parent Parcel Number
Property Address 34424 LANKFORD HWY
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

REALTY INCOME PROPERTIES 13 LLC
11995 EL CAMINO REAL
SAN DIEGO, CA 92130
BENSON 2 1/4 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner/Transaction, Value. Rows include 04/11/2022 NVA RE LLC \$869184, 08/21/2020 CAMERON, CHARLES E TR \$859100, 01/01/1900 Bk/Pg: 806, 674 \$0.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, 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 Soil ID, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes zoning information for LANKFORD HWY - COMMERCIAL and COMMERCIAL RESIDUAL.

Map#: 119 A 114
EASTERN SHORE ANIMAL HOSPITAL (CARD 1)
PET SPA (CARD 2)
SI22: Sales Inspection TY 2022 7/7/2021
No changes. SRJ
SI24: Sales Inspection TY 2024 9/11/2023 Removed shed and paving sv and added RFX/Conc for SI24. AJR
VS14: Site Visit TY 2014 12/11/2013 -- NO CHANGES. -- TY2014 -- EDS.

Supplemental Cards
TRUE TAX VALUE 190000

Supplemental Cards
TOTAL LAND VALUE 190000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

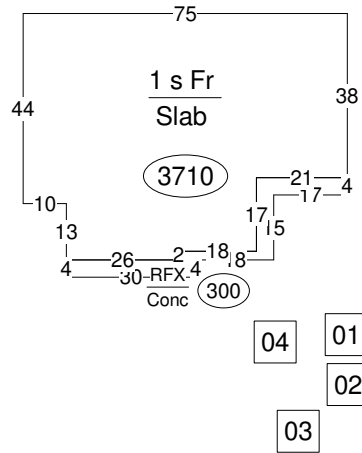
ROOFING
Shingle

WALLS
Frame B 1 2 U
Brick Yes
Metal
Guard

FRAMING
Wd Jst B 1 2 U
0 3710 0 0

HEATING AND AIR CONDITIONING
Heat B 1 2 U
0 3710 0 0

PLUMBING Residential Commercial
TF # TF
Full Baths
Half Baths 2 4
Extra Fixtures
TOTAL 0 4



(LCM: 100.00)

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
04 : PRIVALL		C	VEHOSP	0.00		C	1988	1998	AV	0.00	N	0.00	3710	0	0	0	0	100	313900
		01	SIGN	0.00		C+	1988	1988	AV	0.00	N	0.00	0	0	0	0	SV	100	500
		02	SIGN	0.00		C+	1988	1988	AV	0.00	N	0.00	0	0	0	0	SV	100	500
		03	PAVING	0.00	6	C+	1988	1988	AV	2.85	N	2.99	800	2390	72	0	100	100	700
		04	SWL	0.00		C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

GTO 09/28/2007

01/01/1900

Neigh 10 AV

TOTAL IMPROVEMENT VALUE

322600

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/27/2024 Card No. 2 of 2

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	Depth Factor	Rate	Rate	Value	Factor	
	Actual	Effective	Depth	-or-					
	Frontage	Frontage		Square Feet					

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

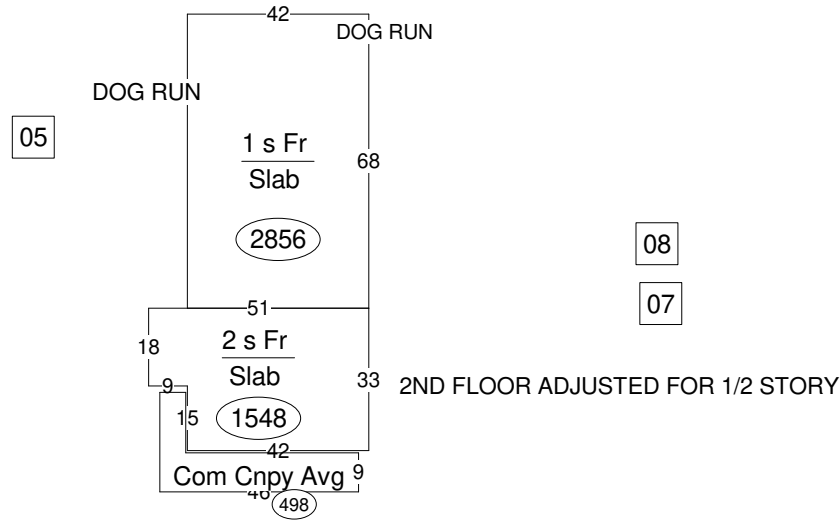
ROOFING
Shingle

WALLS
B 1 2 U
Frame Yes Yes
Brick
Metal
Guard

FRAMING
B 1 2 U
Wd Jst 0 4404 1548 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 4404 0 0

PLUMBING Residential Commercial
TF # TF
Full Baths
Half Baths 2 4
Extra Fixtures
TOTAL 0 4



(LCM: 100.00)

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
07 : PRIVALL		C	KENNEL	0.00	C		2000	2000	AV	0.00	N	0.00	5952	0	0	0	0	100	369700
		04	COMCNPYA	0.00	C		1998	1998	AV	16.25	N	16.25	498	8090	52	0	100	100	3900
		05	UTLISHED	0.00	C		1998	1998	AV	11.12	N	11.12	12x 12	1600	52	0	100	100	800
		07	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		08	UTLISHED	0.00	C		2004	2004	AV	12.00	N	12.00	10x 10	1200	40	0	100	100	700

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

GTO 09/28/2007

01/01/1900

Neigh 10 AV

TOTAL IMPROVEMENT VALUE

382100

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/27/2024 Card No. 1 of 2

PARCEL NUMBER 119C00600000100
Parent Parcel Number
Property Address 36128 LANKFORD HWY
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

NKM PROPERTIES LLC
1335 WAKEFIELD DR
VIRGINIA BEACH, VA 23455
KELLAM PARCEL 1
1.93 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Recipient, Amount. Includes entries for 09/06/2023 and 10/23/2007.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (L, B, T) for years 2014 through 2024.

Site Description

Topography:
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 zoning information.

DEMO: DEMOLITION/REMOVAL
09/05/2014 -- UNDERGROUND TANKS, FUEL PUMPS, CANOPY, SIGN AND LIGHTING HAVE ALL BEEN REMOVED FROM THE COMMERCIAL SITE.. -- TY2015 -- EDS.

Supplemental Cards

TRUE TAX VALUE 156300

Map#: 119C 6 1
PLAT: REFERENCE
PB 2007/158 PARCEL 1 1.93 AC
SI24: Sales Inspection TY 2024 10/6/2023
SPLT: PARCEL SPLIT CHILD
TY 2008 PARCEL CREATED PER PB 2007/158 AND INS 200705798 10/23/2007
TY10: TY2010:
TY 2010 per ins 200904346 10/7/2009 .024 ac quitclaimed to Kellam Realty Company llp.

Supplemental Cards
TOTAL LAND VALUE

156300

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Built-up

WALLS

Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

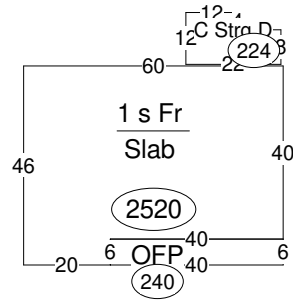
Wd Jst	B	1	2	U
	0	2520	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	2520	0	0

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths			2	4
Half Baths				
Extra Fixtures				
TOTAL	0		4	



03 06



(LCM: 100.00)

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
06 : PRIVALL		C	CONVMRKT	0.00	C		1981	1986	F	0.00	N	0.00	2520	0	0	0	0	100	33000
		01	CSTRGD	0.00	C		1985	1985	AV	156.85	N	156.85	8 DIA	35130	78	0	100	100	7700
		03	PAVING	0.00	6	C	1985	1985	F	2.85	N	2.85	17000	48450	99	0	100	100	500
		06	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

ASB 09/26/2007

01/01/1900

Neigh 10 AV

TOTAL IMPROVEMENT VALUE

48200

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/27/2024 Card No. 2 of 2

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					
Frontage	Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor	Value

TY10: TY2010:
Kellam Realty Company llp.
VS14: Site Visit TY 2014
12/10/2013 -- NO CHANGES. -- TY2014 -- EDS.

Supplemental Cards
TOTAL LAND VALUE

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Shingle

WALLS

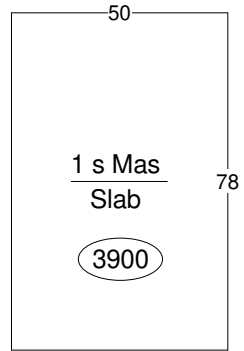
Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

Wd Jst	B	1	2	U
	0	3900	0	0

HEATING AND AIR CONDITIONING

	B	1	2	U
--	---	---	---	---



(LCM: 100.00)

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
		C	WHSESTOR	0.00		D	1950	1950	P	0.00	N	0.00	3900	0	0	0	0	100	20000

Data Collector/Date

ASB 09/26/2007

Appraiser/Date

01/01/1900

Neighborhood

Neigh 10 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

20000

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 119C00600000300
Parent Parcel Number
Property Address 36076 LANKFORD HWY
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

SHORE CHRISTIAN ACADEMY
PO BOX 28
BELLE HAVEN, VA 23306
KELLAM PARCEL 3
3.17 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows include TI INVESTMENTS LLC (\$887500), KELLAM ENERGY INC (\$945000), and KELLAM ENERGY INC ETAL (\$0).

COMMERCIAL

VALUATION RECORD

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

Site Description

Topography:
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 zoning information for LANKFORD HWY - COMMERCIAL and COMMERCIAL RESIDUAL.

Map#: 119C 6 3
PLAT: REFERENCE
PB 2007/158 PARCEL 3 3.17 AC
SI24: Sales Inspection TY 2024
10/23/2023 No changes to be made for SI24. AJR
SPLT: PARCEL SPLIT CHILD
TY 2008 PARCEL CREATED PER PB 2007/158 AND INS 200705798 10/23/2007
VS14: Site Visit TY 2014
12/10/2013 -- NO CHANGES. -- TY2014 -- EDS.
VS18: Site Visit TY 2018
REMOVED SV METHOD

Supplemental Cards
TRUE TAX VALUE 203400

Supplemental Cards
TOTAL LAND VALUE 203400

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

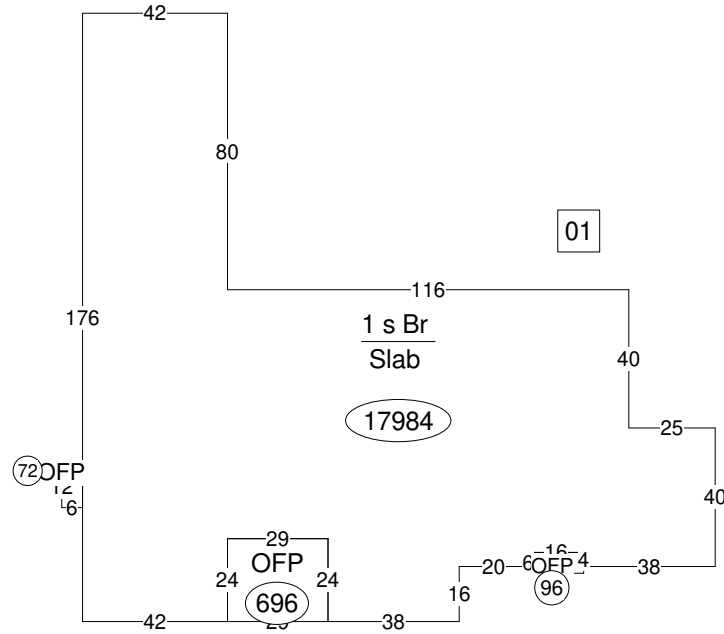
ROOFING
Built-up

WALLS
B 1 2 U
Frame Yes
Brick
Metal
Guard

FRAMING
B 1 2 U
Wd Jst 0 17984 0 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 17984 0 0

PLUMBING Residential Commercial
TF # TF
Full Baths
Half Baths 6 12
Extra Fixtures
TOTAL 0 12



(LCM: 100.00)

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 : PRIVALL		C 01	GENOFF SWL	0.00	C		1972	1987	AV	0.00	N	0.00	17984	0	0	0	0	100	95500
				0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	0	100	7000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

ASB 09/26/2007

01/01/1900

Neigh 10 AV

TOTAL IMPROVEMENT VALUE

962500

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 119C00600000500
Parent Parcel Number
Property Address
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

THANGAVELU,RAJKUMAR
13338 HORSEPEN WOODS LANE
HERNDON, VA 20171
KELLAM PARCEL 5
21.89 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Row: 08/05/2022, KELLAM ENERGY INC, \$60000

COMMERCIAL

VALUATION RECORD

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

Site Description

Topography:
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.

Map#: 119C 6 5
PLAT: REFERENCE
PB 2007/158 PARCEL 5 21.89 AC
SPLIT: PARCEL SPLIT CHILD
TY 2008 PARCEL CREATED PER PB 2007/158 AND INS 20075798 10/23/2007
VS14: Site Visit TY 2014
12/10/2013 -- ADDED THE 1 AC OF COMMERCIAL BACK INTO THE WOODED ACREAGE DUE TO THE FACT THAT THERE IS REALLY NO COMMERCIAL USE FOR THIS PARCEL NOW. -- TY2014 -- EDS.

Supplemental Cards
TRUE TAX VALUE 43800

Supplemental Cards
TOTAL LAND VALUE 43800