

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

Sales to Certified Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU				--- Living Areas ---				Bsmt Baths		Fixt. O T	Fire- Place		Garages Type	Porches SqFt	Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	Cert. Value	Work- sheet	Ratio
			Use	PT	BSF	1ST	2ND	USF	SqFt	F	H	O		S	O										
PHILLIPS DR 102000600B00005	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	0.506	01/26/2022 Q	7,500 Q	0	17000		2.27	
RACE TRACK RD 102001400000300	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	2.160	01/09/2023 Q	14,000 Q	0	30800		2.20	
10200A0000004D0	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	6.760	01/27/2022 Q	10,000 Q	0	15900		1.59	
(OFF) SUNNYSIDE DR 10200A0000016A0	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	3.579	02/04/2022 Q	13,500 Q	0	24600		1.82	
111000800C00000	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0		12/16/2022 Q	45,000 Q	0	43000		0.96	
MAIN ST 111A20700000200	0.00		100		0	0	0	0	0	0	0	0	0	0	NONE	0	0	0.460	06/29/2022 Q	17,000 Q	0	3600		0.21	
LANKFORD HWY 111A2A000003100	0.00		100		0	0	0	0	0	0	0	0	0	0	NONE	0	0		12/09/2022 Q	30,000 Q	0	29800		0.99	
11200A000006000	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0		05/08/2023 Q	10,500 Q	0	10000		0.95	
20316 BRADFORD RD 11200A000011600	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	1.820	02/16/2023 Q	37,000 Q	0	29800		0.81	
BRADFORDS NECK DR 113000400000500	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0		03/04/2022 Q	30,000 Q	0	34300		1.14	
113000400000700	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0		03/04/2022 Q	40,000 Q	0	33500		0.84	
ATLANTIC AVE 113A00600B00001	0.00		100		0	0	0	0	0	0	0	0	0	0	NONE	0	0		04/14/2023 Q	25,500 Q	0	5000		0.20	
113A00800001200	0.00		100		0	0	0	0	0	0	0	0	0	0	NONE	0	0		01/20/2022 Q	15,000 Q	0	31500		2.10	
HERON HILL 118000600000200	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0		07/27/2023 Q	65,000 Q	0	112600		1.73	
118000700000700	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0		11/03/2022 Q	52,900 Q	0	69000		1.30	

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Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU				--- Living Areas ---				Bsmt Baths		Fixt. O T	Fire- Place		Garages Type	Porches SqFt	Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	Cert. Value	Work- sheet	Ratio
			Use	PT	BSF	1ST	2ND	USF	SqFt	F	H	O		S	O										
11900A000002400	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	01/10/2023	40,000	0	47300		1.18		
119A0A0000050A0	0.00		100		0	0	0	0	0	0	0	0	0	0	NONE	0	0	11/13/2023	11,000	0	14700		1.34		
119A0A0000050B0	0.00		100		0	0	0	0	0	0	0	0	0	0	NONE	0	0	11/13/2023	11,000	0	14600		1.33		
119A0A0000050C0	0.00		100		0	0	0	0	0	0	0	0	0	0	NONE	0	0	11/13/2023	11,000	0	13900		1.26		
119A0A000005100	0.00		100		0	0	0	0	0	0	0	0	0	0	NONE	0	0	06/16/2022	25,000	0	6400		0.26		
120000600001100	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	06/14/2022	28,500	0	43300		1.52		
120000700000100	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	08/17/2022	24,000	0	23100		0.96		
36073 SEASIDE RD 120A00200000500	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	06/02/2022	13,000	0	16000		1.23		
CAT'S PT LANE 12100A000001700	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	06/29/2023	87,500	0	128600		1.47		
WALTER ST 121B00100G00000	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	03/07/2022	150,000	0	32000		0.21		
121C00107002000	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	06/27/2022	60,000	0	60000		1.00		
121C00108000100	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	06/06/2022	100,000	0	4500		0.04		
121C00108001600	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	03/27/2023	9,500	0	9000		0.95		
121C00109000400	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	07/21/2023	5,000	0	9000		1.80		
121C00109001500	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	03/15/2022	2,200	0	4500		2.05		

Sales to Certified Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use				--- Living Areas ---				Bsmt Baths		Fixt.	AC	Fire-Place		Garages	Porches	Lot Acres	Sale Date	Sale Amount	Totl SqFt	Cert. Value	Work- sheet	Ratio
			PT	BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type	SqFt	Decks								
12500020000100	0.00		200	0	0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	07/28/2023	199,200	0	27400		0.14	
37598 BLUE CRAB CIR 125000200001000	0.00		200	0	0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	12/07/2022	108,800	0	17100		0.16	
125000200001600	0.00		200	0	0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	06/07/2023	54,800	0	27600		0.50	
125000200001700	0.00		200	0	0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	01/12/2022	24,900	0	28000		1.12	
37595 BLUE CRAB CIR 125000200002500	0.00		200	0	0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	11/28/2022	18,000	0	16100		0.89	
125000200004800	0.00		200	0	0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	07/27/2023	18,000	0	14200		0.79	
125000200005900	0.00		200	0	0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	06/16/2023	80,700	0	23400		0.29	
125000200006500	0.00		200	0	0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	07/11/2023	26,900	0	24100		0.90	
125000200006700	0.00		200	0	0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	06/21/2023	80,000	0	25700		0.32	
125000200007700	0.00		200	0	0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	08/01/2023	49,800	0	24000		0.48	
125000200009100	0.00		200	0	0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	10/04/2023	26,900	0	26500		0.99	
125000200012300	0.00		200	0	0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	08/10/2022	65,700	0	23100		0.35	
125000200012600	0.00		200	0	0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	06/23/2023	24,900	0	23700		0.95	
36427 CLAM CT 125000200012700	0.00		200	0	0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	10/21/2022	21,900	0	23100		1.05	
BELLS NECK RD 126A00100K00000	0.00		200	0	0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	04/13/2022	75,000	0	107500		1.43	

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

Sales to Certified Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU				--- Living Areas ---				Bsmt Baths				Fixt. O T	AC Place O S	Fire- Garages Type	SqFt Decks	Porches Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	Cert. Value	Work- sheet	Ratio
			Use	PT	BSF	1ST	2ND	USF	SqFt	F	H	O	T	SqFt												
EGRET CIR 132A00200001600	0.00				200	0	0	0	0	0	0	0	0	0	0	NONE	0	0	11/14/2023	10,000	0	10000		1.00		

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

Neighborhood	Sales to Certified Ratio												AGE ANALYSIS												Median Sale Price: 26500																					
	Certified Value			Parcels			Average Appraisal			Valid Sales			over 90				60- 89 years				45 - 59 years				30 - 44 years				15 - 29 years				5 - 14 years				0 - 4 years(new)				TOTALS					
10	111396764			1173			94967			46																																				
Summary - Neighborhood 10		SIZE ANALYSIS												AGE ANALYSIS																																
		<-----<			1000 - 1999 sf						2000 - 3200 sf			over 3200 sf			over 90			60- 89 years				45 - 59 years				30 - 44 years				15 - 29 years				5 - 14 years				0 - 4 years(new)						
		Num Med COD			Num Med COD			Num Med COD			Num Med COD			Num Med COD			Num Med COD				Num Med COD				Num Med COD				Num Med COD				Num Med COD				Num Med COD									
Vacant	46		0.99 45.6			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0							
Improved	46		0.99 45.6			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				46 0.99 45.6											
Quality Grade																																														
10 - 19	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0											
20 - 29	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
30 - 39	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
40 - 49	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
50 - 59	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
60 - 69	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
70 - 79	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
80 - 89	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
90 - 99	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
Condition																																														
V Poor	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
Poor	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
Below	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
Normal	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
Above	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
V Good	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
Excellent	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
House Types																																														
10 - 19	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
20 - 29	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
30 - 39	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
40 - 49	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
50 - 59	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
60 - 69	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
70 - 79	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
80 - 99	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
Other	0		0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0			0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0				0 0.00 0.0															
		Total			Sales			Median			Arith.			Weight			Geo.			COD			Std.			COV			PRD			95%														
		Parcels			Parcels			Ratio			Mean			Mean			Mean						Dev.																							
Vacant	0		0			0.99			1.02			0.72			0.79			45.6			58.77			57.43			1.41			16.99			Includes Less than 5 Sales													
Improved	1173		46			0.99			1.02			0.72			0.79			45.6			58.77			57.43			1.41			16.99																
House Types																																														
10 - 19	0		0			Includes Less than 5 Sales																																								
20 - 29	0		0			Includes Less than 5 Sales																																								
30 - 39	0		0			Includes Less than 5 Sales																																								
40 - 49	0		0			Includes Less than 5 Sales																																								
50 - 59	0		0			Includes Less than 5 Sales																																								
60 - 69	0		0			Includes Less than 5 Sales																																								
70 - 79	0		0			Includes Less than 5 Sales																																								
80 - 99	0		0			Includes Less than 5 Sales																																								
Other	0		0			Includes Less than 5 Sales																																								

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: Range 100 to 200  
 Taxing District: All Districts

Parcel Selection Options

Process Only Vacant (Non-Improved) Land: Yes  
 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

PARCEL NUMBER 10200140000300
Parent Parcel Number 10200A000003300
Property Address RACE TRACK RD
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

OWNERSHIP

DILLEY, JACOB RAY
9827 CHURCH NECK
MACHIPONGO, VA 23405
WALKERS FOLLY LOT 3
2.16 AC

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

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers from 01/09/2023 to 12/17/2003.

RESIDENTIAL

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: Paved
Neighborhood:

Zoning: 1 HOMESITE - PAVED ROAD
Legal Acres: 2 RESIDUAL LAND
2.1600

LAND DATA AND CALCULATIONS

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

Memo: Comments
TY 2004 WALKERS FOLLY LOT SUBDIVIED PER PB
2003/103

Supplemental Cards
TRUE TAX VALUE 30800

Supplemental Cards
TOTAL LAND VALUE 30800

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 10200A0000004D0
Parent Parcel Number 10200A000000400
Property Address 10 WACHAPREAGUE/PAINTER/BELLE HAV
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban

HARRIS, JOHNNY LEE JR
20050 DOGWOOD DR
MELFA, VA 23410-2833
PT BRADFORD
6.76 AC

Table with columns: Date, Name (WESSELLS, WILSON H JR &), Value (\$10000). Includes Bk/Pg: 2200, 00441.

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 5

VALUATION RECORD

Table with columns: Assessment Year (01/01/2023, 01/01/2024), Reason for Change, Parcel Split, Reval-2024. Includes VALUATION rows for L, B, T.

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.

Map#: 102 A 4D
PLAT: REFERENCE
INS# 220000441 1/27/22 6.76 AC
PS23: Parcel Split TY 2023
PARCEL CREATED OUT OF 102-A-4 PER INS# 220000441 1/27/22

Supplemental Cards
TRUE TAX VALUE 15900

Supplemental Cards
TOTAL LAND VALUE 15900



ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 10200A0000016A0
Parent Parcel Number
Property Address (OFF) SUNNYSIDE DR
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban

CLINE, KEVIN M
OR LEE ELIZABETH CLINE
20166 SUNNYSIDE DR
MELFA, VA 23410-2803
PARCEL A
3.579 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows include 02/04/2022 DAWSON, WALTER H \$13500 and 01/01/1900 \$0.

RESIDENTIAL

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, 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#: 102 A 16A
RV09: Property Review/Inspection
1/28/10 THIS PARCEL ORIGINALLY WAS ASSESSED AS A HOMESITE WITH A LOCATIONAL FACTOR. CORRECTED LAND TYPE FROM THE 2003 AND 2008 REASSESSMENTS. NO SUPPLEMENTS WERE ISSUED. ES

Supplemental Cards
TRUE TAX VALUE 24600

Supplemental Cards
TOTAL LAND VALUE 24600

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER  
102000600B00005  
Parent Parcel Number

PITT,NORMAN B SR  
PO BOX 414  
WACHAPREAGUE, VA 23480-0414  
PHILLIPS LOT-90 X 245

TRANSFER OF OWNERSHIP

Date		
01/26/2022	HANDY, LOIS ANN Bk/Pg: 2200, 00421	\$7500
01/01/1900	Bk/Pg: 0652, 00194	\$0

Property Address  
PHILLIPS DR  
Neighborhood  
10 WACHAPREAGUE/PAINTER/BELLE HAV  
Property Class  
200 200-Single Family- Suburban

# RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01  
Area 001  
District 5

VALUATION RECORD

Assessment Year	01/01/2012	01/01/2014	01/01/2016	01/01/2018	01/01/2020	01/01/2022	01/01/2024
Reason for Change	Reval-2012	Reval 2014	Reval-2016	Reval-2018	Reval-2020	Reval-2022	Reval-2024
VALUATION	L 17000	17000	17000	17000	17000	17000	17000
0	B 0	0	0	0	0	0	0
	T 17000	17000	17000	17000	17000	17000	17000

Site Description

Topography:  
Level  
Public Utilities:

LAND DATA AND CALCULATIONS

Street or Road: Paved	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Neighborhood:  Zoning: Legal Acres: 0.5062	1 HOMESITE - PAVED ROAD	F 0.5062		1.49	22500.00	33525.00	17000		17000

Map#: 102 6 B5  
BLDG FALLING DOWN, OVERGROWN, NO VALUE --  
8/8/07 LMN

Supplemental Cards  
TRUE TAX VALUE 17000

Supplemental Cards  
**TOTAL LAND VALUE** 17000

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 111000800C00000
Parent Parcel Number
Property Address
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

STRAND, JAMEL DEONTA
19320 RASPBERRY DR
MELFA, VA 23410-0000
SADDLE WOOD
PARCEL C 4.608 AC

Table with columns: Date, Transferor/Grantee, Amount. Rows include 12/16/2022, 05/11/2022, and 01/01/1900.

RESIDENTIAL

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

Map#: 111 8 C

Supplemental Cards

TRUE TAX VALUE 43000

Supplemental Cards
TOTAL LAND VALUE

43000

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 111A20700000200
Parent Parcel Number
Property Address MAIN ST
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 100 100-Incorporated Town
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 18

ESCALANTE,ARISTEO
1601 AVENUE F
RIVIERA BEACH, FL 33404
LOT 2
.46 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for HOPKINS, NANCY G & GLADDEN, B C.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (2012-2024).

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.

APNC: 2003 APPEAL NO VALUE CHANGE
BE03: Board of Equalization 2003
PER OWNER WILL NOT PERK. VALUE DECREASED TO \$1500. -70% TOPO FACTOR APPLIED. BH
BE08: Board of Equalization 2008
UPHELD 5/9/08
Map#: 111A2 7 2
1/14/03 @ 11:15 AM BOB SMITH
442-6937

Supplemental Cards
TRUE TAX VALUE 3600

Supplemental Cards
TOTAL LAND VALUE 3600

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 111A2A000003100
Parent Parcel Number
Property Address LANKFORD HWY
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 100 100-Incorporated Town

ALBRIGHT, JAMES R
OR MARIA IRMA RAMIREZ MENDEZ
PO BOX 468
PAINTER, VA 23420-0468
TURNER LOT

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers to MCCOY, SUSAN B and BOGGS, FLOYD M.

RESIDENTIAL

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, 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, and Value.

DE11: Deed Information 2011
IN#201103032 MULTI PARCEL 120-A-3
Map#: 111A2 A 31
US13 HWY FRONTAGE
F/S CB/HARBOUR REALTY
1.80AC

Supplemental Cards
TRUE TAX VALUE 29800

Supplemental Cards
TOTAL LAND VALUE 29800

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 11200A000006000
Parent Parcel Number
Property Address
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

POWELL, ROBERT B &
KENDRA S POWELL & ASHLEY W AYERSMAN
PO BOX 139
WACHAPREAGUE, VA 23480-0139
PIGGIN WOODS 5 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Value. Rows include transfers from 05/08/2023 to 07/24/2012.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (Reval-2012 to Reval-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.

BE03: Board of Equalization 2003
State Road Wooded value decreased from \$2000 per acre
(calculated on a base rate of \$4000 per acre less 50%) to
\$1500 per acre. Woods is 35 yr. old timber.BH
Map#: 112 A 60

Supplemental Cards
TRUE TAX VALUE 10000

Supplemental Cards
TOTAL LAND VALUE 10000

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER  
11200A000011600  
Parent Parcel Number

JIMENEZ,VALERIO MONTALVO  
34520 LANKFORD HWY  
PAINTER, VA 23420-3332  
PT LAST SHIFT  
1.82 AC

TRANSFER OF OWNERSHIP

Date		
02/16/2023	MARTIN, KENNETH A DTD Bk/Pg: 2300, 00502	\$37000
09/25/2019	MARTIN, KENNETH A Bk/Pg: 1900, 03663	\$0

Property Address  
20316 BRADFORD RD  
Neighborhood  
10 WACHAPREAGUE/PAINTER/BELLE HAV  
Property Class  
200 200-Single Family- Suburban

# RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01  
Area 001  
District 5

VALUATION RECORD

Assessment Year	01/01/2012	01/01/2014	01/01/2016	01/01/2018	01/01/2020	01/01/2022	01/01/2024
Reason for Change	Reval-2012	Reval 2014	Reval-2016	Reval-2018	Reval-2020	Reval-2022	Reval-2024
VALUATION	L 28800	28800	28800	28800	28800	28800	29800
0	B 0	0	0	0	0	0	0
	T 28800	28800	28800	28800	28800	28800	29800

Site Description

Topography:  
Level  
Public Utilities:

LAND DATA AND CALCULATIONS

Street or Road: Paved	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Neighborhood:	Land Type								
Zoning:	1 HOMESITE - PAVED ROAD	AV	1.0000	1.00	25000.00	25000.00	25000		25000
Legal Acres: 1.8200	2 RESIDUAL LAND		0.8200	1.17	5000.00	5850.00	4800		4800

DE19: Deed Information 2019  
IN#190003663 DEED TRANSFER ON DEATH PRIMARY BENEFICIARIES: TINA  
L MARTIN, PAMELA M RUNDE & LESLIE LEWIS.  
Map#: 112 A 116  
Memo: Comments  
TY 2005 .93 AC TO TATUM, WILLIAM L ETUX 200402996  
05/07/2004  
SPLT: PARCEL SPLIT PARENT  
TY 2005 200402996 05/07/2004

Supplemental Cards  
TRUE TAX VALUE 29800

Supplemental Cards  
**TOTAL LAND VALUE** 29800

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 113000400000500
Parent Parcel Number
Property Address BRADFORDS NECK DR
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

OWNERSHIP

THORNES,ROBERT D
PO BOX 51
QUINBY, VA 23423-0051
ATLANTIC VIEW
LOT 5 1.195 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Value. Rows include VITAK, MATTHEW J (\$30000), JOSEPH MICHAEL COSTANZO ET UX (\$65000), JOHN A LECATO JR ET UX (\$36500).

RESIDENTIAL

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 for years 2012 through 2024.

Site Description

Topography: Level
Public Utilities:

Street or Road: Paved
Neighborhood:

Zoning: 1 HOMESITE - PAVED ROAD, 2 RESIDUAL LAND
Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Rows show calculations for 1 HOMESITE - PAVED ROAD and 2 RESIDUAL LAND.



ADMINISTRATIVE INFORMATION

PARCEL NUMBER 113000400000700
Parent Parcel Number
Property Address
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

OWNERSHIP

THORNES,ROBERT D
PO BOX 51
QUINBY, VA 23423-0051
ATLANTIC VIEW
LOT 7 1.143 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor/Property, Value. Rows include dates 03/04/2022, 07/11/2005, 03/05/2002 and values \$40000, \$65000, \$36500.

RESIDENTIAL

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 types.

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.

Map#: 113 4 7
VACANT

Supplemental Cards
TRUE TAX VALUE 33500

Supplemental Cards
TOTAL LAND VALUE 33500

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER  
113A00600B00001

Parent Parcel Number

Property Address  
ATLANTIC AVE

Neighborhood  
10 WACHAPREAGUE/PAINTER/BELLE HAV

Property Class  
100 100-Incorporated Town

TAXING DISTRICT INFORMATION

Jurisdiction 01

Area 001

District 16

SALTY SPIT LLC  
805 RIVER ROAD BRAXTON  
NEWPORT NEWS, VA 23601

15 FT STRIP

Date		
04/14/2023	NATURE CONSERVANCY Bk/Pg: 2300, 01497	\$25500
09/17/2002	L GREGORY LOW SUCC TR Bk/Pg: 2002, 05657	\$0
07/14/1981	WACHAPREAGUE HOTEL & MARINA INC Bk/Pg: 0439, 00284	\$35000

# RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2012	01/01/2014	01/01/2016	01/01/2018	01/01/2020	01/01/2022	01/01/2024
Reason for Change	Reval-2012	Reval 2014	Reval-2016	Reval-2018	Reval-2020	Reval-2022	Reval-2024
VALUATION	L 4000	4000	4000	4000	4000	4000	5000
0	B 0	0	0	0	0	0	0
	T 4000	4000	4000	4000	4000	4000	5000

Site Description

Topography:  
Level

Public Utilities:

Street or Road:  
Paved

Neighborhood:

Zoning: 1 RESIDUAL LAND

Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor						
Soil ID	Acreage		-or-	Base	Adjusted	Extended	Influence	Value	
-or-	-or-	Effective	Depth Factor	Rate	Rate	Value	Factor		
Actual	Effective	Depth	-or-						
Frontage	Frontage	Depth	Square Feet						
				5000.00	5000.00	5000		5000	

Map#: 113A 6 B1  
VACANT

Supplemental Cards  
TRUE TAX VALUE 5000

Supplemental Cards  
**TOTAL LAND VALUE** 5000

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 113A00800001200
Parent Parcel Number
Property Address
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 100 100-Incorporated Town
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 16

JUDGE,STEPHEN M
4090 DOSS GARLAND DR
HAMPSTEAD, MD 21074
LOT 12
SOUTHERN VIEW ANNEX

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for 01/20/2022, 01/20/2012, 02/16/2011, and 01/01/1900.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (18000, 31500) for years 2012 through 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, and Value. Includes zoning information: 1 HOMESITE SMALL - PAVED.

DE11: Deed Information 2011
IN#201100663 MULTI PARCEL 113A-8-13
Map#: 113A 8 12
VACANT .16 AC
Memo: 8/23/07 - L.N. -
PARTIALLY BUILT CONCREAT BLOCK DWELLING N V

Supplemental Cards
TRUE TAX VALUE 31500

Supplemental Cards
TOTAL LAND VALUE 31500

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 11800060000200
Parent Parcel Number
Property Address HERON HILL
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

HALDEMAN, STEVEN P & PENNI A THOMAS
133 BALTIMORE RD
NORTH SPRINGFIELD, VT 05150
INDIAN HILLS
LOT 2 3.014 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Includes entries for 07/27/2023, 02/24/2020, 10/21/2019, 11/20/2012, and 05/09/2002.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (L, B, T) 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, Neighborhood, Land Type, Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

ADDR: Address Changed
TY2011-DEC BILL- REMOVED JOHN M WOLF FROM OWNERSHIP PER TERSO IN INST#200102642 AND COPY OF DEATH CERTIFICATE. I ALSO CHANGED ADDRESS PER MRS WOLF.5/16/11 RJM
DE12: Will Information 2012
INS 201200256 11/20/2012 Real Estate Affidavit for John M. Wolf
Map#: 118 6 2
3.014
PLAT: REFERENCE
PB 88/159

Supplemental Cards
TRUE TAX VALUE 112600

Supplemental Cards
TOTAL LAND VALUE 112600

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 118000700000700
Parent Parcel Number
Property Address
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 19

OWNERSHIP

DERR,RICHARD WAYNE
OR KATHLEEN ANNE ROSE DERR
14223 WOODSFIELD DR
BELLE HAVEN, VA 23306
RUE'S WHARF
LOT 7 2.0 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Value. Rows include 11/03/2022 SANDERSON,WHITMEL F JR \$52900 and 02/19/2002 ONANCOCK CREEK ASSOCIATES \$65000.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation for years 2012, 2014, 2016, 2018, 2020, 2022, 2024. Includes rows for VALUATION and 0.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for 1 WATERFRONT and 2 RESIDUAL LAND.

Map#: 118 7 7
PAVED
TY08: TY2008:
THERE IS A UTILITY POLE IN CENTER OF LOT. -50%

Supplemental Cards
TRUE TAX VALUE 69000

Supplemental Cards
TOTAL LAND VALUE 69000

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER  
11900A000002400  
Parent Parcel Number

WYNDHAM FARMS LLC  
2517 MILES WHARF RD  
EXMORE, VA 23350  
FLOYD 13 AC

TRANSFER OF OWNERSHIP

Date		
01/10/2023	LACKEY, TIMOTHY C ETAL Bk/Pg: 2300, 00088	\$40000
12/09/2010	MAPP, CATHERINE DUNTON Bk/Pg: 2010, 00296	\$0

Property Address  
Neighborhood  
10 WACHAPREAGUE/PAINTER/BELLE HAV  
Property Class  
200 200-Single Family- Suburban

# RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01  
Area 001  
District 19

VALUATION RECORD

Assessment Year	01/01/2012	01/01/2014	01/01/2016	01/01/2018	01/01/2020	01/01/2022	01/01/2024
Reason for Change	Reval-2012	Reval 2014	Reval-2016	Reval-2018	Reval-2020	Reval-2022	Reval-2024
VALUATION	L 49400	39000	39000	39000	39000	39000	47300
0	B 0	0	0	0	0	0	0
	T 49400	39000	39000	39000	39000	39000	47300

Site Description

Topography:  
Level  
Public Utilities:

LAND DATA AND CALCULATIONS

Street or Road:	Rating	Measured	Table	Prod. Factor				Influence	
Paved	Soil ID	Acreage		-or-				Factor	Value
Neighborhood:	-or-	-or-	Effective	Depth Factor	Base	Adjusted	Extended		
	Actual	Effective	Depth	-or-	Rate	Rate	Value		
	Frontage	Frontage	Effective	Square Feet					
Zoning:	1 OPEN LAND - PAVED	AV	8.5000	1.00	4500.00	4500.00	38300		38300
Legal Acres:	2 WOODED - PAVED		4.5000	1.00	2000.00	2000.00	9000		9000
0.0000									

DE10: Will Information 2010  
INS 201000296 12/09/2010 CONVEYS 119-A-24 AND  
119A-A-9.  
Map#: 119 A 24

Supplemental Cards  
TRUE TAX VALUE 47300

Supplemental Cards  
TOTAL LAND VALUE 47300

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 119A0A0000050A0
Parent Parcel Number 119A0A000005000
Property Address 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 100 100-Incorporated Town
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 19

ZUMPARNO, WILLIAM A
PO BOX 142
BELLE HAVEN, VA 23306-0142
LOT 1
.368 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Description, Amount. Rows include 11/13/2023 PURPURI, ROSARIO A TR & Bk/Pg: 2300, 04389 \$11000 and 09/28/2006 Bk/Pg: 2006, 06049 \$0

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Reval-2016, Appeal/Revie, Reval-2018, Reval-2020, Reval-2022, Acreage chan, Reval-2024. Rows show valuation changes from 2016 to 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, Zoning, and Legal Acres.

AC22: Acreage Change TY 2022
PER INS# 210001905 4/19/2021 1491 SF removed for road improvements & 1750 SF CHGD TO EASEMENT VALUE. SRJ
AP16: Appeal/Review 2016
02/26/2016 -- CHANGED THE SITE RATING TO AVERAGE ON THE BUILDING SITE. -- EDS.
Map#: 119A A 50A
PLAT: REFERENCE
PB 2007/174 LOT 1 .402 AC
INS# 210001905 4/19/21 REDUCED 1491 SF TO 0.368 AC
SPLT: PARCEL SPLIT CHILD
TY 2008 PARCEL CREATED PER PB 2007/174

Supplemental Cards
TRUE TAX VALUE 14700

Supplemental Cards
TOTAL LAND VALUE 14700

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 119A0A0000050B0
Parent Parcel Number 119A0A000005000
Property Address 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 100 100-Incorporated Town
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 19

OWNERSHIP

MUSSO,PATRICK J
OR KATHRYN MUSSO
PO BOX 424
BELLE HAVEN, VA 23306-0424
LOT 2
.3675 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor/Recipient, Amount. Includes entries for 11/13/2023 and 09/28/2006.

RESIDENTIAL

VALUATION RECORD

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

Site Description

Topography: Level
Public Utilities:

Street or Road: Paved
Neighborhood:

Zoning: 1 HOMESITE - PAVED ROAD
Legal Acres: 2 Easement 0.3675

LAND DATA AND CALCULATIONS

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

AC22: Acreage Change TY 2022
PER INS# 210001905 4/19/2021 1513 SF removed for road improvements & 1784 SF CHGD TO EASEMENT VALUE. SRJ
AP16: Appeal/Review 2016
02/26/2016 -- CHANGED THE SITE RATING TO AVERAGE ON THE BUILDING SITE. -- EDS.
Map#: 119A A 50B
PLAT: REFERENCE
PB 2007/174 LOT 2 .402 AC
INS# 210001905 4/19/21 REDUCED 1513 SF TO 0.3675 AC
SPLT: PARCEL SPLIT CHILD
TY 2008 PARCEL CREATED PER PB 2007/174

Supplemental Cards
TRUE TAX VALUE 14600

Supplemental Cards
TOTAL LAND VALUE 14600



ADMINISTRATIVE INFORMATION

PARCEL NUMBER 119A0A0000050C0
Parent Parcel Number 119A0A000005000
Property Address 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 100 100-Incorporated Town
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 19

OWNERSHIP

ZUMPANO, WILLIAM A 1/2
PATRICK J MUSSO & KATHRYN J MUSSO 1/2
PO BOX 142
BELLE HAVEN, VA 23306-0142
LOT 3
.506 AC

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

TRANSFER OF OWNERSHIP

Table with columns: Date, Description, Amount. Includes entries for 11/13/2023 and 09/28/2006.

RESIDENTIAL

VALUATION RECORD

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

AP16: Appeal/Review 2016
02/26/2016 -- CHANGED THE LAND TYPE TO HOMESITE-UNPAVED ROAD AND CHANGED THE SITE RATING TO FAIR ON THE BUILDING SITE. -- EDS.
Map#: 119A A 50C
PLAT: REFERENCE
PB 2007/174 LOT 3 .506 AC
SPLT: PARCEL SPLIT CHILD
TY 2008 PARCEL CREATED PER PB 2007/174

Supplemental Cards
TRUE TAX VALUE 13900

Supplemental Cards
TOTAL LAND VALUE 13900

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 119A0A000005100
Parent Parcel Number
Property Address
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 100 100-Incorporated Town
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 19

WYNDHAM FARM LLC
2517 MILES WHARF RD
EXMORE, VA 23350
HUMPHRIES 4.27 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Description, Value. Rows include 06/16/2022 BROADWATER ACADEMY \$25000 and 12/26/2018 MEARS, FLORENCE U LIFE \$0.

RESIDENTIAL

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 Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

ADDR: Address Changed
7/10/2014 C/O ADDED AND ADDRESS CHANGED PER CALL FROM A.W. DOWNING MEARS JR. HE ADVISED THAT FLORENCE MEARS AND A.W. MEARS BOTH ARE DECEASED. LT.
Map#: 119A A 51

Supplemental Cards
TRUE TAX VALUE 6400

Supplemental Cards
TOTAL LAND VALUE 6400

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 120000600001100
Parent Parcel Number
Property Address
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

OWNERSHIP

DOBBS,JENNIFER TR &
MARILYN WALTER TR
PO BOX 1018
GEORGES MILL, NH 03751
MAPPSBURG
LOT 11 4.259 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for COZZA, ANTHONY and MORRIS, ERLENE H LIFE.

RESIDENTIAL

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, and Value.

ADDR: Address Changed
8/14/2015 C/O ADDED AND ADDRESS CHANGED PER COPY OF TAX BILL. LT.
DE15: Deed Information 2015
IN#201500900 REMAINDER LEE ANN MORRIS HAHN
Map#: 120 6 11
OLD TENANT HOUSE IS FALLING DOWN
COULD NOT FIND OLD TENANT HOUSE - RC
NC22: New Construction TY2022
1/1/2023
Home is demolished. SRJ
PLAT: REFERENCE
PB 89/233
PB 92/99

Supplemental Cards
TRUE TAX VALUE 43300

Supplemental Cards
TOTAL LAND VALUE 43300

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 120000700000100
Parent Parcel Number
Property Address
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

JONES,ALICE SMITH
PO BOX 82
PAINTER, VA 23420-0082
VINEYARD ESTATES LOT 1
.70 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for COCKE, RICHARD CARY, VAN AUKEN, PAUL, PAINTER ONE LLC, NONA C BOS REVOCABLE LIVING TRUST, and DAVID W BOS ET AL.

RESIDENTIAL

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, and Value.

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 120A00200000500
Parent Parcel Number
Property Address 36073 SEASIDE RD

DAVIS, FORREST J
OR NELLIE C DAVIS
32299 CYPRESS ST
PAINTER, VA 23420-2373
BEASLEY LOT 5

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers to CHANDLER, STEPHVONE, HARMON, VINCENT, JACKSON, EVELYN FRANCES, and WATSON, ALBERT.

RESIDENTIAL

Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV

Property Class 200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 5

VALUATION RECORD

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

Map#: 120A 2 5
.46 AC
NC23: New Construction TY2023
10/11/2022
Old structure was demolished. SRJ
SI22: Sales Inspection TY 2022
7/13/2021
No changes. SRJ
VS18: Site Visit TY 2018
7/11/17 - LOWERED EFF YR & COND. JN

Supplemental Cards
TRUE TAX VALUE 16000

Supplemental Cards
TOTAL LAND VALUE 16000

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER  
12100A000001700  
Parent Parcel Number

MILES, CLIFFORD N  
PO BOX 414  
KELLER, VA 23401-0414

TRANSFER OF OWNERSHIP

Date		
06/29/2023	OAK TREE CORP	\$87500
	Bk/Pg: 2300, 02567	

Property Address  
CAT'S PT LANE  
Neighborhood  
10 WACHAPREAGUE/PAINTER/BELLE HAV  
Property Class  
200 200-Single Family- Suburban

# RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01  
Area 001  
District 5

VALUATION RECORD

Assessment Year	01/01/2012	01/01/2014	01/01/2016	01/01/2018	01/01/2020	01/01/2022	01/01/2024
Reason for Change	Appeal 2012	Reval 2014	Reval-2016	Reval-2018	Reval-2020	Reval-2022	Reval-2024
VALUATION	L 128600	128600	128600	128600	128600	128600	128600
0	B 0	0	0	0	0	0	0
	T 128600	128600	128600	128600	128600	128600	128600

Site Description

Topography:  
Level  
Public Utilities:

LAND DATA AND CALCULATIONS

Street or Road:	Rating	Measured	Table	Prod. Factor				Influence	
Unpaved	Soil ID	Acreage		-or-				Factor	Value
Neighborhood:	-or-	-or-	Effective	Depth Factor	Base	Adjusted	Extended		
	Actual	Effective	Depth	-or-	Rate	Rate	Value		
	Frontage	Frontage	Effective	Square Feet					
Zoning:	1 WATERFRONT	AV	1.0000	1.00	128000.00	128000.00	128000		128000
Legal Acres:	2 MARSHLAND	AV	1.0000	1.00	600.00	600.00	600		600
0.0000									

AP12: Appeal/Review 2012  
TY 2012 value changed based on owner appeal. 1 Ac high ground remainder marsh.  
Map#: 121 A 17

Supplemental Cards  
TRUE TAX VALUE 128600

Supplemental Cards  
**TOTAL LAND VALUE** 128600

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 121B00100G00000
Parent Parcel Number
Property Address WALTER ST
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

MURRAY, RICHARD JAMES IV &
REBECCA IRENE SEWELL
PO BOX 85
QUINBY, VA 23423-0085
LECATO SUB LOT G
3.845 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers to BRYAN, GARY V and GEORGE WALTER MAPP JR.

RESIDENTIAL

VALUATION RECORD

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

AC22: Acreage Change TY 2022
ACREAGE CHGD TO AGREE WITH SURVEY INS# 210005890 10/29/21
Map#: 121B 1 G
VACANT
PLAT: REFERENCE
INS# 210005890 10/29/21 3.845 AC

Supplemental Cards
TRUE TAX VALUE 32000

Supplemental Cards
TOTAL LAND VALUE 32000

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 121C00107002000
Parent Parcel Number
Property Address
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

LANG,ROBERT H JR
OR LESLIE J P LANG
271 N FAIRFIELD RD
HAWTHORN WOODS, IL 60047
MACHIPONGO SHORES
LOTS 20 & 21 BLK 7

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Rows include dates 06/27/2022, 09/10/2015, 08/29/2013, 01/01/1900.

RESIDENTIAL

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. Includes zoning information.

ADDR: Address Changed
7/22/2013 C/O ADDED AND ADDRESS CHANGED PER TAX
BILL INFO FROM THE TREASURERS OFFICE.
Map#: 121C 1 7 20
LOTS 20, 21

Supplemental Cards
TRUE TAX VALUE 60000

Supplemental Cards
TOTAL LAND VALUE 60000



ADMINISTRATIVE INFORMATION

OWNERSHIP

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

TRANSFER OF OWNERSHIP

PARCEL NUMBER 121C00108000100
Parent Parcel Number
Property Address
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

BUNTING, KENNETH C
OR ROXANNE L BUNTING
33139 HANSEN FARM RD
NEW CHURCH, VA 23415-2518
MACHIPONGO SHORES LOT 1
BLOCK 8

Table with columns: Date, Name (BUNDICK, CHARLES JAMES), Amount (\$100000). Includes Bk/Pg: 2200, 02804.

RESIDENTIAL

VALUATION RECORD

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

Map#: 121C 1 8 1

Supplemental Cards
TRUE TAX VALUE 4500

Supplemental Cards
TOTAL LAND VALUE 4500

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 121C00108001600
Parent Parcel Number
Property Address
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

SHAW,DANIEL L
OR EVELYN J SHAW
2088 FURNACE RD
FELTON, PA 17322
MACHIPONGO SHORES LOT 16
& 17 BLOCK 8

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers to DUER, SHARON M and THOMAS BOWER ET UX.

RESIDENTIAL

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, and Value.

Map#: 121C 1 8 16
LOTS 16, 17

Supplemental Cards

TRUE TAX VALUE 9000

Supplemental Cards
TOTAL LAND VALUE

9000

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 121C00109000400
Parent Parcel Number
Property Address
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

DEYOUNG, MICHAEL J
3416 CLAYTON RD
JOPPA, MD 21085
MACHIPONGO SHORES
LOTS 4 & 5 BLOCK 9

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Value. Rows include 07/21/2023 SCOTECE, MICHAEL V SR \$5000 and 01/06/2023 SHORE PROPERTIES INC \$990.

RESIDENTIAL

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 2012 to 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 zoning information: 1 MACHIPONGO SHORES - INT LOT.

Map#: 121C 1 9 4
LOTS 4, 5

Supplemental Cards
TRUE TAX VALUE 9000

Supplemental Cards
TOTAL LAND VALUE 9000

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 121C00109001500
Parent Parcel Number
Property Address
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

MOYER, GREGORY
OR FRITZIE MOYER
390 WHEATSTONE LN
LEBANON, PA 17042
MACHIPONGO SHORES
LOT 15 BLOCK 9

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for 03/15/2022, 09/08/2021, 04/20/2011, and 04/20/2011.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (Reval-2012 to Reval-2024). Shows valuation of 4500 across various years.

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, and Value. Includes zoning information.

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 125000200000100
Parent Parcel Number 12500A000000200
Property Address 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

C & A BUILDING AND REMODELING LLC
400 SHARON DR
NEWPORT NEWS, VA 23602
WATERSIDE VILLAGE III PHASE 1
LOT 1 1.377 AC

Table with columns: Date, Transferor, Amount. Rows include transfers from Waterside Land Trust LLC and EJB Holdings Inc.

RESIDENTIAL

VALUATION RECORD

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

AP16: Appeal/Review 2016
Unfinished lot. Lot has no access to electrical power.
underground electric cabling is not installed. Land influence
factor adj. applied. bh
DE12: Deed Information 2012
IN#201200643 MULTI PARCELS 125-2-34, 78 & 79
Map#: 125 2 1
PLAT: REFERENCE
INS 201100107 01/10/2011
PS12: Parcel Split TY 2012
TY 2012 PARCEL CREATED PER INS 201100107
01/10/2011

Supplemental Cards
TRUE TAX VALUE 27400

Supplemental Cards
TOTAL LAND VALUE 27400

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 125000200001000
Parent Parcel Number 12500A000000200
Property Address 37598 BLUE CRAB CIR
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban

CMH HOMES INC
5000 CLAYTON RD
MARYVILLE, TN 37804
WATERSIDE VILLAGE III
PHASE II LOT 10 1.665 AC

Table with columns: Date, Transferor, Recipient, Amount. Includes entries for 12/07/2022 and 10/07/2010.

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 5

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Valuation (L, B, T) for years 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 zoning and legal acres data.

AP16: Appeal/Review 2016
Unfinished lot. No electric. Also lot contains electric transmission lines easement area . Adjustments made for these factors.bh
Map#: 125 2 10
NC24: New Construction TY2024
07/31/2023 New 27 x60 doublewide with a 8x8 covered porch and 8x10 deck is 100% complete for NC24. AJR
PLAT: REFERENCE
INS 201500955 04/02/2015
PS16: Parcel Split TY 2016
TY 2016 PARCEL CREATED PER INS 201500955 04/02/2015

Supplemental Cards
TRUE TAX VALUE 17100

Supplemental Cards
TOTAL LAND VALUE 17100

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 125000200001600
Parent Parcel Number 12500A000000200
Property Address 10 WACHAPREAGUE/PAINTER/BELLE HAV
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban

RIVENBARK, RAYMOND DALE
966 BUTTS STATION RD
CHESAPEAKE, VA 23320
WATERSIDE VILLAGE III
PHASE II LOT 16 1.444 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Transferee, Amount. Includes entries for 06/07/2023 and 10/07/2010.

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 5

VALUATION RECORD

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

AP16: Appeal/Review 2016
Unfinished lot. No electric. Adjustment applied for this factor.
bh
Map#: 125 2 16
PLAT: REFERENCE
INS 201500955 04/02/2016
PS16: Parcel Split TY 2016
TY 2016 PARCEL CREATED PER INS 201500955
04/02/2015

Supplemental Cards
TRUE TAX VALUE 27600

Supplemental Cards
TOTAL LAND VALUE 27600

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 125000200001700
Parent Parcel Number 12500A000000200
Property Address 10 WACHAPREAGUE/PAINTER/BELLE HAV
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban

HAWKINS, MATTHEW R
PO BOX 1283
EXMORE, VA 23350-1283
WATERSIDE VILLAGE III
PHASE II LOT 17 1.551 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Transferee, Value. Includes entries for 01/12/2022 and 10/07/2010.

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 5

VALUATION RECORD

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

AP16: Appeal/Review 2016
Unfinished lot. No electric. Adjustment applied for this factor.
bh
Map#: 125 2 17
PLAT: REFERENCE
INS 201500955 04/02/2015
PS16: Parcel Split TY 2016
TY 2016 PARCEL CREATED PER INS 201500955
04/02/2016

Supplemental Cards
TRUE TAX VALUE 28000

Supplemental Cards
TOTAL LAND VALUE 28000



ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 125000200002500
Parent Parcel Number 12500A000000200
Property Address 37595 BLUE CRAB CIR
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban

BRAGG, PRINCESS DIANE
PO BOX 142
PAINTER, VA 23420-0142
WATERSIDE VILLAGE III
PHASE II LOT 25 1.869 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers from 07/17/2023 to 10/07/2010.

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 5

VALUATION RECORD

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

AP16: Appeal/Review 2016
Unfinished lot. No electric. Also lot contains electric transmission lines easement area. Adjustments made for these factors.bh
Map#: 125 2 25
NC24: New Construction TY2024
07/31/2023 New doublewide with 8x8 front porch is 100% complete for NC24. AJR
2023 NORRIS MFH PICKED UP AS RE FOR TY24 PER AFA INS# 230003241 8/17/23
PLAT: REFERENCE
INS 201500955 04/02/2015
PS16: Parcel Split TY 2016
TY 2016 PARCEL CREATED PER INS 201500955 04/02/2015

Supplemental Cards
TRUE TAX VALUE 16100

Supplemental Cards
TOTAL LAND VALUE 16100

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 125000200004800
Parent Parcel Number 12500A000000300
Property Address 10 WACHAPREAGUE/PAINTER/BELLE HAV
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

CMH HOMES INC
5000 CLAYTON RD
MARYVILLE, TN 37804
WATERSIDE VILLAGE 1 PHASE 1
LOT 48 .782 AC

Table with columns: Date, Transferor, Recipient, Amount. Includes entries for 07/27/2023 and 10/07/2010.

RESIDENTIAL

VALUATION RECORD

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

AP16: Appeal/Review 2016
Unfinished lot. No electric. Also lot contains electric transmission lines easement area. Ajustments applied for these factors. bh
AP20: Appeal/Review 2020
Transmission line easement changed to -40% for uniformity.bh
Map#: 125 2 48
PLAT: REFERENCE
INS 201004337 11/01/2010
SPLT: PARCEL SPLIT CHILD
TY 2011 PARCEL CREATED PER INS 201004337 11/01/2010

Supplemental Cards
TRUE TAX VALUE 14200

Supplemental Cards
TOTAL LAND VALUE 14200

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 125000200005900
Parent Parcel Number 12500A000000300
Property Address 10 WACHAPREAGUE/PAINTER/BELLE HAV
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

RIVENBARK, RAYMOND DALE
966 BUTTS STATION RD
CHESAPEAKE, VA 23320
WATERSIDE VILLAGE 1 PHASE 1
LOT 59 .732 AC

Table with columns: Date, Transferor, Grantee, Amount. Includes entries for 06/16/2023 and 10/07/2010.

RESIDENTIAL

VALUATION RECORD

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

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 zoning and legal acres information.

AP16: Appeal/Review 2016
Map#: 125 2 59
PLAT: REFERENCE
INS 201004337 11/01/2010
SPLT: PARCEL SPLIT CHILD
TY 2011 PARCEL CREATED PER INS 201004337
11/01/2010

Supplemental Cards
TRUE TAX VALUE 23400

Supplemental Cards
TOTAL LAND VALUE 23400

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 125000200006500
Parent Parcel Number 12500A000000300
Property Address 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

PHELAN,PATRICK M JR
1913 AMBER BAY CT
VIRGINIA BEACH, VA 23456
WATERSIDE VILLAGE 1 PHASE 1
LOT 65 .859 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Value. Includes entries for 07/11/2023 (WATERSIDE LAND TRUST LLC, \$26900) and 10/07/2010 (EJB HOLDINGS INC, \$0).

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (2014, 2016, 2018, 2020, 2022, 2024). Shows valuation of 24100 for various years.

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 zoning information: 1 HOMESITE - PAVED ROAD.

AP16: Appeal/Review 2016
Map#: 125 2 65
PLAT: REFERENCE
INS 201004337 11/01/2010
SPLT: PARCEL SPLIT CHILD
TY 2011 PARCEL CREATED PER INS 201004337
11/01/2010

Supplemental Cards
TRUE TAX VALUE 24100

Supplemental Cards
TOTAL LAND VALUE 24100

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

TRANSFER OF OWNERSHIP

PARCEL NUMBER 125000200006700
Parent Parcel Number 12500A000000300
Property Address 10 WACHAPREAGUE/PAINTER/BELLE HAV
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban

WATERSIDE LAND TRUST LLC
PO BOX 910
EASTVILLE, VA 23347
WATERSIDE VILLAGE 1 PHASE 1
LOT 67 1.049 AC

Table with columns: Date, Transferor/Transferee, Amount. Includes entries for 06/21/2023, 06/15/2011, and 10/07/2010.

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 5

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (2012-2024). Shows valuation of 25600 and 25700.

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 zoning and legal acres data.

Map#: 125 2 67
PLAT: REFERENCE
INS 201004337 11/01/2010
SPLT: PARCEL SPLIT CHILD
TY 2011 PARCEL CREATED PER INS 201004337 11/01/2010

Supplemental Cards
TRUE TAX VALUE 25700

Supplemental Cards
TOTAL LAND VALUE 25700

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 125000200007700
Parent Parcel Number 12500A000000300
Property Address 10 WACHAPREAGUE/PAINTER/BELLE HAV
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

RIVENBARK, RAYMOND DALE
966 BUTTS STATION RD
CHESAPEAKE, VA 23320
WATERSIDE VILLAGE 1 PHASE 1
LOT 77 .859 AC

Table with columns: Date, Transferor, Transferee, Amount. Includes entries for 08/01/2023 and 10/07/2010.

RESIDENTIAL

VALUATION RECORD

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

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, Zoning, and Legal Acres.

AP16: Appeal/Review 2016
Map#: 125 2 77
PLAT: REFERENCE
INS 201004337 11/01/2010
SPLT: PARCEL SPLIT CHILD
TY 2011 PARCEL CREATED PER INS 201004337
11/01/2010

Supplemental Cards
TRUE TAX VALUE 24000

Supplemental Cards
TOTAL LAND VALUE 24000

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 125000200009100
Parent Parcel Number 125000200B00000
Property Address 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

RIVENBARK, RAYMOND DALE
966 BUTTS STATION RD
CHESAPEAKE, VA 23320
WATERSIDE VILLAGE 1 PHASE II
LOT 91 1.177 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Transferee, Amount. Includes entries for 10/04/2023 and 10/07/2010.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Valuation (L, B, T) for years 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 zoning and legal acres data.

AP16: Appeal/Review 2016
Map#: 125 2 91
PLAT: REFERENCE
INS 201500769 03/12/2015
PS16: Parcel Split TY 2016
TY 2016 PARCEL CREATED PER INS 201500769
03/12/2015

Supplemental Cards
TRUE TAX VALUE 26500

Supplemental Cards
TOTAL LAND VALUE 26500

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 125000200012600
Parent Parcel Number 125000200B00000
Property Address 10 WACHAPREAGUE/PAINTER/BELLE HAV
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

PHELAN,PATRICK M JR
1913 AMBER BAY CT
VIRGINIA BEACH, VA 23456
WATERSIDE VILLAGE 1 PHASE II
LOT 126 .798 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Recipient, Amount. Includes entries for 06/23/2023 and 10/07/2010.

RESIDENTIAL

VALUATION RECORD

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

AP16: Appeal/Review 2016
Map#: 125 2 126
PLAT: REFERENCE
INS 201500769 03/12/2015
PS16: Parcel Split TY 2016
TY 2016 PARCEL CREATED PER INS 201500769
03/12/2015

Supplemental Cards
TRUE TAX VALUE 23700

Supplemental Cards
TOTAL LAND VALUE 23700



ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 125000200012300
Parent Parcel Number 125000200B00000
Property Address 10 WACHAPREAGUE/PAINTER/BELLE HAV
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban

BIG BEAR PAW DEVELOPMENT LLC
12643 WATER ST
CLIFTON, VA 20124
WATERSIDE VILLAGE 1 PHASE II
LOT 123 .691 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Recipient, Amount. Includes entries for 08/10/2022 and 10/07/2010.

RESIDENTIAL

TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

VALUATION RECORD

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

AP16: Appeal/Review 2016
Map#: 125 2 123
PLAT: REFERENCE
INS 201500769 03/12/2015
PS16: Parcel Split TY 2016
TY 2016 PARCEL CREATED PER INS 201500769 03/12/2015
SI20: Sales Inspection TY20 12/5/2019
Removed electric influence. Electric has been run through parcel.
SRJ

Supplemental Cards
TRUE TAX VALUE 23100

Supplemental Cards
TOTAL LAND VALUE 23100

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 125000200012700
Parent Parcel Number 125000200B00000
Property Address 36427 CLAM CT
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

OWNERSHIP

MORGAN, GWENDOLEN NESHAY
PO BOX 651
CHERITON, VA 23316-0651
WATERSIDE VILLAGE 1 PHASE II
LOT 127 .691 AC

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

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers to CMH HOMES INC, WATERSIDE LAND TRUST LLC, and EJB HOLDINGS INC.

RESIDENTIAL

VALUATION RECORD

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

AP16: Appeal/Review 2016
Map#: 125 2 127
NC24: New Construction TY2024
07/31/2023 New 3 bdr 1 story modular home 100% complete for
NC24. AJR
PLAT: REFERENCE
INS 201500769 03/12/2015
PS16: Parcel Split TY 2016
TY 2016 PARCEL CREATED PER INS 201500769
03/12/2015

Supplemental Cards
TRUE TAX VALUE 23100

Supplemental Cards
TOTAL LAND VALUE 23100

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 126A00100K00000
Parent Parcel Number
Property Address BELLS NECK RD
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban

DUMONT,ALOMA
36632 PUTTER LN
FRANKFORD, DE 19945-5202
LOT K & WATER ACCESS
1.98 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for 04/13/2022, 12/22/2008, 05/27/2003, and 01/01/1900.

RESIDENTIAL

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, and Value.

DE08: Deed Information 2008
SEE DEED OF COR IN#200806075 REC 12/22/2008
Map#: 126A 1 K

Supplemental Cards
TRUE TAX VALUE 107500

Supplemental Cards
TOTAL LAND VALUE 107500

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 132A00200001600
Parent Parcel Number 132A00200001500
Property Address EGRET CIR
Neighborhood 10 WACHAPREAGUE/PAINTER/BELLE HAV
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

WOODY, THOMAS C
OR SYLVIA A WOODY
1674 WARES GAP RD
MONROE, VA 24574-2593
OCEANSIDE LOT 16
VILLAGE H

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Amount. Rows: 11/14/2023 ROBERTS, JERRY L \$10000; 09/25/2002 ROBERTS, JERRY \$0

RESIDENTIAL

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: VALUATION L, 0 B, 0 T

Site Description

Topography: Level
Public Utilities:

Street or Road: Unpaved
Neighborhood:

Zoning: 1 VA LANDING- NO SEPTIC
Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Row: 10000.00 10000.00 10000

Map#: 132A 2 16

Supplemental Cards
TRUE TAX VALUE 10000

Supplemental Cards
TOTAL LAND VALUE 10000