

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT		--- Living Areas ---				Bsmt Baths			Fixt. AC		Fire- Place		Garages Type SqFt	Porches Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	Cert. Value	Work- sheet	Ratio
			BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	O	S									
4397 GABRIEL LN 062A1A000004800	0.00 Fr	1951 1970	42 100	F	0	904	0	651	0	1	0	5	N	0	NONE	1 0	114	01/04/2022 Q	50,000 Q	1555	32900		0.66	
MAIN RIDGE RD 062A1A0000056A0	0.00		100		0	0	0	0	0	0	0	0	0	0	NONE	0 0	0.023	01/13/2022 Q	30,000 Q	0	24500		0.82	
16143 MAIN RIDGE RD 062A1A000006000	1.50 Fr	1953 1975	42 100	AV	0	960	0	460	0	1	1	7	N	0	NONE	2 0	320	05/17/2023 Q	90,000 Q	1420	81700		0.91	
16165 MAIN RIDGE RD 062A1A000009100	1.00 Fr	1955 1959	38 100	AV	0	1190	0	0	0	1	0	5	N	0	NONE	1 0	175	07/07/2022 Q	62,000 Q	1190	50600		0.82	
062A1A0000101A0	0.00		100		0	0	0	0	0	0	0	0	0	0	NONE	0 0		06/06/2022 Q	11,000 Q	0	600		0.05	
16189 MAIN RIDGE RD 062A1A000010900	1.00 Fr	1965 1975	38 100	AV	0	1292	0	0	0	1	0	5	N	0	NONE	1 0	96	06/21/2022 Q	55,000 Q	1292	64600		1.17	
16173 PONDEROSA LN 062A1A000011300	1.00 Fr	1965	35 100	AV	0	1032	0	0	0	1	0	5	N	0	NONE	0 0		04/11/2023 Q	45,000 Q	1032	49200		1.09	
16173 PONDEROSA LN 062A1A000011300	1.00 Fr	1965	35 100	AV	0	1032	0	0	0	1	0	5	N	0	NONE	0 0		12/05/2022 Q	42,000 Q	1032	49200		1.17	
16204 MAIN RIDGE RD 062A1A000011800	0.00		400		0	0	0	0	0	0	0	0	0	0	NONE	0 0		11/29/2022 Q	65,000 Q	0	62100		0.96	
062A1A0000140A0	0.00		100		0	0	0	0	0	0	0	0	0	0	NONE	0 0	0.100	01/13/2022 Q	2,500 Q	0	1000		0.40	
16243 MAIN RIDGE RD 062A1A000015500	2.00 Fr	1920 1965	45 100	AV	0	3002	1460	0	0	4	3	20	N	0	NONE	1 0	144	10/31/2023 Q	100,000 Q	4462	135900		1.36	
16251 MAIN RIDGE RD 062A1A000015900	2.00 Fr	1900 1980	42 100	AV	0	1008	726	0	0	1	0	5	P	0	NONE	2 0	320	08/30/2022 Q	188,000 Q	1734	96800		0.51	
MAIN RIDGE RD 062A1A000020900	1.00 Fr	1960 1975	35 100	AV	0	1068	0	0	0	1	0	5	N	0	NONE	0 1	80	02/10/2023 Q	50,000 Q	1068	56800		1.14	
MAIN RIDGE RD 062A1A000020900	1.00 Fr	1960 1975	35 100	AV	0	1068	0	0	0	1	0	5	N	0	NONE	0 1	80	01/17/2023 Q	40,000 Q	1068	56800		1.42	
16478 WEST RIDGE RD 062A1A000025500	0.00		100		0	0	0	0	0	0	0	0	0	0	NONE	0 0		04/05/2022 Q	15,000 Q	0	24200		1.61	

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	--- Living Areas ---				Bsmt	Baths	Fixt.	AC	Place	Garages	Porches	Lot	Sale	Sale	Totl	Cert.	Work-	Ratio			
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type	SqFt	Decks	Acres	Date	Amount	SqFt	Value	sheet	
W RIDGE 062A2A000002000	0.00			0	0	0	0	0	0	0	0	0	NONE	0		02/03/2023	4,000	0	5000					1.25
			100										0			Q	Q							

Neighborhood		Certified Value		Parcels		Average Appraisal			Valid Sales			Sales to Certified Ratio												Median Sale Price: 47500																
		7888232	470	16783	16													TOTALS																						
Summary - Neighborhood 11		SIZE ANALYSIS									AGE ANALYSIS																													
		< 1000 sf			1000 - 1999 sf			2000 - 3200 sf			over 3200 sf			over 90			60- 89 years			45 - 59 years			AGE ANALYSIS			15 - 29 years			5 - 14 years			0 - 4 years(new)			TOTALS					
		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	Num	Med	COD			
Vacant																													0	0.00	0.0									
Improved		6	0.89	47.8	9	1.09	20.4	0	0.00	0.0	1	1.36	0.0	2	0.94	45.5	5	0.91	23.7	3	1.17	2.3	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	16	1.02	31.0
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	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	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	6	1.16	10.2	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	3	1.14	17.5	3	1.17	2.3	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	6	1.16	10.2			
40 - 49		0	0.00	0.0	3	0.66	20.2	0	0.00	0.0	1	1.36	0.0	2	0.94	45.5	2	0.79	15.9	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	4	0.79	35.0			
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	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	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	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	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	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	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	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	1	0.66	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	1	0.66	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	1	0.66	0.0			
Normal		0	0.00	0.0	8	1.11	17.6	0	0.00	0.0	1	1.36	0.0	2	0.94	45.5	4	1.02	20.2	3	1.17	2.3	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	9	1.14	17.4			
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	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	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	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	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	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	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	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	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	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	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	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	9	1.09	20.4	0	0.00	0.0	1	1.36	0.0	2	0.94	45.5	5	0.91	23.7	3	1.17	2.3	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	10	1.11	20.4			
		Total	Sales	Median	Arith.	Weight	Geo.				Std.				95%																									
		Parcels	Parcels	Ratio	Mean	Mean	Mean	COD	COV	PRD	Dev.	COV	PRD	Conf.																										
Vacant		0	0												Includes Less than 5 Sales																									
Improved		470	16	1.02	0.96	0.93	0.80	31.0	40.76	42.51	1.03	19.97																												
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		244	10	1.11	1.02	0.93	0.98	20.4	29.47	28.75	1.10	18.26																												

Parcel Selection Criteria

Area: 001
Parcel Selection: Neighborhood 11 to 11
Property Classes: All
Taxing District: All Districts

Parcel Selection Options

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

Analysis Criteria

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

Sales Selection

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

Land Type Selection

Land Type Selection Filter: All Land Type

Sort Order

Sort Order Selection: Default

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 03/01/2024 Card No. 1 of 1

PARCEL NUMBER 062A1A000004800
Parent Parcel Number
Property Address 4397 GABRIEL LN
Neighborhood 11 TANGIER ISLAND
Property Class 100 100-Incorporated Town
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 11

JOHNSON, SPENCER C
OR MILDRED P JOHNSON
PO BOX 294
TANGIER, VA 23440-0294
MAIN RIDGE

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers from 01/04/2022 to 01/01/1900.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (Reval 2014, 2016, 2018, 2020, 2022, 2024).

Site Description

Topography: Level
Public Utilities: Water, Sewer
Street or Road: Paved
Neighborhood:
Zoning:
Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

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

Map#: 62A1 A 48
PLAT: REFERENCE
PB 96/13
RV19: Property Review/Inspection
CORRECTED LAND TO UNPAVED RD VALUE
VS16: Site Visit TY 2016
10/13/12 LOWERED CONDITION GRADE ON HOUSE TO FAIR. SEE BACK OF HOUSE PICTURE. ES

Supplemental Cards
TRUE TAX VALUE 8100

Supplemental Cards
TOTAL LAND VALUE 8100

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 0
 Finished Area: 1555
 Attic: None
 Basement: None

ROOFING

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

FLOORING

Sub and joists 1.0, 1.75
 Carpet 1.0, 1.75

EXTERIOR COVER

Brick 1.0
 Vinyl siding 1.0, 1.75

INTERIOR FINISH

Sheetrock 1.0, 1.75

ACCOMMODATIONS

Finished Rooms 5
 Bedrooms 3

HEATING AND AIR CONDITIONING

Primary Heat: Central Warm Air
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

	#
3 Fixt. Baths	1 3
Kit Sink	1 1
Water Heat	1 1
TOTAL	5

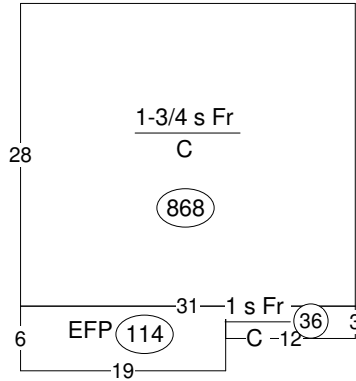
REMODELING AND MODERNIZATION

Amount Date

01

02

03



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Sty Hgt	Const Type	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value	
03 :SWL-PWS	6400	D	DWELL	0.00	C-	1951	1970	F	0.00	N	0.00	1772	125660	81	0	70	100	16700	
		01	UTLSHED	0.00	C	1990	1990	AV	0.00	N	0.00	16x 24	0	0	0	SV	0	100	1000
		02	FENCERES	0.00	C	1980	1980	F	0.00	N	0.00	200	0	0	0	SV	0	100	100
		03	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

CPN 10/02/2007

Neigh 11 AV

TOTAL IMPROVEMENT VALUE

24800

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER
062A1A0000056A0
Parent Parcel Number
Property Address
MAIN RIDGE RD
Neighborhood
11 TANGIER ISLAND

ESKRIDGE,WILLIAM T III
OR CLAUDINE C ESKRIDGE
PO BOX 79
TANGIER, VA 23440-0079
PT PARKS
25 X 40

Date		
01/13/2022	CROCKETT, JEFFREY LYNN Bk/Pg: 2200, 00196	\$30000
01/01/1900	Bk/Pg: 0624, 00652	\$0

Property Class
100 100-Incorporated Town

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 11

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 15100	15100	10200	10200	10200	10200	10200
0	B 8300	7400	15500	15500	15500	18100	14300
	T 23400	22500	25700	25700	25700	28300	24500

Site Description

Topography:
Level
Public Utilities:
Water, Sewer
Street or Road:
Paved
Neighborhood:
Zoning:
Legal Acres:
0.0230

1 1/4 Lot - Homesite Paved

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						
				12000.00	12000.00	12000 0	-15%	10200	

Supplemental Cards

TRUE TAX VALUE 10200

Supplemental Cards
TOTAL LAND VALUE

10200

Map#: 62A1 A 56A
VS16: Site Visit TY 2016
10/13/15 ADDED SWL SINCE SHOP HAS 2 BATHROOMS.
DECK WAS CONVERTED TO OPEN PORCH WITH ROOF
EXTENSION WHICH HAD NOT BEEN PREVIOUSLY
ASSESSED. CHANGED LAND TYPE SINCE LOT IS ONLY
25X40 & A MINUS SIZE FACTOR FOR LAND ASSESSMENT
WAS USED. ES

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Shingle

WALLS

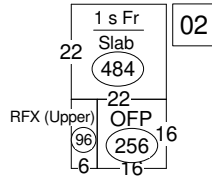
Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

Wd Jst	B	1	2	U
	0	484	0	0

HEATING AND AIR CONDITIONING

	B	1	2	U
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(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
02 : SWL-PWS		C	LMFG	0.00		D-	1960	1975	AV	0.00	N	0.00	484	0	0	0	0	100	7300
		02	SWL	0.00		C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	0	100	7000

Data Collector/Date

CPN 10/02/2007

Appraiser/Date

01/01/1900

Neighborhood

Neigh 11 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

14300

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 03/01/2024 Card No. 1 of 1

PARCEL NUMBER
062A1A000006000
Parent Parcel Number

PRUITT,ALTON CLYDE JR
OR CYNTHIA ANN PRUITT
16143 MAIN RIDGE RD
TANGIER, VA 23440
HAYNIE LOTS-MAIN RIDGE

TRANSFER OF OWNERSHIP

Date		
05/17/2023	PRUITT,GLENN EDWARD Bk/Pg: 2300, 01862	\$90000
12/17/2004	MARSHALL L PRUITT ET UX Bk/Pg: 2004, 08398	\$0

Property Address
16143 MAIN RIDGE RD
Neighborhood
11 TANGIER ISLAND
Property Class
100 100-Incorporated Town

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 11

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 38300	38300	30600	30600	30600	30600	30600
0	B 73200	70600	69900	67600	72200	74800	51100
	T 111500	108900	100500	98200	102800	105400	81700

Site Description

Topography:
Level
Public Utilities:
Water, Sewer
Street or Road:
Paved
Neighborhood:

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor				Influence	
Soil ID	Acreage		-or-	Base	Adjusted	Extended	Factor	Value
-or-	-or-		Depth Factor	Rate	Rate	Value		
Actual	Effective	Effective	-or-					
Frontage	Frontage	Depth	Square Feet					
1	WATERFRONT SMALL/BULK	AV	0.1600	2.36	81000.00	191160.00	30600	30600

Zoning:
Legal Acres:
0.0000

Supplemental Cards
TRUE TAX VALUE 30600

Supplemental Cards
TOTAL LAND VALUE 30600

Map#: 62A1 A 60
VS16: Site Visit TY 2016
10/13/15 ES

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.5
 Finished Area: 1420
 Attic: None
 Basement: None

ROOFING

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

FLOORING

Sub and joists 1.0, 1.5
 Carpet 1.0, 1.5

EXTERIOR COVER

Vinyl siding 1.0, 1.5

INTERIOR FINISH

Sheetrock 1.0, 1.5

ACCOMMODATIONS

Finished Rooms 6
 Bedrooms 3

HEATING AND AIR CONDITIONING

Primary Heat: Electric baseboard
 Lower Full Part
 /Bsmt 1 Upper Upper

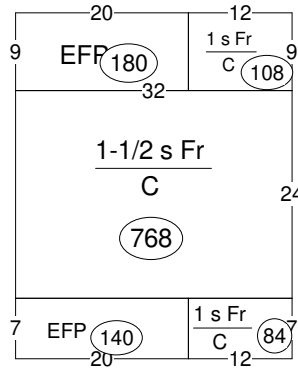
PLUMBING

	#
3 Fixt. Baths	1 3
2 Fixt. Baths	1 2
Kit Sink	1 1
Water Heat	1 1
TOTAL	7

REMODELING AND MODERNIZATION

Amount Date

04



03

02



(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
03 :SWL-PWS	6400	D	DWELL	0.00	C-	1953	1975	AV	0.00	N	0.00	1728	122940	49	0	70	100	43900
		02	FENCERES	0.00	D	1990	1990	F	0.00	N	0.00	300	0	0	SV	0	100	200
		03	SWL	0.00	C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		04	PIER	0.00	D	1970	1970	P	14.00	N	11.90	5x 60	3570	99	0	100	100	0

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

CPN 10/03/2007

Neigh 11 AV

TOTAL IMPROVEMENT VALUE

51100

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 03/01/2024 Card No. 1 of 1

PARCEL NUMBER 062A1A000009100
Parent Parcel Number
Property Address 16165 MAIN RIDGE RD
Neighborhood 11 TANGIER ISLAND
Property Class 100 100-Incorporated Town
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 11

TRUMBLE, TIMOTHY THOMAS
PO BOX 91
TANGIER, VA 23440-0091
MAIN

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Value. Rows include dates from 04/05/2023 to 12/04/2012 and owners like TRUMBLE, TIMOTHY THOMAS & DALEY, CHRISTOPHER LANCE.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (Reval-2012 to Reval-2024). Rows show valuation changes for years 2012, 2014, 2016, 2018, 2020, 2022, and 2024.

Site Description

Topography: Level
Public Utilities: Water, Sewer
Street or Road: Paved
Neighborhood:
Zoning:
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 shows 1 1/4 Lot - Homesite Paved with a value of 12000.

Map#: 62A1 A 91
VS16: Site Visit TY 2016
10/13/15 LOWERED EFFECTIVE YEAR. ES

Supplemental Cards
TRUE TAX VALUE 12000

Supplemental Cards
TOTAL LAND VALUE 12000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.0
 Finished Area: 1190
 Attic: None
 Basement: None

ROOFING

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

FLOORING

Sub and joists 1.0
 Carpet 1.0

EXTERIOR COVER

Asbestos siding 1.0

INTERIOR FINISH

Sheetrock 1.0

ACCOMMODATIONS

Finished Rooms 5
 Bedrooms 3

HEATING AND AIR CONDITIONING

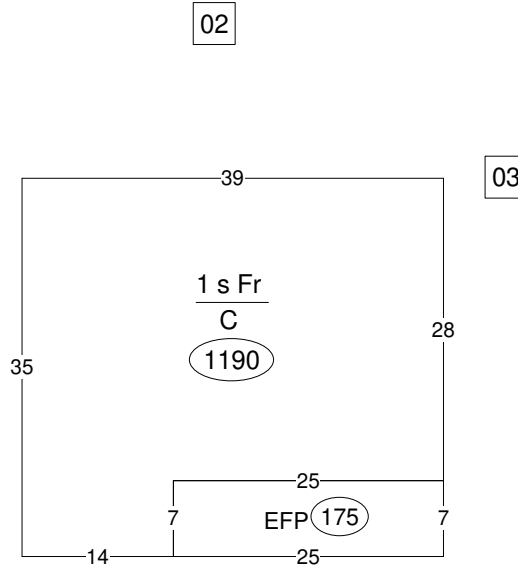
Primary Heat: Hot water or steam
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

	#	
3 Fixt. Baths	1	3
Kit Sink	1	1
Water Heat	1	1
TOTAL		5

REMODELING AND MODERNIZATION

Amount Date



(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	
03 :SWL-PWS	6400	D	DWELL	0.00		D+	1955	1959	AV	0.00	N	0.00	1190	112370	60	0	70	100	31500	
		02	FENCERES	0.00		D	1990	1990	F	0.00	N	0.00	0	0	0	0	SV	0	100	100
		03	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

CPN 10/03/2007

Neigh 11 AV

TOTAL IMPROVEMENT VALUE

38600

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 062A1A0000101A0
Parent Parcel Number
Property Address
Neighborhood 11 TANGIER ISLAND
Property Class 100 100-Incorporated Town
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 11

GREEN,NATHAN
17 W JEFFERSON ST SUITE 7
ROCKVILLE, MD 20850
PRUITT LOT

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows include TAYLOR, WILLIAM LESTER (\$11000), LOUIS D TICHENOR ET UX (\$10000), and Bk/Pg: 0548, 00138 (\$0).

RESIDENTIAL

VALUATION RECORD

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

Site Description

Topography: Swampy
Public Utilities: Water, Sewer
Street or Road:
Neighborhood:
Zoning: 1 MARSHLAND
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 shows 1 MARSHLAND with values 600.00, 600.00, 600, 600.

Map#: 62A1 A 101A
WATERFRONT?
MOSTLY MARSH?

Supplemental Cards
TRUE TAX VALUE 600

Supplemental Cards
TOTAL LAND VALUE 600

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 03/01/2024 Card No. 1 of 1

PARCEL NUMBER
062A1A000010900
Parent Parcel Number

JUSTICE BOYZ PROPERTIES LLC
32605 MILLSBORO HWY
MILLSBORO, DE 19966
MAIN RIDGE-PARKS

Property Address
16189 MAIN RIDGE RD
Neighborhood
11 TANGIER ISLAND
Property Class
100 100-Incorporated Town

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 11

RESIDENTIAL

TRANSFER OF OWNERSHIP

Date		
06/21/2022	PARKS, ANGELA W Bk/Pg: 2200, 03075	\$55000
04/09/2021	WILLIAMS, BARRY M JR Bk/Pg: 2100, 00160	\$0
02/23/2012	WILLIAMS, NEDRA A Bk/Pg: 2012, 00606	\$0

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 18000	18000	16200	16200	16200	16200	16200
0	B 69200	66800	64900	64300	68700	71300	48400
	T 87200	84800	81100	80500	84900	87500	64600

Site Description

Topography:
Level
Public Utilities:
Water, Sewer
Street or Road:
Paved
Neighborhood:
Zoning:
Legal Acres:
0.0000

1 1/2 Lot - Homesite Paved

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor				Influence	
Soil ID	Acreage		-or-	Base	Adjusted	Extended	Factor	Value
-or-	-or-		Depth Factor	Rate	Rate	Value		
Actual	Effective	Effective	-or-					
Frontage	Frontage	Depth	Square Feet					
				16200.00	16200.00			16200

Supplemental Cards

TRUE TAX VALUE 16200

Supplemental Cards
TOTAL LAND VALUE

16200

APNC: 2003 APPEAL NO VALUE CHANGE
Map#: 62A1 A 109
VS16: Site Visit TY 2016
10/14/15 ES

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.0
 Finished Area: 1292
 Attic: None
 Basement: None

ROOFING

Material: Metal stand seam
 Type: Gable
 Framing: Std for class
 Pitch: Medium 5/12-8/12

FLOORING

Sub and joists 1.0
 Carpet 1.0

EXTERIOR COVER

Vinyl siding 1.0

INTERIOR FINISH

Sheetrock 1.0

ACCOMMODATIONS

Finished Rooms 5
 Bedrooms 3

HEATING AND AIR CONDITIONING

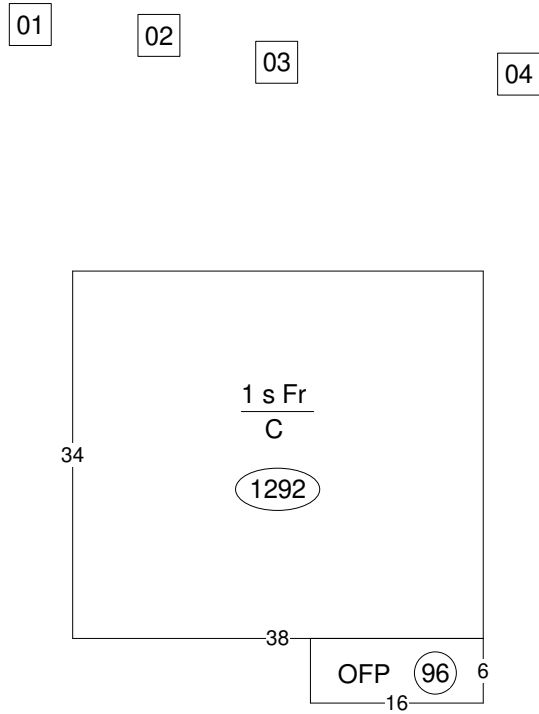
Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

 3 Fixt. Baths 1 3
 Kit Sink 1 1
 Water Heat 1 1
 TOTAL 5

REMODELING AND MODERNIZATION

Amount Date



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Sty 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
04 :SWL-PWS	6400	D	DWELL	0.00		D+	1965	1975	AV	0.00	N	0.00	1292	115650	49	0	70	100	41300
01		01	UTLISHED	10.00		D	1990	1990	F	15.01	N	12.01	12x 16	2310	99	0	100	100	100
02		02	FENCERES	0.00		D	1990	1990	F	10.00	N	8.50	88	750	99	0	100	100	0
03		03	FENCERES	0.00		D	1990	1990	F	10.00	N	8.50	120	1020	99	0	100	100	0
04		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

AG 10/03/2007

Neigh 11 AV

TOTAL IMPROVEMENT VALUE

48400

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 062A1A000011300
Parent Parcel Number
Property Address 16173 PONDEROSA LN
Neighborhood 11 TANGIER ISLAND
Property Class 100 100-Incorporated Town
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 11

ZEUS'S LANDING LLC
16255 MAIN RIDGE RD
TANGIER, VA 23440
MAIN RIDGE

Table with columns: Date, Transferor, Amount. Rows include transfers to ESKRIDGE, WILLIAM T and CHARNOCK, JENNIE C.

RESIDENTIAL

VALUATION RECORD

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

Site Description

Topography: Level
Public Utilities: Water, Sewer
Street or Road: Paved
Neighborhood:
Zoning: 1 WATERVIEW
Legal Acres: 2 MARSHLAND
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.

Map#: 62A1 A 113
VS16: Site Visit TY 2016
10/14/15 ES

Supplemental Cards

TRUE TAX VALUE 14200

Supplemental Cards
TOTAL LAND VALUE

14200

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.0
 Finished Area: 1032
 Attic: None
 Basement: None

ROOFING

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

FLOORING

Sub and joists 1.0
 Carpet 1.0

EXTERIOR COVER

Alum siding 1.0

INTERIOR FINISH

Sheetrock 1.0

ACCOMMODATIONS

Finished Rooms 5
 Bedrooms 2

HEATING AND AIR CONDITIONING

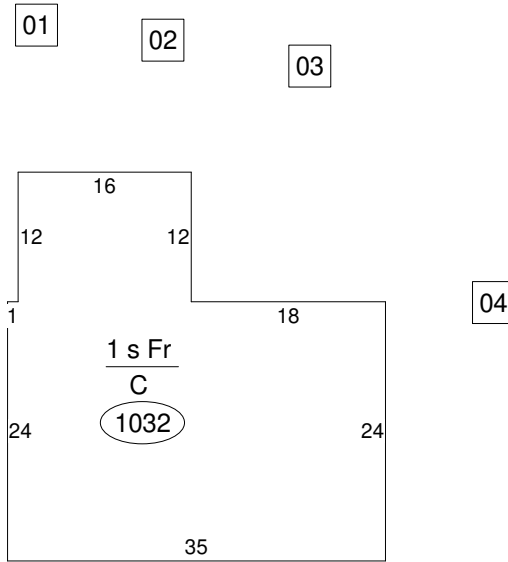
Primary Heat: Forced hot air-oil
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

	#
3 Fixt. Baths	1 3
Kit Sink	1 1
Water Heat	1 1
TOTAL	5

REMODELING AND MODERNIZATION

Amount Date



(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
04 :SWL-PWS	6400	D	DWELL	0.00	D		1965	1965	AV	0.00	N	0.00	1032	90580	59	0	70	100	26000
		01	UTLSHED	10.00	D		1990	1990	F	15.79	N	12.63	12x 10	1520	99	0	100	100	0
		02	UTLSHED	10.00	D		1999	1999	F	13.73	N	10.98	30x 20	6590	75	0	100	100	1700
		03	FENCERES	0.00	C		1990	1990	AV	0.00	N	0.00	344	0	0	SV	0	100	300
		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

AG 10/03/2007

Neigh 11 AV

TOTAL IMPROVEMENT VALUE

35000

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 062A1A000011800
Parent Parcel Number
Property Address 16204 MAIN RIDGE RD
Neighborhood 11 TANGIER ISLAND
Property Class 400 400-Commercial & Industrial

MUDDY TOES LLC
PO BOX 127
TANGIER, VA 23440-0127
OLD POST OFFICE

Table with columns: Date, Name, Amount. Rows include transfers from 11/29/2022 to 01/01/1900.

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 11

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: Water, Sewer
Street or Road: Paved
Neighborhood:

LAND DATA AND CALCULATIONS

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

DE18: Deed Information 2018
IN#201801795 REMAINDER INT ERWIN BRYAN KING JR, TRACY
KING PRUITT & FAUGHN KING BLAIR.
Map#: 62A1 A 118
SPANKY'S PLACE ICE CREAM SHOP
VS16: Site Visit TY 2016
10/14/15 ES

Supplemental Cards
TRUE TAX VALUE 28700

Supplemental Cards
TOTAL LAND VALUE 28700

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Shingle

WALLS

Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

Wd Jst	B	1	2	U
	0	1216	0	0

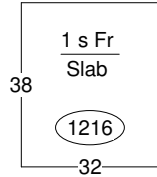
HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	1216	0	0

PLUMBING Residential Commercial

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

01



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Year Const	Eff Year	Grade	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01 : SWL-PWS		C 01	GENRET SWL	0.00	D-	1980	1980	AV	0.00	N	0.00	1216	0	0	0	0	100	26400
				0.00	C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000

Data Collector/Date

AG 10/02/2007

Appraiser/Date

01/01/1900

Neighborhood

Neigh 11 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

33400

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 03/01/2024 Card No. 1 of 1

PARCEL NUMBER
062A1A000015500
Parent Parcel Number

HORNBERGER,DOUGLAS
OR MARGARET HORNBERGER
260 LUMS RD
NORTH EAST, MD 21903
SPENCE-MAIN RIDGE

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Amount. Rows include 10/31/2023 CROCKETT, DENNIS K \$100000 and 03/28/2003 BETTE SEARS NOHE ET ALS \$265000.

Property Address
16243 MAIN RIDGE RD
Neighborhood
11 TANGIER ISLAND
Property Class
100 100-Incorporated Town

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 11

VALUATION RECORD

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

Site Description

Topography: Level
Public Utilities: Water, Sewer
Street or Road: Paved
Neighborhood:
Zoning: 1 1/2 Lot - Homesite Paved
Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

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

Supplemental Cards
TRUE TAX VALUE 16200

Map#: 62A1 A 155
Memo: Comments
"CHESAPEAKE HOUSE"
TY08: TY2008:
12x48 BLDG. CONVERTED TO RESTURANT - NO HEAT
VS16: Site Visit TY 2016
10/15/15 CHANGED NUMBER OF BEDROOMS AND BATHS
PER MLS. CHANGED QUALITY GRADE FROM FAIR MINUS TO AVERAGE. ES

Supplemental Cards
TOTAL LAND VALUE 16200

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 2.0
 Finished Area: 4462
 Attic: None
 Basement: None

ROOFING

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

FLOORING

Sub and joists 1.0, 2.0
 Hardwood-std oak 1.0, 2.0

EXTERIOR COVER

Asbestos siding 1.0, 2.0

INTERIOR FINISH

Paneling 1.0, 2.0

ACCOMMODATIONS

Finished Rooms 11
 Bedrooms 8
 Formal Dining Rooms 1

HEATING AND AIR CONDITIONING

Lower Full Part
 /Bsmt 1 Upper Upper

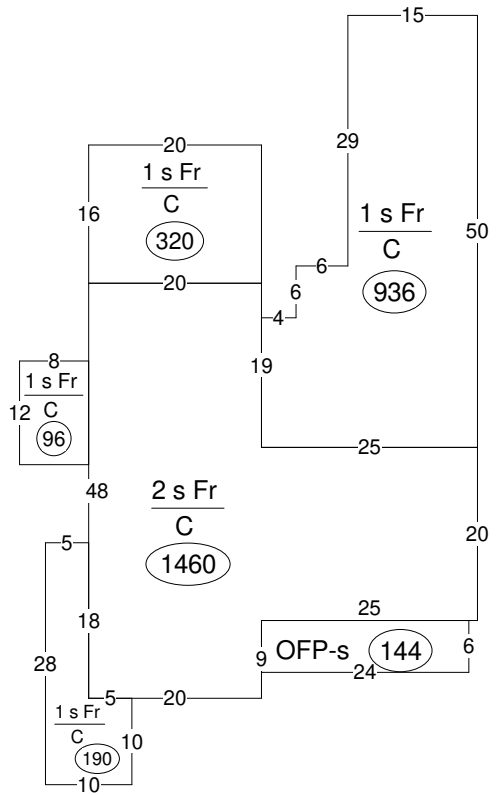
PLUMBING

#	
3 Fixt. Baths	4 12
2 Fixt. Baths	3 6
Kit Sink	1 1
Water Heat	1 1
TOTAL	20

REMODELING AND MODERNIZATION

Amount Date

IMPROVEMENT DATA



- 04
- 01
- 02
- 03



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Sty 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
03 :SWL-PWS	6400	D	DWELL	0.00	C		1920	1965	AV	0.00	N	0.00	4462	368370	59	0	70	100	105700
		01	DINING	0.00	D+		1965	1965	AV	0.00	N	0.00	12x 48	0	0	SV	0	100	6600
		02	FENCERES	0.00	C-		1965	1965	AV	0.00	N	0.00	201	0	0	SV	0	100	200
		03	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		04	UTLISHED	10.00	E		2000	2000	F	17.95	N	11.67	6x 8	560	72	0	100	100	200

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

LN 10/03/2007

Neigh 11 AV

TOTAL IMPROVEMENT VALUE

119700

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 062A1A0000140A0
Parent Parcel Number 062A1A000014000
Property Address
Neighborhood 11 TANGIER ISLAND
Property Class 100 100-Incorporated Town
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 11

ESKRIDGE, WILLIAM T III
OR CLAUDINE C ESKRIDGE
PO BOX 79
TANGIER, VA 23440-0079
MARSHALL
6' LANE

Table with columns: Date, Name, Amount. Row: 01/13/2022, MARSHALL, RAMONA E 1/3, \$2500

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Parcel Split, Reval-2024. Rows for 01/01/2023 and 01/01/2024.

Site Description

Topography: Low
Public Utilities: Water, Sewer
Street or Road: Paved
Neighborhood:
Zoning: 1 Easement
Legal Acres: 0.1000

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Row: 1 Easement, 1000.00, 1000.00, 1000, 1000

Map#: 62A1 A 140A
PS23: Parcel Split TY 2023
PARCEL CREATED OUT OF 62A1-A-140 PER INS# 220000197 1/13/22.
PARCEL NOT MAPPED DUE TO POOR SKETCH PROVIDED IN DEED

Supplemental Cards
TRUE TAX VALUE 1000

Supplemental Cards
TOTAL LAND VALUE 1000

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 062A1A000015900
Parent Parcel Number
Property Address 16251 MAIN RIDGE RD
Neighborhood 11 TANGIER ISLAND
Property Class 100 100-Incorporated Town
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 11

GODIVA LLC
701 LAKE RD
RICHMOND, VA 23220
MAIN RIDGE

Table with columns: Date, Owner Name (TYLER, JAMES W), and Amount (\$188000, \$0)

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year (01/01/2012 to 01/01/2024), Reason for Change, and Valuation amounts.

Site Description

Topography: Level, Low, Swampy
Public Utilities: Water, Sewer
Street or Road: Paved
Neighborhood:
Zoning: 1 1/2 Lot - Homesite Paved
Legal Acres: 2 MARSHLAND
0.0000

LAND DATA AND CALCULATIONS

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

Supplemental Cards

TRUE TAX VALUE 16500

Supplemental Cards
TOTAL LAND VALUE

16500

Map#: 62A1 A 159
SOLD 2000 FOR 70,000
VS16: Site Visit TY 2016
10/15/15 ES

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 2.0
 Finished Area: 1734
 Attic: None
 Basement: None

ROOFING

Material: Metal
 Type: Gable
 Framing: Std for class
 Pitch: Medium 5/12-8/12

FLOORING

Sub and joists 1.0, 2.0
 Hardwood-std oak 1.0, 2.0

EXTERIOR COVER

Alum siding 1.0
 Vinyl siding 2.0

INTERIOR FINISH

Paneling 1.0
 Plaster 2.0

ACCOMMODATIONS

Finished Rooms 6
 Bedrooms 3
 Formal Dining Rooms 1

HEATING AND AIR CONDITIONING

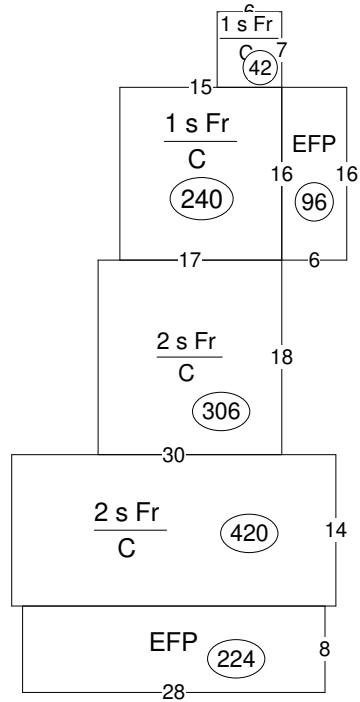
Primary Heat: Heat pump
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

 3 Fixt. Baths 1 3
 Kit Sink 1 1
 Water Heat 1 1
 TOTAL 5

REMODELING AND MODERNIZATION

Amount Date



01

02



(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 :SWL-PWS	6400	D	DWELL	0.00	C-	1900	1980	AV	0.00	N	0.00	1734	186940	44	0	70	100	73300
		01	SWL	0.00	C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		02	FENCERES	3.00	C	1970	1970	AV	10.00	N	10.00	100	1000	98	0	100	100	0

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

LN 10/03/2007

Neigh 11 AV

TOTAL IMPROVEMENT VALUE

80300

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER
062A1A000020900
Parent Parcel Number

ZEUS'S LANDING LLC
16255 MAIN RIDGE RD
TANGIER, VA 23440
MAIN RIDGE

Date		
02/10/2023	ESKRIDGE, WILLIAM T JR Bk/Pg: 2300, 00454	\$50000
01/17/2023	PRUITT, SHERRY ANN ETAL Bk/Pg: 2300, 00163	\$40000

Property Address
MAIN RIDGE RD
Neighborhood
11 TANGIER ISLAND
Property Class
100 100-Incorporated Town

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 11

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 13500	13500	15700	15700	15700	15700	15700
0	B 60400	58300	55000	53100	56700	59300	41100
	T 73900	71800	70700	68800	72400	75000	56800

Site Description

Topography:
Level
Public Utilities:
Water, Sewer
Street or Road:
Paved
Neighborhood:

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor				Influence	
Soil ID	Acreage		-or-	Base	Adjusted	Extended	Factor	Value
-or-	-or-	Effective	Depth Factor	Rate	Rate	Value		
Actual	Effective	Depth	-or-					
Frontage	Frontage	Effective	Square Feet					
AV	0.3400		1.77	25500.00	45135.00	15300		15300
	0.4200		1.62	600.00	972.00	400		400

Zoning: 1 HOMESITE - PAVED ROAD
Legal Acres: 2 MARSHLAND
0.0000

Supplemental Cards
TRUE TAX VALUE 15700

Map#: 62A1 A 209
VS16: Site Visit TY 2016
10/20/15 CHANGED LAND TYPE AND ADDED MARSH. IT
SHOULD NOT HAVE BEEN 1/4 LOT. TOOK SOUND VALUE
OFF OF FENCE AND SHED AND DELETED ATTIC. ES

Supplemental Cards
TOTAL LAND VALUE 15700

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.0
 Finished Area: 1068
 Attic: None
 Basement: None

ROOFING

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

FLOORING

Sub and joists 1.0
 Carpet 1.0

EXTERIOR COVER

Vinyl siding 1.0

INTERIOR FINISH

Sheetrock 1.0

ACCOMMODATIONS

Finished Rooms 5
 Bedrooms 2

HEATING AND AIR CONDITIONING

Primary Heat: Forced hot air-oil
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

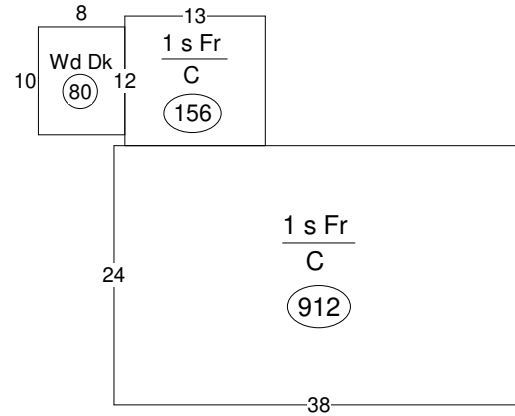
	#	
3 Fixt. Baths	1	3
Kit Sink	1	1
Water Heat	1	1
TOTAL		5

REMODELING AND MODERNIZATION

Amount	Date
--------	------

01

03



02



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Year Const	Eff Year	AV	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
03 :SWL-PWS	6400	D	DWELL	0.00	D	1960	1975	AV	0.00	N	0.00	1068	93820	49	0	70	100	33500
		01	UTLISHED	10.00	D	1990	1990	AV	15.40	N	12.32	12x 12	1770	68	0	100	100	600
		02	FENCERES	3.00	D	1990	1990	F	10.00	N	8.50	190	1620	99	0	100	100	0
		03	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

LN 10/02/2007

Neigh 11 AV

TOTAL IMPROVEMENT VALUE

41100

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 03/01/2024 Card No. 1 of 1

PARCEL NUMBER
062A2A000002000
Parent Parcel Number

TANGIER ISLAND HIDEAWAYS LLC
PO BOX 79
TANGIER, VA 23440-0079
WEST RIDGE

Property Address
W RIDGE
Neighborhood
11 TANGIER ISLAND
Property Class
100 100-Incorporated Town

TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 11

TRANSFER OF OWNERSHIP

Date		
02/03/2023	CROCKETT, CYNTHIA T Bk/Pg: 2300, 00360	\$4000
11/15/2021	CROCKETT, GENE H Bk/Pg: 2021, 00405	\$0
01/01/1900	Bk/Pg: 0326, 00365	\$0

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:
Water, Sewer
Street or Road:
Paved
Neighborhood:
Zoning:
Legal Acres:
0.0000

LAND DATA AND CALCULATIONS

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
Land Type								
1 RESIDUAL LAND				5000.00	5000.00	5000		5000

Supplemental Cards
TRUE TAX VALUE 5000

Supplemental Cards
TOTAL LAND VALUE 5000

Map#: 62A2 A 20
Memo: Comments
VACANT 10/1/07 AG

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 03/01/2024 Card No. 1 of 1

PARCEL NUMBER
062A1A000025500
Parent Parcel Number

EVANS,NORWOOD CHARLES
OR HOPE CROCKETT EVANS
PO BOX 300
TANGIER, VA 23440-0300
WEST RIDGE

TRANSFER OF OWNERSHIP

Date		
04/05/2022	WHEATLEY, MATTHEW R Bk/Pg: 2200, 01779	\$15000
01/01/1900	Bk/Pg: 0449, 00183	\$0

Property Address
16478 WEST RIDGE RD
Neighborhood
11 TANGIER ISLAND
Property Class
100 100-Incorporated Town

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 11

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 18000	18000	17000	17000	17000	17000	17000
0	B 4600	4500	4300	4300	4700	7300	7200
	T 22600	22500	21300	21300	21700	24300	24200

Site Description

Topography:
Level
Public Utilities:
Water, Sewer
Street or Road:
Paved
Neighborhood:
Zoning:
Legal Acres:
0.0000

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor				Influence		
Soil ID	Acreage		-or-	Base	Adjusted	Extended	Factor	Value	
-or-	-or-		Depth Factor	Rate	Rate	Value			
Actual	Effective	Effective	-or-						
Frontage	Frontage	Depth	Square Feet						
Land Type									
1 1/2 Lot - Homesite Paved				16200.00	16200.00	16200 0	5%		17000

Supplemental Cards

TRUE TAX VALUE 17000

Supplemental Cards
TOTAL LAND VALUE

17000

Map#: 62A1 A 255
SWMH ON PROPERTY
SW08: SWMH FOR 2008:
14X76, 1990 OAKWOOD, AVG, PIERS
VS16: Site Visit TY 2016
10/21/15 SHED HAS BEEN DESTROYED. ES

PHYSICAL CHARACTERISTICS

IMPROVEMENT DATA

Wd Dk
48 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 :SWL-PWS	6400	01	SWL	0.00	C		1990	1990	AV	0.00	Y	0.00	1	7040	0	0	100	100	7000
		03	WDDK	0.00	D		1990	1990	AV	0.00	N	0.00	6x 8	650	68	0	100	100	200

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

RC 10/02/2007

Neigh 11 AV

TOTAL IMPROVEMENT VALUE

7200