

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

Commercial Parcels  
Sales to Certified Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	--- Living Areas ---				Bsmt	Baths	Fixt.	AC	Place	Fire- 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	
23328 FRONT ST 086A10500A00000	0.00		400	0	0	0	0	0	0	0	0	0	NONE	0		09/19/2022	189,900	0	229200					1.21
																Q	Q							
21219 LANKFORD HWY 08700A000009100	2.00 Fr	2005	42 400	AV	0	1120	1120	0	0	0	0	2	P	0	NONE	1	84	98.010	01/14/2022	1,000,000	2240	1342400		1.34
																0			Q	Q				
20387 WARRIOR DR 09300A0000044F1	1.50 Fr	1993	48 400	AV	0	1976	0	848	0	3	0	11	P	0	NONE	0	204	0.628	02/18/2022	275,000	2824	333300		1.21
																1			Q	Q				
09300A0000044F2	0.00		400		0	0	0	0	0	0	0	0	NONE	0		0	2.532	02/14/2023	90,000	0	97700		1.09	
																			Q	Q				
LANKFORD HWY 09300A000005400	0.00		400		0	0	0	0	0	0	0	0	NONE	0		0	1.550	08/23/2022	38,000	0	94000		2.47	
																			Q	Q				
PENNSYLVANIA 093C10601000700	0.00		400		0	0	0	0	0	0	0	0	NONE	0		0	0.300	11/28/2023	25,000	0	10300		0.41	
																			Q	Q				
25526 E MAIN ST 093C1A000005600	0.00		400		0	0	0	0	0	0	0	0	NONE	0		0		01/27/2022	150,000	0	138400		0.92	
																			Q	Q				
25549 MAIN ST 093C20800001200	0.00		400		0	0	0	0	0	0	0	0	NONE	0		0		11/09/2022	160,000	0	162400		1.01	
																			Q	Q				
OFF PENNSYLVANIA AVE 093C30202000100	0.00		400		0	0	0	0	0	0	0	0	NONE	0		0		11/28/2023	50,000	0	26400		0.53	
																			Q	Q				
24411 LANKFORD HWY 09400A0000011200	0.00		400		0	0	0	0	0	0	0	0	NONE	0		0	1.500	09/06/2022	215,000	0	258100		1.20	
																			Q	Q				
101000500A00014	0.00		400		0	0	0	0	0	0	0	0	NONE	0		0		11/10/2022	20,300	0	8300		0.41	
																			Q	Q				



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

Sales to Certified Ratio

Parcel Selection Criteria

Area:	001	
Parcel Selection:	Neighborhood	8 to 8
Property Classes:	Categories	Commercial
Taxing District:	All Districts	

Parcel Selection Options

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

Analysis Criteria

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

Sales Selection

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

Land Type Selection

Land Type Selection Filter:	All Land Type
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Sort Order

Sort Order Selection:	Default
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ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 1 of 1

PARCEL NUMBER 086A10500A00000
Parent Parcel Number
Property Address 23328 FRONT ST
Neighborhood 8 ACCOMAC/ONLEY/MELFA
Property Class 400 400-Commercial & Industrial

JALISHA HOME LLC
24212 BENNETT ST
PARKSLEY, VA 23421-0067
BLACKSTONE LOT A

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Rows include dates 09/19/2022, 12/22/2015, 07/17/2008, 01/01/1900.

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 12

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, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes zoning 1 COMMERCIAL DENSE.

Map#: 86A1 5 A
60 FF
ADULT PROBATION & PAROLE
SI24: Sales Inspection TY 2024
8-18-23 Removed utlshed, Added 2 baths and sink, Changed govtbuilding to office building, Changed effective age to 1996.
AC
VS14: Site Visit TY 2014
11/29/12 - JN

Supplemental Cards
TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE 45000

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

ROOFING

Shingle

WALLS

Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

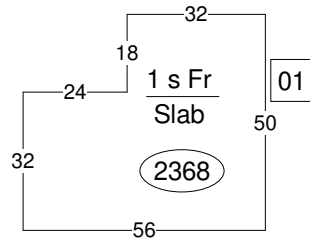
Wd Jst	B	1	2	U
	0	2368	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	2368	0	0

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths			2	4
Half Baths				
Extra Fixtures				1
TOTAL	0			5



(LCM: 100.00)

**SPECIAL FEATURES**

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01 : PRIVALL		C	GENOFF	0.00		C-	1996	1996	AV	0.00	N	0.00	2368	0	0	0	0	100	177200
		01	SWL	0.00		C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	0	100	7000

Data Collector/Date

PN 06/01/2007

Appraiser/Date

01/01/1900

Neighborhood

Neigh 8 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

184200

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 1 of 3

PARCEL NUMBER 08700A000009100
Parent Parcel Number
Property Address 21219 LANKFORD HWY
Neighborhood 8 ACCOMAC/ONLEY/MELFA
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 4

MAPLE VILLAGE COMMUNITY LLC
29279 TYLER DR
NEW CHURCH, VA 23415
DIX MAPLE VILLAGE
98.01 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount, Recipient. Includes entries for 01/14/2022 and 01/01/1900.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, and years from 2014 to 2024.

Site Description

Topography: Level
Public Utilities:

Street or Road: Paved
Neighborhood:

Table with columns: Zoning, Land Type, Rating, Measured Acreage, Table, Prod. Factor, Depth Factor.

LAND DATA AND CALCULATIONS

Table with columns: Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

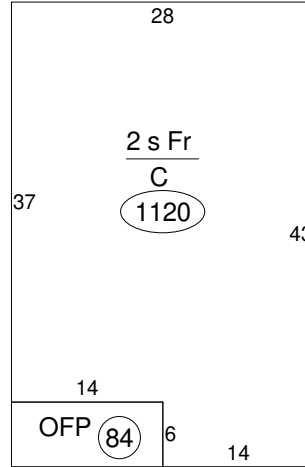
AP10: Appeal/Review 2010
02/03/10 -- BASED ON AN APPEAL HEARING WITH THE OWNERS, ALL OF THE IMPROVEMENTS THAT WE WERE CARRYING WERE RE-MEASURED. THE IMPROVEMENTS WERE MATCHED TO EACH LOT/911 LOCATION. SEPTIC HOOKUPS AND VARIOUS PAVING WAS RE-EVALUATED. THE LAND BREAKDOWNS BETWEEN COMMERCIAL, OPEN AND WOODSLAND WERE RE-EVALUATED AND ADJUSTED. NEW ASSESSMENT ISSUED. TY2010. EDS.
Map#: 87 A 91
HOULIHAN DR. TRAILER SALES AND LOT RENTALS
MHP: Mobile Home Park
MAPLE VILLAGE MHP
39 LOTS
NC05: New Construction
12/02/01 -- Removed the value of the DWMH. Re-assessment

Supplemental Cards
TRUE TAX VALUE 819700

Supplemental Cards
TOTAL LAND VALUE 819700

**IMPROVEMENT DATA**

**MODEL HOME-NO MH HOOKUP**



**PHYSICAL CHARACTERISTICS**

Occupancy: Single family  
 Story Height: 2.0  
 Finished Area: 2240  
 Attic: None  
 Basement: None

**ROOFING**

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

**FLOORING**

Sub and joists 1.0, 2.0  
 Base Allowance 1.0, 2.0

**EXTERIOR COVER**

Vinyl siding 1.0, 2.0

**INTERIOR FINISH**

Sheetrock 2.0

**ACCOMMODATIONS**

Finished Rooms 5  
 Bedrooms 3

**HEATING AND AIR CONDITIONING**

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

**PLUMBING**

	#
Kit Sink	1 1
Water Heat	1 1
TOTAL	2

**REMODELING AND MODERNIZATION**

Amount Date

(LCM: 115.00)

**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
		D	DWELL	0.00		C-	2005	2005	AV	0.00	N	0.00	2240	240720	19	0	150	100	292500

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

RC 06/21/2007

Neigh 8 AV

**TOTAL IMPROVEMENT VALUE**

292500

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 2 of 3

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

NC05: New Construction  
 12/02/01 -- Removed the value of the DWMH. Re-assessment had picked it up as real estate , but the building is only anchored and skirted. TY2005. EDS.  
 NC17: New Construction  
 6/30/16 REROOF AT 21320 MAPLE VILLAGE DR. 100% COMPLETE. NVC. ES  
 NC22: New Construction TY2022  
 01/28/2022 SWMH 0% COMPLETE. NVC.NZ  
 NC23: New Construction TY2023  
 10/24/2022  
 SWMH 100% COMPLETE @21351 MAPLE VILLAGE DR.  
 SWMH 100% COMPLETE @21361 MAPLE VILLAGE DR.  
 SWMH 100% COMPLETE @21266 MAPLE VILLAGE DR.  
 SWMH 100% COMPLETE @21256 MAPLE VILLAGE DR.

Supplemental Cards  
TOTAL LAND VALUE





ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 3 of 3

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

NC23: New Construction TY2023

- SWMH 100% COMPLETE @21256 MAPLE VILLAGE DR.
- SWMH 100% COMPLETE @21300 MAPLE VILLAGE DR.
- SWMH 100% COMPLETE @21339 MAPLE VILLAGE DR.
- SWMH 100% COMPLETE @21343 MAPLE VILLAGE DR.
- SWMH 100% COMPLETE @21284 MAPLE VILLAGE DR.
- SWMH 100% COMPLETE @21325 MAPLE VILLAGE DR.
- SWMH 100% COMPLETE @21285 MAPLE VILLAGE DR.
- SWMH 100% COMPLETE @21338 MAPLE VILLAGE DR.
- SWMH 100% COMPLETE @21332 MAPLE VILLAGE DR.
- SWMH 100% COMPLETE @21330 MAPLE VILLAGE DR.
- SWMH 100% COMPLETE @21326 MAPLE VILLAGE DR.
- SWMH 100% COMPLETE @21328 MAPLE VILLAGE DR.
- SWMH 100% COMPLETE @21279 MAPLE VILLAGE DR.
- SWMH 100% COMPLETE @21275 MAPLE VILLAGE DR.
- SWMH 100% COMPLETE @21262 MAPLE VILLAGE DR.

Supplemental Cards  
TOTAL LAND VALUE

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

(LCM: 115.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
		39	UTLSHED	0.00		C	1990	1990	AV	0.00	N	0.00	8x 10	0	0	SV	0	100	400
		40	UTLSHED	0.00		C	1990	1990	AV	0.00	N	0.00	8x 12	0	0	SV	0	100	600
		42	UTLSHED	0.00		C	1990	1990	AV	0.00	N	0.00	12x 13	0	0	SV	0	100	800
		44	PAV	0.00		C	1990	1990	AV	0.00	N	0.00	22000	0	0	SV	0	100	10000
		45	MHOOKUP	0.00		C	2000	2000	AV	8100	N	9315	43@ 0	400550	48	0	100	100	208300

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards  
TOTAL IMPROVEMENT VALUE

220100

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 1 of 1

PARCEL NUMBER 09300A0000044F1
Parent Parcel Number 09300A0000044F0
Property Address 20387 WARRIOR DR
Neighborhood 8 ACCOMAC/ONLEY/MELFA
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

THREE AMIGOS ENTERPRISES LLC
365 ELIS WAY
PORT MILL, SC 29708
PT BOOKER
LOT A 0.628 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Description, Value. Rows include 02/18/2022 VWP LLC \$275000 and 01/19/2021 PENINSULA MERCHANT VENTURE LLC \$170000.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Parcel Split, Reval-2022, Reval-2024. Shows valuation changes from 2021 to 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

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

Map#: 93 A 44F1
PLAT: REFERENCE
INS# 200005242 12/8/20 LOT A 0.628 AC
PS21: Parcel Split TY 2021
PARCEL CREATED OUT OF 93-A-44F FOR TY21 PER INS# 200005242 12/8/20
SI22: Sales Inspection TY 2022 7/27/2021
No changes. SRJ
SI24: Sales Inspection TY 2024
9/06/2023 No changes to be made for SI24. AJR
REMVD LAND FACTOR, CHGD TO RES RECORD. JN

Supplemental Cards
TRUE TAX VALUE 79700

Supplemental Cards
TOTAL LAND VALUE 79700

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

Occupancy: Single family  
 Story Height: 1.50  
 Finished Area: 2824  
 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  
 Base Allowance 1.0, 1.5

**EXTERIOR COVER**

Vinyl siding 1.0, 1.5

**INTERIOR FINISH**

**ACCOMMODATIONS**

Finished Rooms 5  
 Bedrooms 3

**HEATING AND AIR CONDITIONING**

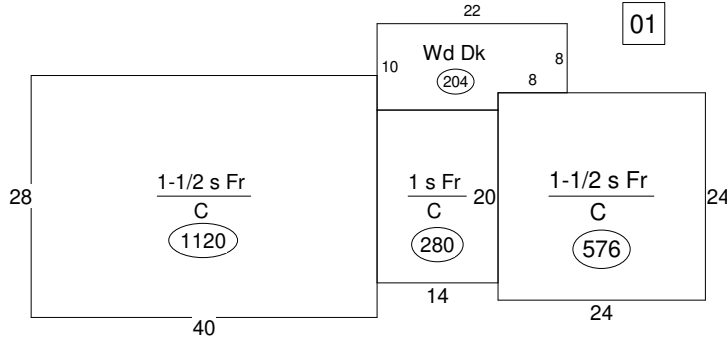
Primary Heat: Heat pump  
 Lower Full Part  
 /Bsmt 1 Upper Upper

**PLUMBING**

	#
3 Fixt. Baths	3 9
Kit Sink	1 1
Water Heat	1 1
TOTAL	11

**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
01 :PRIVALL	6400	D	DWELL	0.00	C+		1993	1993	AV	0.00	N	0.00	3672	238280	31	0	150	100	246600
		01	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

Neigh 8 AV

**TOTAL IMPROVEMENT VALUE**

253600

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 1 of 1

TRANSFER OF OWNERSHIP

PARCEL NUMBER 09300A0000044F2
Parent Parcel Number 09300A0000044F0
Property Address
Neighborhood 8 ACCOMAC/ONLEY/MELFA
Property Class 400 400-Commercial & Industrial

SPLASH MEDIA EAST LLC
90 LIVINGSTON AVE
LOWELL, MA 01851
PT BOOKER
LOT B 2.532 AC

Table with columns: Date, Description, Value. Row: 02/14/2023, PENINSULA MERCHANT VENTURE LLC, \$90000. Subtext: Bk/Pg: 2300, 00480

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 5

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Parcel Split, Reval-2022, Reval-2024. Rows for years 01/01/2021, 01/01/2022, 01/01/2024 and valuation changes 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#: 93 A 44F2
PLAT: REFERENCE
INS# 200005242 12/8/20 LOT B 2.532 AC
PS21: Parcel Split TY 2021
PARCEL CREATED OUT OF 93-A-44F FOR TY21 PER INS# 200005242 12/8/20

Supplemental Cards
TRUE TAX VALUE 97700

Supplemental Cards
TOTAL LAND VALUE 97700

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 09300A000005400
Parent Parcel Number
Property Address LANKFORD HWY
Neighborhood 8 ACCOMAC/ONLEY/MELFA
Property Class 400 400-Commercial & Industrial

OWNERSHIP

DAVIS,DEBORAH SUE &
GEORGE DOUGLAS GREEN III
27282 REVELL LN
MELFA, VA 23410
WALTER 1.55 AC

Printed 02/26/2024 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Amount. Rows: 08/23/2022 PATTERSON, HUGH L \$38000; 11/03/2015 PATTERSON, DOUGLAS K \$0

COMMERCIAL

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 2012, 2014, 2016, 2018, 2020, 2022, 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 zoning and legal acres.

Map#: 93 A 54
1.547 AC
PLAT: REFERENCE
PB 21/50 09/22/76 'B' 1.547 AC
INS# 220004222 8/23/22 1.55 AC
PS21: Parcel Split TY 2021
PARCEL 93-A-54C EST 0.10 AC CREATED OUT OF THIS PARCEL PER INS# 180004244 11/19/18 AND PB 7 PG 83. PARCEL PREVIOUSLY NOT MAPPED.
REMAINING LAND STILL 1.547 AC PER PB 21 PG 50 (B)
VS14: Site Visit TY 2014
12/09/2013 --NO CHANGES. -- TY2014 -- EDS

Supplemental Cards
TRUE TAX VALUE 94000

Supplemental Cards
TOTAL LAND VALUE 94000

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 093C10601000700
Parent Parcel Number
Property Address PENNSYLVANIA
Neighborhood 8 ACCOMAC/ONLEY/MELFA
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 13

OWNERSHIP

BARNES, SHARON A TR
437 CLINTON AVE
BROOKLYN, NY 11238
LOTS 7-9 INCL BLK 1 & GRADING SHED

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows include 11/28/2023 (NICOLLS, CHARLOTTE D, \$25000), 03/14/2014 (NICOLLS, BEN G, \$0), 02/13/2014 (NICOLLS, WILLARD R JR, \$0), 01/01/1900 (Bk/Pg: 67, 566, \$0).

COMMERCIAL

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: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes row for 1 HOMESITE - UNPAVED ROAD.

Map#: 93C1 6 1 7
.30 AC
93C1 6 1 7,8,9
SPLT: PARCEL SPLIT PARENT
TY 2008 LOT 10 BLK 1 TO ONLEY INDUSTRIAL LLC
200701671 03/29/2007
VS14: Site Visit TY 2014
12/20/2013 -- CHANGED THE COMMERCIAL LAND PRICING METHOD TO PER AC/SITE RATING. -- TY2014 -- EDS.

Supplemental Cards
TRUE TAX VALUE 10300

Supplemental Cards
TOTAL LAND VALUE 10300



ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 1 of 1

PARCEL NUMBER  
093C1A000005600  
Parent Parcel Number

ECHO RIDGE ESTATE LLC  
28 ECHO RIDGE RD  
AIRMONT, NY 10952  
OLD POST OFFICE

TRANSFER OF OWNERSHIP

Date		
01/27/2022	RIPTIDE REAL ESTATE LLC Bk/Pg: 2200, 00439	\$150000
05/14/2013	LUNN, JAMES T JR Bk/Pg: 2013, 02002	\$20000
01/01/1900	Bk/Pg: 744, 343	\$0

Property Address  
25526 E MAIN ST  
Neighborhood  
8 ACCOMAC/ONLEY/MELFA  
Property Class  
400 400-Commercial & Industrial

# COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01  
Area 001  
District 13

VALUATION RECORD

Assessment Year	01/01/2014	01/01/2015	01/01/2016	01/01/2018	01/01/2020	01/01/2022	01/01/2024
Reason for Change	Reval 2014	New Construc	Reval-2016	Reval-2018	Reval-2020	Reval-2022	Reval-2024
VALUATION	L 9100	9100	9100	9100	9100	9100	45000
0	B 34700	52300	52200	52100	52000	54600	93400
	T 43800	61400	61300	61200	61100	63700	138400

Site Description

Topography:  
Level  
Public Utilities:

LAND DATA AND CALCULATIONS

Street or Road:	Rating	Measured	Table	Prod. Factor					
Paved	Soil ID	Acreage		-or-					
Neighborhood:	-or-	-or-	Effective	Depth Factor					
	Actual	Effective	Effective	-or-	Base	Adjusted	Extended	Influence	
	Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor	Value
Zoning:	1	COMMERCIAL DENSE			45000.00	45000.00	45000		45000
Legal Acres:	0.0000								

DE13: Deed Information 2013  
IN#201302002 MULTI PARCEL 93C1-A-63  
Map#: 93C1 A 56  
PA-LO-REI DESIGNS  
NC15: New Construction  
2/3/15 - RENOVATIONS 100%. CHGD SKETCH, EFF YR,  
COND. JN  
PLAT: REFERENCE  
PB 11/10  
SI24: Sales Inspection TY 2024  
9/06/2023 Will probably update effct yr for SI24. AJR  
CHGD LCM TO PER LOT. JN  
VS14: Site Visit TY 2014  
VACANT. ES  
12/26/2013 -- NO CHANGES TO THE COMMERCIAL LAND  
PRICING. -- TY2014 -- EDS.

Supplemental Cards  
TRUE TAX VALUE 45000

Supplemental Cards  
TOTAL LAND VALUE 45000

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

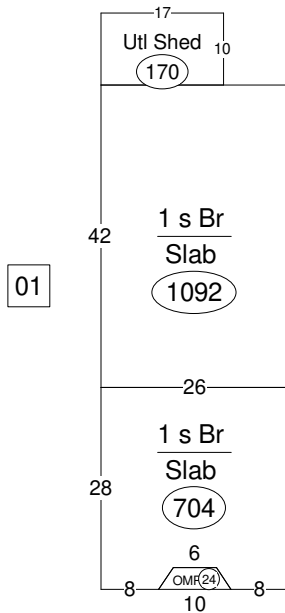
ROOFING  
Built-up

WALLS  
B 1 2 U  
Frame  
Brick Yes  
Metal  
Guard

FRAMING  
B 1 2 U  
Wd Jst 0 1796 0 0

HEATING AND AIR CONDITIONING  
B 1 2 U  
Heat 0 704 0 0

PLUMBING Residential Commercial  
# TF # TF  
Full Baths  
Half Baths 1 2  
Extra Fixtures  
TOTAL 0 2



(LCM: 100.00)

**SPECIAL FEATURES**

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01 : PRIVALL		C	GENRET	0.00	D		1915	1995	AV	0.00	N	0.00	1796	0	0	0	0	100	86000
		01	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		02	UTLSHED	0.00	C		1955	1985	AV	10.60	N	10.60	10x 17	1800	78	0	100	100	400

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

RC 09/12/2007

01/01/1900

Neigh 8 AV

**TOTAL IMPROVEMENT VALUE**

93400

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 1 of 1

PARCEL NUMBER  
093C20800001200  
Parent Parcel Number

FENELON, GEORGES  
25549 E MAIN ST  
ONLEY, VA 23418-0000  
OFFICE BLDG

TRANSFER OF OWNERSHIP

Date		
11/09/2022	DOOLEY, PARKER C	\$160000
	Bk/Pg: 2200, 05299	

Property Address  
25549 MAIN ST  
Neighborhood  
8 ACCOMAC/ONLEY/MELFA  
Property Class  
400 400-Commercial & Industrial

# COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01  
Area 001  
District 13

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 90000	56100	56100	56100	56100	56100	56100
0	B 63500	62000	62000	62000	62000	64600	106300
	T 153500	118100	118100	118100	118100	120700	162400

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	Depth	Square Feet					
Zoning: 1 COMMERCIAL	AV	0.3600		1.73	90000.00	155700.00	56100		56100
Legal Acres: 0.0000									

Map#: 93C2 8 12, 13  
LEN J. BUNDICK CHIROPRACTOR'S OFFICE  
.37 ACRE  
PLAT: REFERENCE  
PB 6/69  
PS14: Parcel Split TY 2014  
TY 2014 .04 AC TO COMMONWEALTH OF VA INS  
201302898 07/10/2013.  
SI24: Sales Inspection TY 2024  
06/15/2023 no changes made for SI24. AJR  
VS14: Site Visit TY 2014  
7/24/12 - JN  
12/30/2013 -- NO CHANGES TO THE COMMERCIAL LAND  
PRICING. -- TY2014 -- EDS.

Supplemental Cards  
TRUE TAX VALUE 56100

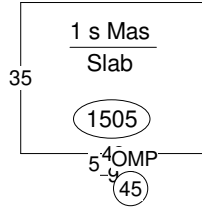
Supplemental Cards  
**TOTAL LAND VALUE** 56100

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

<b>ROOFING</b>				
Shingle				
<b>WALLS</b>				
Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				
<b>FRAMING</b>				
Wd Jst	B	1	2	U
	0	1505	0	0
<b>HEATING AND AIR CONDITIONING</b>				
Heat	B	1	2	U
	0	1505	0	0
<b>PLUMBING Residential Commercial</b>				
	#	TF	#	TF
Full Baths			2	4
Half Baths				
Extra Fixtures				1
TOTAL	0			5

01



(LCM: 100.00)

**SPECIAL FEATURES**

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	AV Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01 : PRIVALL		C 01	MEDOFF SWL	0.00	D		1950	1995	AV	0.00	N	0.00	1505	0	0	0	0	100	99300
				0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	0	100	7000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

LN 07/19/2007

01/01/1900

Neigh 8 AV

**TOTAL IMPROVEMENT VALUE**

106300

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 1 of 1

PARCEL NUMBER 093C30202000100
Parent Parcel Number
Property Address OFF PENNSYLVANIA AVE
Neighborhood 8 ACCOMAC/ONLEY/MELFA
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 13

BARNES, SHARON A TR
437 CLINTON AVE
BROOKLYN, NY 11238
LOTS 1/6 & 1/2 OF 7
BLOCK 2 MCMATH

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows include 11/28/2023 ONLEY INDUSTRIAL LLC \$50000, 03/29/2007 WILLARD R NICOLLS JR ET AL \$35000, 01/01/1900 \$0.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, L, B, T, and various Reval-2012 to Reval-2024 values.

Site Description

Topography: Level
Public Utilities:

Street or Road: Paved
Neighborhood:

Zoning: 1 COMMERCIAL
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.

Map#: 93C3 2 2 1
.40 AC
93C3 2 2 1,2,3,4,5,6,7
BLDG NV
OLD, DECRIPIT, GRAIN SILO -- 7/13/07 LMN
VS14: Site Visit TY 2014
12/31/2013 -- CHANGED THE COMMERCIAL LAND PRICING
METHOD TO PER AC/SITE RATING. -- TY2014 -- EDS.

Supplemental Cards
TRUE TAX VALUE 26400

Supplemental Cards
TOTAL LAND VALUE 26400

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 1 of 1

PARCEL NUMBER 09400A000011200
Parent Parcel Number
Property Address 24411 LANKFORD HWY
Neighborhood 8 ACCOMAC/ONLEY/MELFA
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 4

TGO VA LLC
PO BOX 469
FEDERALSBURG, MD 21632
FLOYD E SIDE RT 13
BYPASS

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Recipient, Amount. Includes entries for 09/06/2022, 07/11/2014, 01/11/2013, and 01/01/1900.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation amounts for years 2014 through 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes row for 1 LANKFORD HWY - COMMERCIAL.

DE13: Deed Information 2013
IN#201300211 MULTI PARCEL 94D-1-7
Map#: 94 A 112
CHANDLERS CARS
1.50AC

NC15: New Construction
01/22/2015 -- NEW SIGN AND POLE FOR BUSINESS ARE
100% COMPLETE. -- TY2015 -- EDS.
SI14: Sales Inspection TY 2014
10/01/2014 -- JULY SALE -- NO CHANGES -- TY2015 -- EDS.
SI24: Sales Inspection TY 2024
07/10/2023 No changes to be made for SI24. AJR
VS16: Site Visit TY 2016
09/29/2015 -- EDS.

Supplemental Cards
TRUE TAX VALUE 131200

Supplemental Cards
TOTAL LAND VALUE 131200

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

ROOFING

Shingle

WALLS

Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

Wd Jst	B	1	2	U
	0	1377	0	0

HEATING AND AIR CONDITIONING

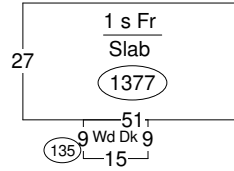
Heat	B	1	2	U
	0	1377	0	0

PLUMBING Residential Commercial

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

03

01



04



(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 : PRIVALL		C	GENOFF	0.00		D-	2000	2000	AV	0.00	N	0.00	1377	0	0	0	0	100	112100
		01	DETGAR	0.00	1	C	2000	2000	AV	25.19	N	25.19	14x 40	14110	48	0	100	100	7300
		03	SWL	0.00		C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		04	SIGN	0.00		C	2014	2014	G	0.00	N	0.00	0	0	0	0	SV 100	100	500

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

RC 07/23/2007

01/01/1900

Neigh 8 AV

**TOTAL IMPROVEMENT VALUE**

126900

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 101000500A00014
Parent Parcel Number
Property Address
Neighborhood 8 ACCOMAC/ONLEY/MELFA
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

OWNERSHIP

LONG,DAVID L
OR VIRGINIA C LONG
25160 LANKFORD HWY
CAPE CHARLES, VA 23310
PART PARCEL A
9.22 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Description, Amount. Rows include 11/10/2022 EASTERN SHORE MARKETING \$20300 and 01/01/1900 Bk/Pg: 812, 593 \$0.

COMMERCIAL

VALUATION RECORD

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

Site Description

Topography: Level
Public Utilities:

Street or Road: Paved
Neighborhood:

Zoning:
Legal Acres: 0.0000

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.

Map#: 101 5 A14
TY08: TY2008:
COUNTY OWNS TIMBER RIGHTS.

Supplemental Cards
TRUE TAX VALUE 8300

Supplemental Cards
TOTAL LAND VALUE 8300