

Sales to Certified Ratio

| Address<br>Parcel-ID<br>Alt PIN  | Constr<br>H Type | Year<br>E-Yr | Grd/CDU |    |     |     | --- Living Areas --- |     |      |   | Bsmt Baths |   |   | Fixt. AC |   | Fire-<br>Place |      | Garages<br>Type SqFt | Porches<br>Decks | Lot<br>Acres | Sale<br>Date    | Sale<br>Amount | Totl<br>SqFt | Cert.<br>Value | Work-<br>sheet | Ratio |
|----------------------------------|------------------|--------------|---------|----|-----|-----|----------------------|-----|------|---|------------|---|---|----------|---|----------------|------|----------------------|------------------|--------------|-----------------|----------------|--------------|----------------|----------------|-------|
|                                  |                  |              | Use     | PT | BSF | 1ST | 2ND                  | USF | SqFt | F | H          | O | T | O        | S |                |      |                      |                  |              |                 |                |              |                |                |       |
| 085A20900001600                  | 0.00             |              | 100     |    | 0   | 0   | 0                    | 0   | 0    | 0 | 0          | 0 | 0 | 0        | 0 | 0              | NONE | 0                    | 0                | 0.320        | 01/30/2023<br>Q | 85,000<br>Q    | 0            | 42500          |                | 0.50  |
| 085A20900002200                  | 0.00             |              | 100     |    | 0   | 0   | 0                    | 0   | 0    | 0 | 0          | 0 | 0 | 0        | 0 | 0              | NONE | 0                    | 0                | 0.320        | 12/08/2023<br>Q | 255,000<br>Q   | 0            | 42500          |                | 0.17  |
| JUSTIS ST<br>085A2A000015800     | 0.00             |              | 100     |    | 0   | 0   | 0                    | 0   | 0    | 0 | 0          | 0 | 0 | 0        | 0 | 0              | NONE | 0                    | 0                | 0.487        | 09/30/2022<br>Q | 42,500<br>Q    | 0            | 42500          |                | 1.00  |
| 153 MARKET ST<br>085A30401000100 | 0.00             |              | 100     |    | 0   | 0   | 0                    | 0   | 0    | 0 | 0          | 0 | 0 | 0        | 0 | 0              | NONE | 0                    | 0                | 0.230        | 11/09/2022<br>Q | 45,000<br>Q    | 0            | 45000          |                | 1.00  |
| 085A30401001000                  | 0.00             |              | 100     |    | 0   | 0   | 0                    | 0   | 0    | 0 | 0          | 0 | 0 | 0        | 0 | 0              | NONE | 0                    | 0                |              | 02/10/2022<br>Q | 4,800<br>Q     | 0            | 10000          |                | 2.08  |
| 085A30401001900                  | 0.00             |              | 100     |    | 0   | 0   | 0                    | 0   | 0    | 0 | 0          | 0 | 0 | 0        | 0 | 0              | NONE | 0                    | 0                |              | 11/28/2022<br>Q | 11,000<br>Q    | 0            | 10000          |                | 0.91  |
| 085A4A000000700                  | 0.00             |              | 100     |    | 0   | 0   | 0                    | 0   | 0    | 0 | 0          | 0 | 0 | 0        | 0 | 0              | NONE | 0                    | 0                | 0.750        | 03/15/2023<br>Q | 10,000<br>Q    | 0            | 6800           |                | 0.68  |



Parcel Selection Criteria

Area: 001  
Parcel Selection: Neighborhood 85 to 85  
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 085A20900002200
Parent Parcel Number 085A20900000800
Property Address
Neighborhood 85 Onancock Town
Property Class 100 100-Incorporated Town
TAXING DISTRICT INFORMATION
Jurisdiction
Area 001
District 14

OWNERSHIP

FULLER HOMES LLC
37497 GOLDEN EAGLE BLVD
LEWES, DE 19958
JOHNSON HEIGHTS
LOT 22

TRANSFER OF OWNERSHIP

Table with columns: Date, Description, Amount. Row: 12/08/2023, CARNIVAL GROUNDS DEVELOPMENT LLC, \$255000. Sub-row: Bk/Pg: 2300, 04720

RESIDENTIAL

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: Water, Sewer
Street or Road: Paved
Neighborhood:
Zoning:
Legal Acres: 0.3200

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. Row: 1 HOMESITE - PAVED ROAD, 42500.00, 42500.00, 42500, 42500

Map#: 85A2 9 22
PLAT: REFERENCE
PB 7/21
INS# 200005379 12/15/20
PS21: Parcel Split TY 2021
PARCEL SPLIT FROM RECORD 85A2-9-8 FOR TY21

Supplemental Cards
TRUE TAX VALUE 42500

Supplemental Cards
TOTAL LAND VALUE 42500

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER  
085A20900001600  
Parent Parcel Number  
085A20900000800  
Property Address  
Neighborhood  
85 Onancock Town  
Property Class  
100 100-Incorporated Town

TAYLOR, LOUIS HOWARD  
25020 SHORE PARKWAY SUITE 2A  
ONLEY, VA 23418  
JOHNSON HEIGHTS  
LOT 16

| Date       |                                  |         |
|------------|----------------------------------|---------|
| 01/30/2023 | CARNIVAL GROUNDS DEVELOPMENT LLC | \$85000 |
|            | Ebk/Pg: 2300, 00321              |         |

# RESIDENTIAL

TAXING DISTRICT INFORMATION  
Jurisdiction  
Area 001  
District 14

VALUATION RECORD

| Assessment Year   | 01/01/2021   | 01/01/2022 | 01/01/2024 |
|-------------------|--------------|------------|------------|
| Reason for Change | Parcel Split | Reval-2022 | Reval-2024 |
| VALUATION         | L 31500      | 31500      | 42500      |
| 0                 | B 0          | 0          | 0          |
|                   | T 31500      | 31500      | 42500      |

Site Description

Topography:  
Level  
Public Utilities:  
Water, Sewer  
Street or Road:  
Paved  
Neighborhood:  
Zoning:  
Legal Acres:  
0.3200

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     | Square Feet  |          |          |          |           |       |  |
| Frontage  | Frontage                |           |              |          |          |          |           |       |  |
| Land Type | 1 HOMESITE - PAVED ROAD |           |              | 42500.00 | 42500.00 | 42500    |           | 42500 |  |

Map#:  
85A2 9 16  
PLAT: REFERENCE  
PB 7/21  
INS# 200005379 12/15/20  
PS21: Parcel Split TY 2021  
PARCEL SPLIT FROM RECORD 85A2-9-8 FOR TY21

Supplemental Cards  
TRUE TAX VALUE 42500

Supplemental Cards  
**TOTAL LAND VALUE** 42500

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 085A2A000015800
Parent Parcel Number
Property Address JUSTIS ST
Neighborhood 85 Onancock Town
Property Class 100 100-Incorporated Town
TAXING DISTRICT INFORMATION
Jurisdiction
Area 001
District 14

BULLIS,WILLIAM
OR ANNE BULLIS
9 JUSTIS ST
ONANCOCK, VA 23417-0000
WATER TANK & TOWER

Table with 3 columns: Date, Description, Amount. Includes entries for 09/30/2022 and 03/24/2021.

RESIDENTIAL

VALUATION RECORD

Table with 8 columns: Assessment Year, Reason for Change, and Valuation amounts for years 2012, 2014, 2016, 2018, 2020, 2022, 2024.

Site Description

Topography: Level
Public Utilities: Water
Street or Road: Paved
Neighborhood:
Zoning: 1 HOMESITE - PAVED ROAD
Legal Acres: 0.4870

LAND DATA AND CALCULATIONS

Table with 10 columns: Rating, Measured, Table, Prod. Factor, Actual, Effective, Effective, Depth, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

DEMO: DEMOLITION/REMOVAL
01/19/2011 -- TY2011 -- OLD WATER TOWER HAS BEEN REMOVED FOR AT LEAST A COUPLE OF YEARS NOW, BUT WITH NO NOTICE FROM THE TOWN OFFICE, IT'S REMOVAL FROM THE RECORD WAS MISSED. VALUE REMOVED FOR 2011. EDS.
Map#: 85A2 A 158 .50+-AC
PLAT: REFERENCE
INS# 220003764 7/29/22 'PARCEL C' 0.487 AC
PS23: Parcel Split TY 2023
0.199 AC CONVEYED TO & MADE A PERMANENT PART OF 85A2-A-159A PER INS# 220003764 7/29/22. REMAINING LAND 0.487 AC. NVC
SI22: Sales Inspection TY 2022
8/9/21 - CHGD LAND TYPE TO HOMESITE FROM COMMERCIAL & CHGD CLASS CODE TO 100 FROM 740 EFF 3/24/21. JN

Supplemental Cards
TRUE TAX VALUE 42500

Supplemental Cards
TOTAL LAND VALUE 42500

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 085A30401000100
Parent Parcel Number
Property Address 153 MARKET ST
Neighborhood 85 Onancock Town
Property Class 100 100-Incorporated Town
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 14

BOUTTE, ROBERT JOSEPH
PO BOX 402
FLINTHILL, VA 22627
PT LOT 1 BLK 1 PENNEWELL
PT LOT 20 BLK 1 PROPERTY

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Value. Rows include ERATO, VINCENT (\$45000), US BANK NATIONAL ASSOC SUCC TR (\$19500), ALG TRUSTEE LLC (\$213198), NORRIS G BARNES JR (\$69500), and Bk/Pg: 64, 407 (\$0).

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Reval 2014, Demolition, Reval-2016, Reval-2018, Reval-2020, Reval-2022, Reval-2024. Rows show valuation changes for years 2014 through 2024.

Site Description

Topography: Level
Public Utilities:
Street or Road: Paved
Neighborhood:
Zoning: 1 COMMERCIAL
Legal Acres: 0.2300

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Shows land data and calculations for the property.

ACHG: ACREAGE CHANGE
TY 2015 ACREAGE ADJUSTED ACCORDING TO SURVEY
RECORDED AS INS 201403996 10/17/2015.
DE15: Deed Information 2015
TY 2016 INS 201501030 04/08/2015 Parcel 85A3-5-3 not previously described conveyed to Vincent Erato. Lot linked to this parcel on assessment records historically.
DEMO: DEMOLITION/REMOVAL
09/19/2014 -- ALL STRUCTURES ON THE PROPERTY HAVE BEEN DEMOLISHED AND REMOVED. -- TY2015 -- EDS.
Map#: 85A3 4 1 1
85A3-4-1-20A, 85A3-5-3 INCLUDED IN THIS PARCEL .33+-AC
PLAT: REFERENCE
INS 201403996 10/17/2014 .23 AC

Supplemental Cards
TRUE TAX VALUE 45000
Supplemental Cards
TOTAL LAND VALUE 45000

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 085A30401001000
Parent Parcel Number
Property Address
Neighborhood 85 Onancock Town
Property Class 100 100-Incorporated Town
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 14

BAITSELL, DONALD
OR JOYCE BAITSELL
4655 SPRING ROAD
SHERMANS DALE, PA 17090
LOT 10 BLK 1
PENNEWELL PROPERTY

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Rows include transfers to PRUITT, ERIC and ETCC INVESTMENT CO.

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

Map#: 85A3 4 1 10
VACANT LOT
.25AC

Supplemental Cards
TRUE TAX VALUE 10000

Supplemental Cards
TOTAL LAND VALUE 10000



ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 085A30401001900
Parent Parcel Number
Property Address
Neighborhood 85 Onancock Town
Property Class 100 100-Incorporated Town
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 14

TINY HOMES LLC
510 KINGS HIGHWAY
LEWES, DE 19958
LOT 19 BLK 1
PENNEWELL PROPERTY

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows include PRUITT, ERIC (\$11000), ETCC INVESTMENT CO (\$0), and BARBARA J PRUITT (\$0).

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: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes row for 1 RESIDUAL LAND.

Map#: 85A3 4 1 19
VACANT LOT
.25+-ac

Supplemental Cards
TRUE TAX VALUE 10000

Supplemental Cards
TOTAL LAND VALUE 10000

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 085A4A00000700
Parent Parcel Number
Property Address
Neighborhood 85 Onancock Town
Property Class 100 100-Incorporated Town
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 14

MAYERS,HUNTER J 1/2 &
KAREN E HOPENHAYN 1/2
631 S SHELTON ST APT D
BURBANK, CA 91056
WISE LOT

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Value. Rows include dates 03/15/2023, 12/17/2020, and 10/29/2009 with corresponding owner names and values.

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, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes zoning information: 1 HOMESITE - UNPAVED ROAD.

ADDR: Address Changed
09/10/2020 ADDED C/O NAME & ADDRESS PER HOA PRESIDENT PHONE REQUEST-JR
DE20: Deed Information 2020
WILL IN#200000843 ET AL KING ZAHIR JOHNSON LISTED ON AFFIDAVIT BUT NO RELATIONSHIP WAS GIVEN AND AGE IS LISTED AS 1.
Map#: 85A4 A 7 .75ac
CHANGED LAND TYPE TO HOMESITE UNPAVED WITH A MINUS 75% FACTOR SINCE HOLLY STREET ENDS WITH A DRIVEWAY ABOUT 275 FEET FROM PROPERTY. ES

Supplemental Cards
TRUE TAX VALUE 6800

Supplemental Cards
TOTAL LAND VALUE 6800