

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 O S	Fire- Place	Garages Type	SqFt	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													
30296 BOBTOWN RD 100A0A000000100	0.00		400		0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	11/14/2022	107,060	0	96500		0.90			
14079 HACKSNECK RD 100B0A000005300	0.00		400		0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	03/02/2022	120,000	0	131700		1.10			
33156 LANKFORD HWY 111A1A0000015B0	0.00		400		0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	10/31/2022	1,590,000	0	970200	1.947	0.61			
18255 FIRST ST 111B0A000003000	0.00		400		0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	09/15/2023	90,000	0	108800		1.21			
18249 FIRST ST 111B0A000003200	0.00		400		0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	06/10/2022	200,000	0	198900		0.99			

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

Sales to Certified Ratio

Parcel Selection Criteria

Area: 001
 Parcel Selection: Neighborhood 9 to 9
 Property Classes: Categories Commercial
 Taxing District: All Districts

Parcel Selection Options

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

Analysis Criteria

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

Sales Selection

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

Land Type Selection

Land Type Selection Filter: All Land Type

Sort Order

Sort Order Selection: Default

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 100A0A00000100
Parent Parcel Number
Property Address 30296 BOBTOWN RD
Neighborhood 9 PUNGOTEAGUE/KELLER
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

RAM IN THE BUSH HOME CARE INC
723 GREENWOOD AVE
CAMBRIDGE, MD 21613-2142
POST OFFICE

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Amount. Rows include transfers from 11/14/2022 to 04/25/2005.

COMMERCIAL

VALUATION RECORD

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

Site Description

Topography: Level
Public Utilities:

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#: 100A A 1
POST OFFICE
SI24: Sales Inspection TY 2024
06/13/2023 Removed postoffb sv for SI24. AJR
CHGD LAND LCM TO PER LOT
VS14: Site Visit TY 2014
11/14/2013 -- NO CHANGES, EXCEPT FOR CHANGING THE
COMMERCIAL LAND PRICING METHOD TO PRE AC/SITE
RATING. -- TY2014 -- EDS.

Supplemental Cards
TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE 45000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Built-up

WALLS

Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

04

FRAMING

Wd Jst	B	1	2	U
	0	504	0	0

18
1 s Fr
Slab 28
504

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	504	0	0

02 03

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths			1	2
Half Baths				
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	AV	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
04 : PRIVALL		C	POSTOFFB	0.00		D	1980	1990	AV	0.00	N	0.00	504	0	0	0	0	100	44300
		02	PAV	0.00		D	1980	1980	AV	1.79	N	1.52	14x 40	850	88	0	100	100	100
		03	PAV	0.00		D	1980	1980	AV	1.80	N	1.53	16x 32	780	88	0	100	100	100
		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

ML 07/26/2007

01/01/1900

Neigh 9 AV

TOTAL IMPROVEMENT VALUE

51500

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 100B0A000005300
Parent Parcel Number
Property Address 14079 HACKSNECK RD
Neighborhood 9 PUNGOTEAGUE/KELLER
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 5

MILLER, ROBERT T
OR CHRISTINE MILLER
237 HANCOCK AVE
BRIDGEWATER, NJ 08807
STORE

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for Terry, Tucker M (\$120,000), Shore Bank (\$55,000), Custis, Henry P Jr Tr (\$108,000), Michael G Reagan Et Ux (\$0), and Bk/Pg: 762, 418 (\$0).

COMMERCIAL

VALUATION RECORD

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

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: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, and Value. Row 1: 1 COMMERCIAL, AV, 0.5000, 1.50, 40500.00, 60750.00, 30400, 30400.

Map#: 100B A 53
NEW CONSTRUCTION BEHIND STORE FOR GUEST HOUSE AND SMALL STORAGE BUILDING
NC02: New Construction
03/17/03-- Re-assessment already picked up all new construction for this parcel. 100% complete for TY2003. EDS.
SI24: Sales Inspection TY 2024
9/07/2023 Will update sketch on comercial store, change cond and add a second residential building for SI24. AJR
VS14: Site Visit TY 2014
09/25/2013 -- NO CHANGES, EXCEPT FOR CHANGING THE COMMERCIAL LAND PRICING METHOD TO PER ACRE/SITE RATING. -- TY2014 -- EDS.

Supplemental Cards
TRUE TAX VALUE 30400

Supplemental Cards
TOTAL LAND VALUE 30400

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

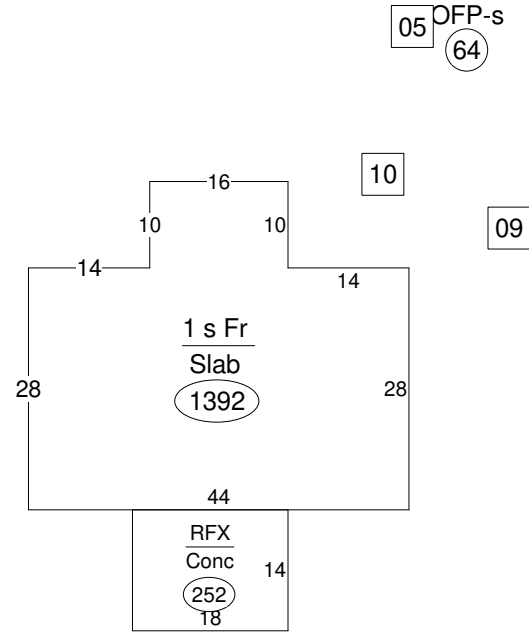
ROOFING
Metal

WALLS
B 1 2 U
Frame Yes
Brick
Metal
Guard

FRAMING
B 1 2 U
Wd Jst 0 1392 0 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 1392 0 0

PLUMBING Residential Commercial
TF # TF
Full Baths 1 3
Half Baths
Extra Fixtures
TOTAL 0 3



(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
05 : E FB FINISH		C	CONVMRKT	0.00		D	1940	2000	AV	0.00	N	0.00	1392	0	0	0	0	100	72100
INSULATN		04	UTLSHED	10.00		C-	1999	1999	AV	11.00	N	10.45	10x 15	1570	50	0	100	100	800
10 : PRIVALL		05	CABIN	0.00	0	C-	2002	2002	AV	90.64	Y	86.11	16x 24	37990	44	0	100	100	21300
		09	UTLSHED	0.00		C-	1999	1999	AV	14.00	N	13.30	4x 4	210	50	0	100	100	100
		10	SWL	0.00		C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		11	PAVING	0.00	82	D	1990	1990	F	0.45	N	0.38	4000	1520	99	0	100	100	0

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

LN 08/03/2007

01/01/1900

Neigh 9 AV

TOTAL IMPROVEMENT VALUE

101300

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 111A1A0000015B0
Parent Parcel Number 111A1A000001500
Property Address 33156 LANKFORD HWY
Neighborhood 9 PUNGOTEAGUE/KELLER
Property Class 400 400-Commercial & Industrial

OWNERSHIP

PAINTERDG LLC
1819 ELECTRIC RD SUITE E
ROANOKE, VA 24018
PARCEL A
1.947 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Rows include transfers to ANDERSON PROPERTIES, POWELL, CHARLES C TR &, GLOBAL DEVELOPMENT GROUP LLC, and BOGGS, LAURA W.

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 18

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Valuation. Rows show valuation changes from 2015 to 2024 for categories 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. Row shows 1 LANKFORD HWY - COMMERCIAL with 1.9500 acres and a value of 142200.

Map#: 111A1 A 15B
NC15: New Construction
02/11/2015 -- NEW DOLLAR GENERAL STORE AND ALL
SITE IMPROVEMENTS ARE 100% COMPLETE. -- TY2015 --
EDS.
PLAT: REFERENCE
INS 201402863/3 07/24/2014 1.947 AC
IN#201504003
INS# 220005347 11/14/22
PS15: Parcel Split TY 2015
TY 2015 INS 201402863 07/24/2014 PARCEL A 1.947 AC
SI24: Sales Inspection TY 2024
06/22/2023 Removed outbuildings sv for SI24. AJR

Supplemental Cards
TRUE TAX VALUE 142200
Supplemental Cards
TOTAL LAND VALUE 142200

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

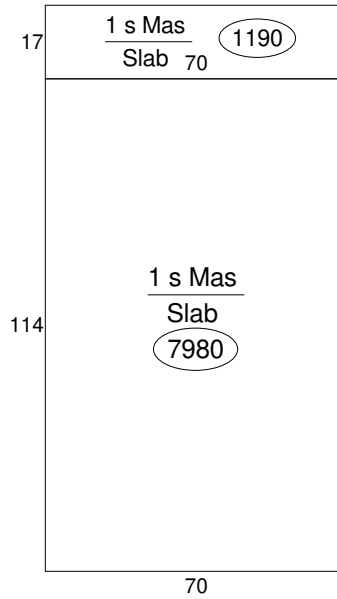
ROOFING
Metal
Insulation

WALLS
B 1 2 U
Frame Yes
Brick
Metal
Guard

FRAMING
B 1 2 U
F Res 0 9170 0 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 9170 0 0

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



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
04 : PRIVALL		C	DISCOUNT	0.00		C	2014	2014	G	0.00	N	0.00	9170	0	0	0	0	100	795400
		01	PAVING	0.00	85	C	2014	2014	G	1.30	N	1.30	20152	26200	10	0	100	100	23600
		02	25' LIGHT	0.00		C	2014	2014	G	0.00	N	0.00	0	0	0	0	SV	100	500
		03	SIGNS	0.00		C	2014	2014	G	0.00	N	0.00	0	0	0	0	SV	100	1500
		04	SWL	0.00		C	2014	2014	G	0.00	Y	0.00	0	7040	0	0	100	100	7000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

Neigh 9 AV

TOTAL IMPROVEMENT VALUE

828000

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 111B0A000003000
Parent Parcel Number
Property Address 18255 FIRST ST
Neighborhood 9 PUNGOTEAGUE/KELLER
Property Class 400 400-Commercial & Industrial

COLONNELLO,KAREN A
OR JAMES PIOTROWSKI
30366 BROUGHTON LN
PAINTER, VA 23420
BANK LOT #2

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Rows include transfers from Klein Properties I LLC, Dairy Gold Inc, Shore Properties LLC, and Suntrust Bank.

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 17

VALUATION RECORD

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

Site Description

Topography: Level
Public Utilities:

Street or Road: Unpaved
Neighborhood:

Zoning: 1 LANKFORD HWY - 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. Shows a value of 45000.

Map#: 111B A 30
WAS SUNTRUST BANK
BRANCH CLOSED - ATM ONLY
Memo: Comments
12/04/08 -- STORAGE BUILDING ON PERMIT 080543 WAS
ALREADY ASSESSED BY THE RE-ASSESSMENT. TY2009.
EDS.

NC06: New Construction
11/15/05 -- Renovations to old bank property into offices are all
100% complete. TY2006. EDS.

PLAT: REFERENCE
PB 13/116
SI24: Sales Inspection TY 2024
10/20/2023 AR
CORRECTED YR BLT, LOWERED EFF YR. JN
TY08: TY2008:
LOT IS APPROX 70' X 110' 1826

Supplemental Cards
TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE 45000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

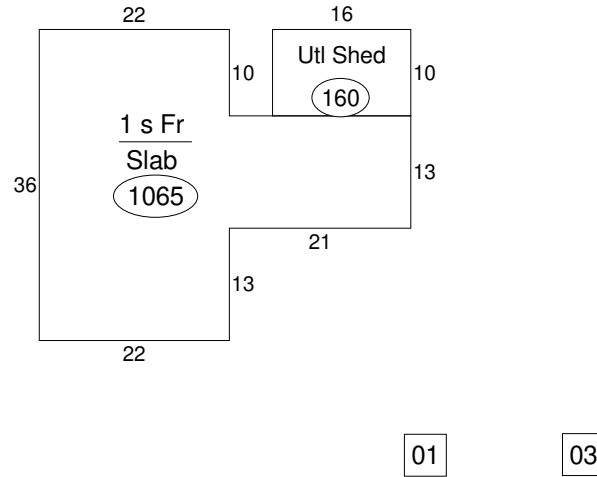
ROOFING
Shingle
Insulation

WALLS
B 1 2 U
Frame Yes
Brick
Metal
Guard

FRAMING
B 1 2 U
Wd Jst 0 1065 0 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 1065 0 0

PLUMBING Residential Commercial
TF # TF
Full Baths
Half Baths 1 2
Extra Fixtures 1
TOTAL 3 0



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Sty 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 : PRIVALL		C	GENOFF	0.00	D	1966	1986	AV	0.00	N	0.00	1065	0	0	0	0	100	55200
		01	PAV	0.00	D	1983	1993	F	1.44	N	1.23	4500	5540	93	0	100	100	400
		03	SWL	0.00	C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		04	UTLSHED	0.00	C	2008	2008	AV	10.80	N	10.80	10x 16	1730	32	0	100	100	1200

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

ML 09/19/2007

01/01/1900

Neigh 9 AV

TOTAL IMPROVEMENT VALUE

63800

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER
111B0A000003200
Parent Parcel Number

WJ2022 LLC
4092 FOXWOOD DR
VIRGINIA BEACH, VA 23462
OFFICE LOT #1

TRANSFER OF OWNERSHIP

Date		
06/10/2022	KLEIN PROPERTIES I LLC Bk/Pg: 2200, 02943	\$200000

Property Address
18249 FIRST ST
Neighborhood
9 PUNGOTEAGUE/KELLER
Property Class
400 400-Commercial & Industrial

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 17

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 45000	16200	16200	16200	16200	16200	45000
0	B 120200	112300	112000	111900	111600	114300	153900
	T 165200	128500	128200	128100	127800	130500	198900

Site Description

Topography:
Level
Public Utilities:

Street or Road:
Paved
Neighborhood:

Zoning: 1 COMMERCIAL
Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor				Influence	Value
Soil ID	Acreage		-or-	Base	Adjusted	Extended	Factor	
-or-	-or-	Effective	Depth Factor	Rate	Rate	Value		
Actual	Effective	Effective	-or-					
Frontage	Frontage	Depth	Square Feet					
				45000.00	45000.00	45000		45000

Map#: 111B A 32
MAPP, MAPP & KLEIN
NC11: New Construction
TY 2011 Permit inspection 02/11/2010 .Renovations 100%.
DHE
SI24: Sales Inspection TY 2024
06/22/2023 No changes made for SI24. AJR
VS14: Site Visit TY 2014
10/16/2012 -- REMOVED 2 MAS. STOOPS AND A SIGN,
CHANGED THE SEGMENT LABEL FOR THE BUILDING.
ALSO CHANGED THE COMMERCIAL LAND PRICING
METHOD TO PER ACRE. --
TY2014 -- EDS.

Supplemental Cards
TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE 45000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

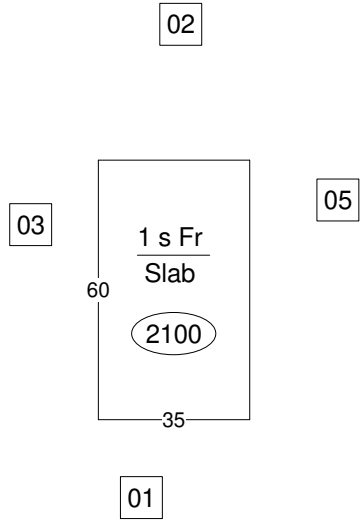
ROOFING
Shingle

WALLS
B 1 2 U
Frame Yes
Brick
Metal
Guard

FRAMING
B 1 2 U
Wd Jst 0 2100 0 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 2100 0 0

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



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Year Const	Eff Year	AV	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
C : Remod 1989		C	GENOFF	0.00	C-	1966	1996	AV	0.00	N	0.00	2100	0	0	0	0	100	146600
05 : PRIVALL		01	PAV	0.00	D	1975	1993	F	1.70	N	1.44	53x 24	1830	93	0	100	100	100
		02	PAV	0.00	D	1983	1993	F	1.77	N	1.51	29x 24	1050	93	0	100	100	100
		03	PAV	0.00	D	1975	1993	F	1.81	N	1.54	60x 8	740	93	0	100	100	100
		05	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

ML 09/19/2007

01/01/1900

Neigh 9 AV

TOTAL IMPROVEMENT VALUE

153900