

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
LANKFORD HWY 012A0A000009100	0.00		400	0	0	0	0	0	0	0	0	0	NONE	0		09/30/2022	20,000	0	29800				1.49
													0		Q	Q							
30435 CHINCOTEAGUE RD 02700A0000027C2	0.00		400	0	0	0	0	0	0	0	0	0	NONE	0		07/11/2022	750,000	0	203300				0.27
													0	0.703	Q	Q							
6471 LANKFORD HWY 027B0A000000500	0.00		400	0	0	0	0	0	0	0	0	0	NONE	0		06/08/2023	275,000	0	258500				0.94
													0	0.380	Q	Q							

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

Sales to Certified Ratio

Parcel Selection Criteria

Area: 001
 Parcel Selection: Neighborhood 2 to 2
 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 02/26/2024 Card No. 1 of 1

PARCEL NUMBER 012A0A000009100
Parent Parcel Number
Property Address LANKFORD HWY
Neighborhood 2 ATLANTIC HORNTOWN
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

RUNNING FOX SOLAR LLC
1041 N DUPONT HWY SUITE 1280
DOVER, DE 19901
MASON LOT
HAY STORAGE

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Includes entries for 09/30/2022 and 07/05/1988.

COMMERCIAL

VALUATION RECORD

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

Site Description

Topography: Level
Public Utilities: Water
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.

AP20: Appeal/Review 2020
03/09/2020 AFTER REVIEW OF SURROUNDING PROPERTIES ADDED BACK ON INF FACTOR. CW
BE08: Board of Equalization 2008
08/25/08 -- LAND VALUE CHANGED TO \$ 30,000 PER BOE
ORDER. TY2008. EDS.
Map#: 12A A 91
SI24: Sales Inspection TY 2024
7/5/2023
No changes. SRJ
TY08:
-PER SURVEY (B. GALLUP) JULY 1988, LOT IS 13,481 SF=.309 ACRE.
VS12: Site Visit TY 2012
9/1/10 - NO CHANGES. JN

Supplemental Cards
TRUE TAX VALUE 29500

Supplemental Cards
TOTAL LAND VALUE 29500

PHYSICAL CHARACTERISTICS

IMPROVEMENT DATA

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	SMALL	10.00		D	1990	1990	F	10.64	N	8.51	42x 62	22160	99	0	100	100	200
		02	SIGN	0.00		D	1990	1990	P	0.00	N	0.00	0	0	0	SV	100	100	100

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

AG 02/23/2007

01/01/1900

Neigh 2 AV

TOTAL IMPROVEMENT VALUE

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

TRANSFER OF OWNERSHIP

PARCEL NUMBER 02700A0000027C2
Parent Parcel Number
Property Address 30435 CHINCOTEAGUE RD
Neighborhood 2 ATLANTIC HORNTOWN
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

DAVIS, THOMAS A JR
OR MEREDITH I DAVIS
2479 TULLS MILL POND RD
NEW CHURCH, VA 23415
PT BODLEY
.688 AC

Table with columns: Date, Description, Value. Includes entries for 07/11/2022, 01/04/2007, and 01/01/1900.

COMMERCIAL

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:

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 COMMERCIAL.

Map#: 27 A 27C2
CARWASH
NC09: New Construction
10/23/08 7X15 ADDITION 100% COMPLETE. CORRECTED
REASSESSMENT INFORMATION. ES
PLAT: REFERENCE
DB 726/113
SI24: Sales Inspection TY 2024
6/14/2023
No changes. SRJ
SPLIT: PARCEL SPLIT PARENT
TY 2007 .015 AC TO TAYLOR, BILLY B 200606999
11/15/2006
TY 2007 .015 AC CONVEYED BACK FROM TAYLOR, BILLY B
200607576 12/12/2006. ACREAGE AND VALUES
ADJUSTED ACCORDINGLY

Supplemental Cards
TRUE TAX VALUE 41500

Supplemental Cards
TOTAL LAND VALUE 41500

IMPROVEMENT DATA

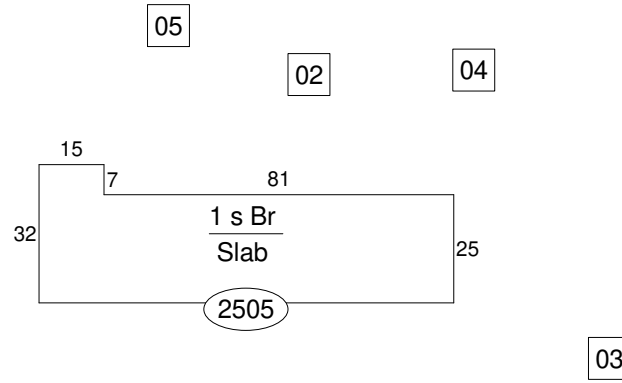
PHYSICAL CHARACTERISTICS

ROOFING
Built-up

WALLS
Frame B 1 2 U
Brick Yes
Metal
Guard

FRAMING
Wd Jst B 1 2 U
0 2505 0 0

HEATING AND AIR CONDITIONING
B 1 2 U



(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	CWSLFSRV	0.00		B	1996	2006	AV	0.00	N	0.00	2505	0	0	0	0	100	141600
		02	VACUUMS	0.00		C	1996	1996	AV	0.00	N	0.00	0	0	0	0	SV	100	5500
		03	PAVING	0.00	85	C	1996	1996	AV	1.30	N	1.30	10800	14040	56	0	100	100	6200
		04	SWL	0.00		C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		05	UTLSHED	10.00		B	2000	2000	AV	15.40	N	20.02	12x 12	2880	48	0	100	100	1500

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

RC 03/16/2007

01/01/1900

Neigh 2 AV

TOTAL IMPROVEMENT VALUE

161800

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 027B0A00000500
Parent Parcel Number
Property Address 6471 LANKFORD HWY
Neighborhood 2 ATLANTIC HORNTOWN
Property Class 400 400-Commercial & Industrial

CNNT LLC
5287 CEDAR DR
CHINCOTEAGUE, VA 23336-2129
NASH CORNER-TAYLOR
.38 AC

Table with columns: Date, Transferor, Recipient, Amount. Row: 06/08/2023, KELLAM ENERGY INC, \$275000

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Reval 2014, Reval-2016, Acreage chan, Reval-2018, Reval-2020, Reval-2022, Reval-2024. Rows for years 2014, 2016, 2017, 2018, 2020, 2022, 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Soil ID, Acreage, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Row: 1 LANKFORD HWY - COMMERCIAL, G, 0.3800, 1.69, 90000.00, 152100.00, 57800, 57800.

ACHG: ACREAGE CHANGE
TY 2017 acreage adjusted per survey of well lot recorded with
INS 201600852 03/02/2016.
ADDR: Address Changed
12/30/2014 C/O AND ADDRESS CHANGED PER TAX BILL.LT
12/14/22 - C/O REMVD & ADDRESS CHGD PER T/C FROM NITA. JN
Map#: 27B A 5
PIZZA HUT
PLAT: REFERENCE
INS 201600852 03/02/2016 .38 ac
SI24: Sales Inspection TY 2024
10/30/2023
No changes. SRJ
VS12: Site Visit TY 2012
11/16/10 - NO CHANGES. JN

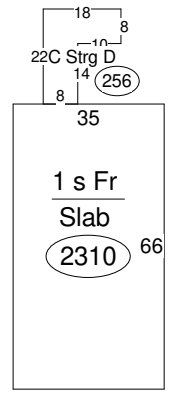
Supplemental Cards
TRUE TAX VALUE 57800

Supplemental Cards
TOTAL LAND VALUE 57800

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING				
Shingle				
WALLS				
Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				
FRAMING				
Wd Jst	B	1	2	U
	0	2310	0	0
HEATING AND AIR CONDITIONING				
Heat	B	1	2	U
	0	2310	0	0
PLUMBING Residential Commercial				
	#	TF	#	TF
Full Baths			2	4
Half Baths				4
Extra Fixtures				8
TOTAL	0			



Item Description	Units	Cost	Total	Pct

M & S Cost Database Date: 07/2021				
Base Cost	2310	123.47	285216	
Exterior Walls	2310	25.05	57866	
Heating, Cooling & Ventilation	2310	22.45	51860	51860
Basic Structure Cost	2310	170.97	394942	
Physical Depreciation	0	0.00	229066	58.00
Depreciated Cost	2310	71.81	165876	
Rounded Total	0	0.00	165900	
Total Exterior Features Value				
Depreciated Ext Features				
Total Before Adjustments			165900	
Neighborhood Adjustment				
TOTAL VALUE			165900	

(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 : PRIVALL		C	RESTURNI	0.00	C		1977	1997	AV	0.00	N	0.00	2310	0	0	0	0	100	165900
		02	PAVING	0.00	85	C	1985	2000	AV	1.30	N	1.30	13500	17550	48	0	100	100	9100
		03	SIGN	0.00		C	1985	1985	AV	0.00	N	0.00	0	0	0	SV	100	100	500
		04	LIGHT	0.00		C-	1985	1985	F	0.00	N	0.00	0	0	0	SV	100	100	100
		05	SWL	0.00		C	2000	2000	AV	0.00	Y	0.00	0	0	0	SV	100	100	5000
		06	CSTRGD	0.00		C	1999	1999	AV	156.85	N	156.85	8x 22	40150	50	0	100	100	20100

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

LN 02/03/2007

01/01/1900

Neigh 2 AV

TOTAL IMPROVEMENT VALUE

200700