

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. AC		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	O	S	O	S									
33417 GARLAND TAYLOR RD 00300A0000004C0	2.00 Fr	1925 1985	38 200	AV	0	886	630	0	0	1	0	5	P	0	NONE	0	0	02/24/2022 Q	110,000 Q	1516	160500		1.46			
35212 FRIENDLY RD 013000400002600	1.00	2001	45 200	AV	0	1728	0	0	0	2	0	8	Y	1	DET	432	0 2	220	12/18/2023 Q	150,000 Q	1728	163500		1.09		
35026 HORNTOWN RD 013B0A000000100	1.00 Fr	1975	45 200	F	0	1154	0	0	0	1	0	5	P	0	DET	976	0 0	0.338	12/14/2022 Q	70,000 Q	1154	78800		1.13		
7067 PEARL DR 027000500001400	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0		11/02/2023 Q	45,000 Q	0	18900		0.42		
6085 LANKFORD HWY 02700A000000600	1.00 Fr	1970	45 200	VP	0	2878	0	0	0	0	0	2	N	0	DET ATT	768 450	0 0		08/29/2023 Q	50,000 Q	2878	26900		0.54		
32543 CHINCOTEAGUE RD 02700A0000109C0	1.00 Fr	1985 1995	42 200	AV	0	864	0	0	0	1	0	5	P	0	NONE	0	1	368	09/08/2023 Q	205,000 Q	864	141900		0.69		

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:	Range	100 to 200
Taxing District:	All Districts	

Parcel Selection Options

Process Only Vacant (Non-Improved) Land:	No
Process Only Improved Land:	Yes
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

TRANSFER OF OWNERSHIP

PARCEL NUMBER 00300A0000004C0
Parent Parcel Number
Property Address 33417 GARLAND TAYLOR RD
Neighborhood 2 ATLANTIC HORNTOWN
Property Class 200 200-Single Family- Suburban

HENDRICK, JOHN H JR
OR JEROME VICIDOMINE JR
14 ELWOOD
CENTERREACH, NY 11720
TAYLOR LOT 3
.51 AC

Table with columns: Date, Owner Name, Amount. Rows include transfers from 02/24/2022 to 02/01/2001.

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation amounts for years 2013 through 2024.

Site Description

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

DE22: Deed Information 2022
IN#220000454 R/E AFF FOR BRIAN THOMAS TAYLOR- UPDATED OWNERSHIP
Map#: 3 A 4C
per survey, site has .51 acre in va
Memo: Comments
ROOF IN POOR COND >20YRS-AG 2/1/07
RV13: Property Review/Inspection
3/26/13 - REMOVED MHHOOKUP MISTAKENLY ASSESSED
ON THIS PARCEL. JN
SI24: Sales Inspection TY 2024
6/22/2022
Adjusted effective age of dwelling. srj
CHGD BATH COUNT, GLA, ADDED ATTIC. JN
SW08: SWMH FOR 2008:
14X66:F:PERM
VS12: Site Visit TY 2012
7/20/11 - REMOVED WEDG. CHGD UVAC. JN

Supplemental Cards

TRUE TAX VALUE 19400

Supplemental Cards
TOTAL LAND VALUE

19400

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 2.0
 Finished Area: 1516
 Attic: Unfinished
 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, A
 Base Allowance 1.0, 2.0

EXTERIOR COVER

Vinyl siding 1.0
 Wood siding 2.0, A

INTERIOR FINISH

Sheetrock 1.0

ACCOMMODATIONS

Finished Rooms 5
 Bedrooms 3

HEATING AND AIR CONDITIONING

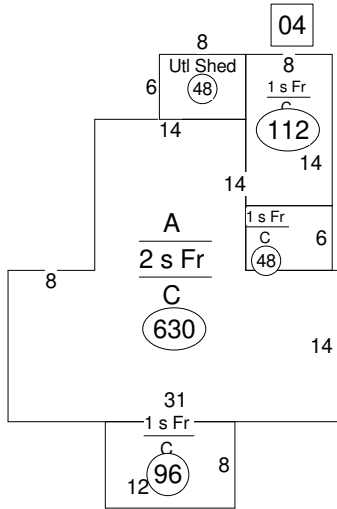
Primary Heat: Heat pump
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

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

REMODELING AND MODERNIZATION

Amount Date



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 Wood frame	886	1.0	886		91130
1 Wood frame	630	2.0	630		59220
1 Wood frame	630	Attic	0		3350
	886	Crawl	----		0

TOTAL BASE 153700

Row Type Adjustment 1.00%
 SUB-TOTAL 153700

0 Interior Finish	-10
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	0
Heating	3250
Air Condition	2470
Frame/Siding/Roof	1160
Plumbing Fixt: 5	2010

Sub-TOTAL ONE UNIT 162580
 SUB-TOTAL 0 UNITS 162580

Exterior Features	Value	
Description	Value	
Garages		
0 Integral		0
0 Att Garage		0
0 Att Carports		0
0 Bsmt Garage		0
Ext Features		0

Sub-TOTAL 162580
 Quality Class/Grade D+

GRADE ADJUSTED VALUE 146320

(LCM: 100.00)

SPECIAL FEATURES

Description Value

04 :PRIVALL 6400

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
04 :PRIVALL	6400	D	DWELL	0.00	D+		1925	1985	AV	0.00	N	0.00	2146	146320	39	0	150	100	133900
		04	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		05	UTLSHED	10.00	D		1925	1985	AV	17.95	N	14.36	6x 8	690	78	0	100	100	200

Data Collector/Date

AG 02/01/2007

Appraiser/Date

Neighborhood

Neigh 2 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

141100

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 013000400002600
Parent Parcel Number
Property Address 35212 FRIENDLY RD
Neighborhood 2 ATLANTIC HORNTOWN
Property Class 200 200-Single Family- Suburban

KLASSEN,CARMAN M
505 OAKMONT CT
ARNOLD, MD 21012
FRIENDLY ACRES
LOT 26 .448 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for PHILLIPS, BERNARD L, SCOTT R JUSTICE, and RICHARD V JUSTICE ETUX.

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

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:

Street or Road: Unpaved
Neighborhood:

Zoning: 1 HOMESITE - UNPAVED ROAD
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, and Value.

Map#: 13 4 26
MH: 27x66, 2001, G, PIERS - 2/20/7 SM
1/27/04 PART OF DECK CONVERTED TO SCREEN PORCH
100% COMPLETE TY 2004. PICKED UP GARAGE.
TY16: TY2016:
10/1/15 - DWMH PICKED UP AS REAL ESTATE:
TITLE SURRENDERED 2001, INST# 150004011. JN
VS12: Site Visit TY 2012
8/6/10 - NO CHANGES. JN

Supplemental Cards
TRUE TAX VALUE 19000

Supplemental Cards
TOTAL LAND VALUE 19000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
MH Make: REDMAN
MH Model:
MH Park:

Story Height: 1.0
Finished Area: 0
Attic: None
Basement: None

ROOFING

Material: Comp sh to 235#
Type: Gable
Framing: Std for class
Pitch: Low 4/12 or less

FLOORING

EXTERIOR COVER
Vinyl siding

INTERIOR FINISH

ACCOMMODATIONS
Fireplaces: 1

HEATING AND AIR CONDITIONING

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

PLUMBING

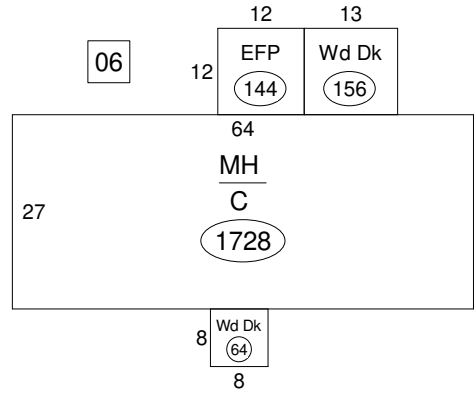
	#	
3 Fixt. Baths	2	6
Kit Sink	1	1
Water Heat	1	1
TOTAL		8

REMODELING AND MODERNIZATION

Amount	Date
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01

05



(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
M :FPG	1000	M	MHOME	0.00	C		2001	2001	AV	50.86	Y	61.03	27x 64	110340	23	0	150	100	127400
06 :PRIVALL	6400	01	UTLSHED	0.00	C		2001	2001	AV	9.84	N	9.84	12x 18	2130	46	0	100	100	1200
		05	DETGAR	0.00	1	C-	2003	2003	AV	26.17	N	24.86	18x 24	10740	42	0	100	100	6200
		06	SWL	0.00	C		2001	2001	AV	0.00	Y	0.00	1	7040	0	0	100	100	7000
		11	EFP	0.00	C		2003	2003	AV	0.00	N	0.00	12x 12	4580	42	0	100	100	2700

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

SM 02/20/2007

Neigh 2 AV

TOTAL IMPROVEMENT VALUE

144500

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER
013B0A00000100
Parent Parcel Number

GOMEZ DE LEON,LUIS ALBERTO
OR ANITA LOPEZ PEREZ
PO BOX 132
TASLEY, VA 23441-0132
NOCK LOT

TRANSFER OF OWNERSHIP

Date		
12/14/2022	WIAND,ROBERT P	\$70000
	Bk/Pg: 2200, 05727	
09/18/1990	RAYMOND A DOW ETUX	\$37000
	Bk/Pg: 0588, 00772	

Property Address
35026 HORNTOWN RD
Neighborhood
2 ATLANTIC HORNTOWN
Property Class
200 200-Single Family- Suburban

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

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	Parcel Split	Reval-2016	Reval-2018	Reval-2020	Reval-2022	Reval-2024
VALUATION	L	15600	15300	15300	15300	15300	15300	15300
0	B	61500	61500	58000	54500	55800	58400	63500
	T	77100	76800	73300	69800	71100	73700	78800

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	Value
	Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor	
Zoning:	1 HOMESITE - PAVED ROAD	AV	0.3380	1.77	25500.00	45135.00	15300		15300
Legal Acres:	0.3380								

Map#: 13B A 1
PD \$37,000 IN 1990
\$55,000 TOTAL
PS15: Parcel Split TY 2015
TY 2015 .012 AC CONVEYED TO COMONWEALTH OF VA
INS 201404335 11/14/2014.
SI24: Sales Inspection TY 2024
6/8/2023
Removed sound values from outbuildings. SRJ
VS12: Site Visit TY 2012
8/20/10 - CHGD SKETCH, ADDED YR BLT. JN

Supplemental Cards
TRUE TAX VALUE 15300

Supplemental Cards
TOTAL LAND VALUE 15300

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.0
 Finished Area: 1154
 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
 Base Allowance 1.0

EXTERIOR COVER

Asbestos siding 1.0

INTERIOR FINISH

ACCOMMODATIONS

Finished Rooms 5
 Bedrooms 3

HEATING AND AIR CONDITIONING

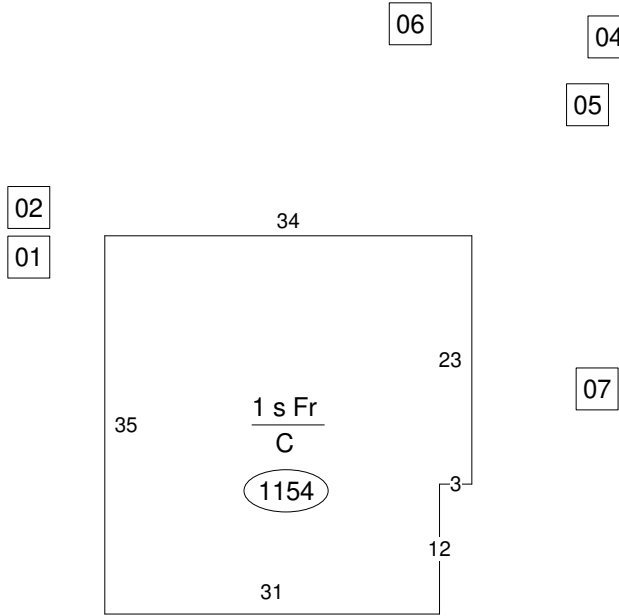
Primary Heat: Forced hot air-gas
 Lower Full Part
 /Bsmt 1 Upper Upper

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
07 :PRIVALL	6400	D	DWELL	0.00	C		1975	1975	F	0.00	N	0.00	1154	117790	73	0	150	100	47700
		01	DETGAR	0.00	1	C	2000	2000	F	25.06	N	25.06	24x 24	14430	72	0	100	100	4000
		02	SHEDGP	10.00		C	2000	2000	AV	10.04	N	10.04	28x 28	7870	48	0	100	100	4100
		04	UTLSHED	0.00		C	1998	1998	AV	12.00	N	12.00	10x 10	1200	52	0	100	100	600
		05	DETGAR	0.00	1	D	1980	1980	F	24.36	N	24.36	20x 20	9740	99	0	100	100	100
		06	FENCERES	0.00		D	1970	1970	AV	10.00	N	8.50	80	680	98	0	100	100	0
		07	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

SM 03/02/2007

Neigh 2 AV

TOTAL IMPROVEMENT VALUE

63500

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 027000500001000
Parent Parcel Number
Property Address 31263 LITTLE BAY CT
Neighborhood 2 ATLANTIC HORNTOWN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

OWNERSHIP

LAWAL,SHERRY
OR KEHINDE LAWAL
31203 LITTLE BAY COURT
CHINCOTEAGUE, VA 23336
SEASIDE LANDING LOT 10
.419 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows include 12/22/2023 WHEALTON,DANIEL E \$80000, 11/29/2007 SEASIDE LANDING INCORPORATED \$0, 01/01/1900 Bk/Pg: 0713, 00407 \$0

RESIDENTIAL

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 and legal acres info.

Map#: 27 5 10
SW08: SWMH FOR 2008:
14x66, F PIERS -- 3/6/07 AG
VS12: Site Visit TY 2012
10/26/10 - CHGD MHHOOKUP TO SWL, REMVD SV ON
WDDR. JN

Supplemental Cards
TRUE TAX VALUE 11000

Supplemental Cards
TOTAL LAND VALUE 11000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

01

8 Wd Dk 128
16



(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	01	SWL	0.00		C	1990	1990	AV	0.00	Y	0.00	1	7040	0	0	100	100	7000
		02	WDDK	0.00		D	1955	1955	F	0.00	N	0.00	8x 16	1090	99	0	100	100	0

Data Collector/Date
AG 03/06/2007

Appraiser/Date

Neighborhood
Neigh 2 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

7000

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
027000500001400

Parent Parcel Number

Property Address
7067 PEARL DR

Neighborhood
2 ATLANTIC HORNTOWN

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01

Area 001

District 2

OWNERSHIP

CMH HOMES INC
5000 CLAYTON RD
MARYVILLE, TN 37804

SEASIDE LANDING LOT 14
.344 AC

TRANSFER OF OWNERSHIP

Date		
11/02/2023	WHEALTON, DANIEL E Bk/Pg: 2300, 04266	\$45000
11/29/2007	SEASIDE LANDING INCORPORATED Bk/Pg: 2007, 06481	\$0
01/01/1900	Bk/Pg: 0713, 00407	\$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 11000	11000	11000	11000	11000	11000	11000
0	B 5300	4900	4900	4900	5300	7900	7900
	T 16300	15900	15900	15900	16300	18900	18900

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning: 1 MOBILE HOME\CAMPER TRAILER LOT

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					
				11000.00	11000.00	11000		11000

Map#: 27 5 14

NC24: New Construction TY2024

1-2-24 Single family dwelling is 0%. SRJ

SW08: SWMH FOR 2008:

FLAMINGO, 14X66, F PIERS -- 3/6/07 AG

VS12: Site Visit TY 2012

10/26/10 - CHGD MHHOOKUP TO SWL. JN

Supplemental Cards

TRUE TAX VALUE 11000

Supplemental Cards

TOTAL LAND VALUE 11000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

03

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 :PRIVALL	6400	01	SWL	0.00	C	1990	1990	AV	0.00	Y	0.00	1	7040	0	0	100	100	7000
		02	DECK	0.00	C	1990	1990	AV	0.00	N	0.00	10x 14	0	0	SV	0	100	600
		03	DECK	0.00	D	1990	1990	AV	0.00	N	0.00	5x 10	0	0	SV	0	100	300

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

AG 03/06/2007

Neigh 2 AV

TOTAL IMPROVEMENT VALUE

7900

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 02700A000000600
Parent Parcel Number
Property Address 6085 LANKFORD HWY
Neighborhood 2 ATLANTIC HORNTOWN
Property Class 200 200-Single Family- Suburban

GENWEALTH ESTATES LLC
PO BOX 251
TASLEY, VA 23441-0251
MATTHEWS LOT
.42 ACRE

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows include transfers from 08/29/2023 to 01/01/1900.

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

VALUATION RECORD

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

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

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

Map#: 27 A 6
SI24: Sales Inspection TY 2024 11/8/2023
Changed garage and dwelling to very poor. Changed the percent complete to 25% given that the structure of the roof and some walls would need to be removed and replaced. SRJ
VS12: Site Visit TY 2012
11/1/10 - CHGD LABELS, ADDED AGPOOL, REMVD SV ON DETGAR. JN

Supplemental Cards
TRUE TAX VALUE 13600

Supplemental Cards
TOTAL LAND VALUE 13600

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.0
 Finished Area: 2878
 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
 Base Allowance 1.0

EXTERIOR COVER

Brick veneer 1.0

INTERIOR FINISH

ACCOMMODATIONS

Finished Rooms 6
 Bedrooms 3
 Family Rooms 1

HEATING AND AIR CONDITIONING

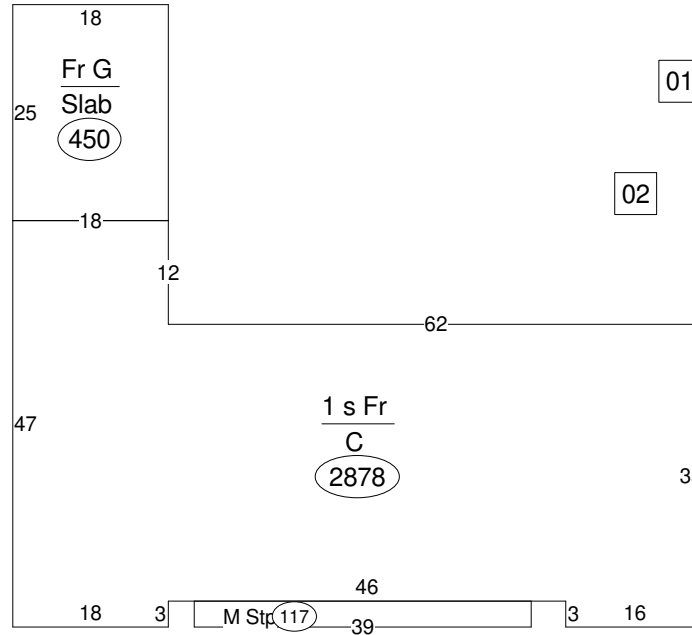
Primary Heat: No Heat
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

 Kit Sink 1 1
 Water Heat 1 1
 TOTAL 2

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	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
02 :PRIVALL	6400	D	DWELL	0.00		C	1970	1970	VP	0.00	N	0.00	2878	227300	94	0	150	25	5100
		G01	ATTGAR	0.00	1	C	1980	1980	VP	34.95	N	34.95	18x 25	15730	94	0	100	100	900
		01	DETGAR	0.00	7	C	1970	1970	AV	21.45	N	21.45	24x 32	16470	98	0	100	100	300
		02	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

RC 03/19/2007

Neigh 2 AV

TOTAL IMPROVEMENT VALUE

13300

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 02700A0000109C0
Parent Parcel Number
Property Address 32543 CHINCOTEAGUE RD
Neighborhood 2 ATLANTIC HORNTOWN
Property Class 200 200-Single Family- Suburban

JAPEN PROPERTIES LP
1051 GRAND BAHAMA LN
SINGER ISLAND, FL 33404
PARCEL A
32,142 SQ FT

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows include transfers from 09/08/2023 to 01/01/1900.

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

VALUATION RECORD

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

Site Description

Topography:

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#: 27 A 109C
SI24: Sales Inspection TY 2024
11/14/2023
Changed MB to polebuilding. Adjusted effective age of dwelling.
SRJ
VS12: Site Visit TY 2012
11/9/10 - CHGD GRADE, ADDED SHED & RFX. JN

Supplemental Cards

TRUE TAX VALUE 29400

Supplemental Cards
TOTAL LAND VALUE

29400

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family

Story Height: 1.0
Finished Area: 864
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 4
Bedrooms 2

HEATING AND AIR CONDITIONING

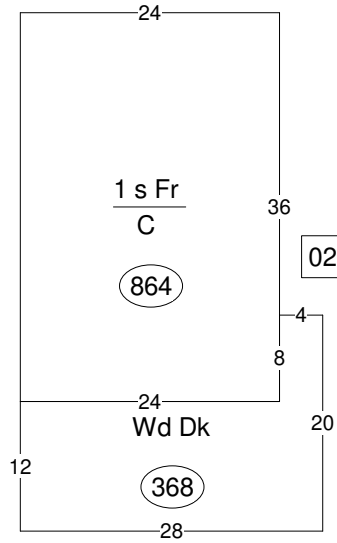
Primary Heat: Heat pump
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

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

REMODELING AND MODERNIZATION

Amount Date



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 Wood frame	864	1.0	864	88860	

864 Crawl ---- 0

TOTAL BASE 88860

Row Type	Adjustment	1.00%
SUB-TOTAL		88860

0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	0
Heating	1940
Air Condition	1410
Frame/Siding/Roof	2350
Plumbing Fixt: 5	2475

Exterior Features	Value	SUB-TOTAL ONE UNIT	97035
WDDK	2370	SUB-TOTAL 0 UNITS	97035

Description	Value	Garages	
0 Integral	0		
0 Att Garage	0		
0 Att Carports	0		
0 Bsmt Garage	0		
Ext Features	2370		

SUB-TOTAL	99405
Quality Class/Grade	C-

GRADE ADJUSTED VALUE 94440

(LCM: 100.00)

SPECIAL FEATURES

Description	Value
02 :PRIVALL	6400

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
02 :PRIVALL	6400	D	DWELL	0.00	C-		1985	1995	AV	0.00	N	0.00	864	94440	29	0	150	100	100600
02 SWL	0.00	02	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
03 UTLSHED	0.00	03	UTLSHED	0.00	C		2000	2000	AV	9.60	N	9.60	12x 20	2300	48	0	100	100	1200
04 POLEBLDG	10.00	04	POLEBLDG	10.00	C-		1985	1985	AV	7.45	N	7.08	40x 60	16990	78	0	100	100	3700

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

RC 03/14/2007

Neigh 2 AV

TOTAL IMPROVEMENT VALUE

112500