

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		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	Decks		Decks								
37004 STATE LINE RD 00400A000001100	1.00 Fr	2002	42	AV	0	1680	0	0	0	2	0	8	P	0	NONE	0		04/06/2023	850,000	1680	437600						0.51	

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

Sales to Certified Ratio

Parcel Selection Criteria

Area: 001
 Parcel Selection: Neighborhood 3 to 3
 Property Classes: Categories Agricultural
 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 02/23/2024 Card No. 1 of 1

PARCEL NUMBER 00400A000001100
Parent Parcel Number
Property Address 37004 STATE LINE RD
Neighborhood 3 GREENBACKVILLE/CORBIN HALL
Property Class 500 500-Agricultural(20-100) ac

HOLLAND LAND COMPANY LC
2170 FLEMING RD
NEW CHURCH, VA 23415-2645
LANG FARM
39.83 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers from 04/06/2023 to 01/01/1900.

AGRICULTURAL

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: Street or Road, Rating, Measured, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, and Value.

Map#: 4 A 11
NC02: New Consturction
BP2002-0511 DECK ADDITION 12X16
2/11/04 DECK 100% COMPLETE TY 2004
SI24: Sales Inspection TY 2024
10/2/2023
Removed sound values. Very high sale. No mls. SRJ
SPLT: PARCEL SPLIT PARENT
TY 2007 LOT 1 1.001 AC TO RACING MOON LLC 200603382
06/01/2006
VS12: Site Visit TY 2012
7/22/11 - REMVD SM WDDK, CHGD HVAC. JN

Supplemental Cards
TRUE TAX VALUE 209400

Supplemental Cards
TOTAL LAND VALUE 209400

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.00
 Finished Area: 1680
 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, A
 Base Allowance 1.0

EXTERIOR COVER

Vinyl siding 1.0, A

INTERIOR FINISH

Sheetrock 1.0

ACCOMMODATIONS

Finished Rooms 5
 Bedrooms 3

HEATING AND AIR CONDITIONING

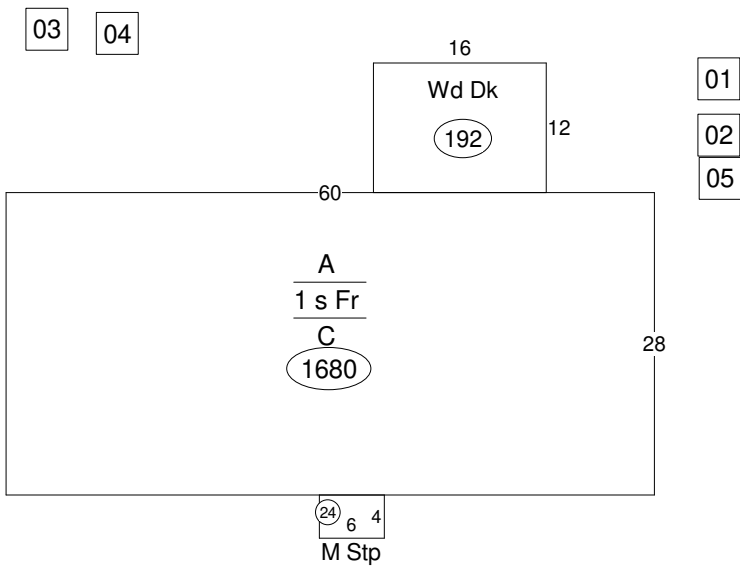
Primary Heat: Forced hot air-gas
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

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

REMODELING AND MODERNIZATION

Amount Date



(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
05 :PRIVALL	6400	D	DWELL	0.00	C-		2002	2002	AV	0.00	N	0.00	3360	187250	22	0	150	100	219100
		01	SMALL	10.00	C-		2002	2002	P	12.74	N	13.89	20x 27	7500	99	0	100	100	100
		02	UTLSHED	0.00	C-		2002	2002	F	10.00	N	10.90	10x 20	2180	66	0	100	100	700
		03	POLEBLDG	10.00	D		2002	2002	P	8.76	N	8.06	15x 60	7250	99	0	100	100	100
		04	POLEBLDG	10.00	D		2002	2002	P	8.59	N	7.90	35x 20	5530	99	0	100	100	100
		05	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	8130	0	0	100	100	8100

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

AG 02/05/2007

Neigh 3 G

TOTAL IMPROVEMENT VALUE

228200