

Sales to Certified Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT				--- Living Areas ---				Bsmt Baths			Fixt. O T	Fire- Place		Garages Type	Porches SqFt Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	Cert. Value	Work- sheet	Ratio
			BSF	1ST	2ND	USF	SqFt	F	H	O	S	O	S												
STATE LINE RD 005B00100A00001	0.00			200			0	0	0	0	0	0	0	0	0	0	NONE	0	06/23/2022	13,600	0	21100		1.55	
																			7.230	Q	Q				
005B0A000014600	0.00			200			0	0	0	0	0	0	0	0	0	0	NONE	0	02/11/2022	8,000	0	3800		0.47	
																			0.500	Q	Q				
014000300000100	0.00			200			0	0	0	0	0	0	0	0	0	0	NONE	0	02/17/2023	205,000	0	210400		1.03	
																			3.080	Q	Q				
014000300001000	0.00			200			0	0	0	0	0	0	0	0	0	0	NONE	0	12/29/2023	170,000	0	160400		0.94	
																			3.080	Q	Q				
014000300001400	0.00			200			0	0	0	0	0	0	0	0	0	0	NONE	0	06/06/2022	100,000	0	105500		1.05	
																			3.000	Q	Q				
014000300001600	0.00			200			0	0	0	0	0	0	0	0	0	0	NONE	0	06/08/2022	75,000	0	105500		1.41	
																			3.000	Q	Q				
014000300002100	0.00			200			0	0	0	0	0	0	0	0	0	0	NONE	0	03/14/2022	45,000	0	35500		0.79	
																			3.000	Q	Q				
014000300002200	0.00			200			0	0	0	0	0	0	0	0	0	0	NONE	0	04/28/2023	79,900	0	35500		0.44	
																			3.000	Q	Q				
014000300003100	0.00			200			0	0	0	0	0	0	0	0	0	0	NONE	0	08/19/2022	80,000	0	60200		0.75	
																			3.040	Q	Q				
014000300003400	0.00			200			0	0	0	0	0	0	0	0	0	0	NONE	0	07/21/2023	68,000	0	35500		0.52	
																			3.000	Q	Q				
014000300003800	0.00			200			0	0	0	0	0	0	0	0	0	0	NONE	0	08/22/2023	45,000	0	35500		0.79	
																			3.000	Q	Q				
014000300004200	0.00			200			0	0	0	0	0	0	0	0	0	0	NONE	0	10/11/2022	27,900	0	35500		1.27	
																			3.000	Q	Q				
014000300004300	0.00			200			0	0	0	0	0	0	0	0	0	0	NONE	0	08/01/2022	27,900	0	35500		1.27	
																			3.010	Q	Q				
014000300004400	0.00			200			0	0	0	0	0	0	0	0	0	0	NONE	0	01/20/2023	50,000	0	35600		0.71	
																			3.020	Q	Q				
014000300005100	0.00			200			0	0	0	0	0	0	0	0	0	0	NONE	0	06/10/2022	56,000	0	60000		1.07	
																			3.000	Q	Q				

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	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		S	O									
014000300005300	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	09/23/2022	36,000	0	35600		0.99	
014000300005900	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	08/11/2023	45,000	0	35900		0.80	
014000300007400	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	03/27/2023	55,000	0	60000		1.09	
014000300007800	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	05/11/2022	23,500	0	35500		1.51	
014000300008200	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	03/17/2023	69,000	0	35600		0.52	
014000300009100	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	08/31/2022	39,000	0	34600		0.89	
014000300009300	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	05/02/2022	19,000	0	36800		1.94	
014000300009600	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	05/17/2022	26,000	0	28000		1.08	
014000300010100	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	01/20/2023	90,000	0	60100		0.67	
014000300010600	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	10/26/2023	40,000	0	33500		0.84	
014000300011300	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	10/20/2023	175,000	0	58000		0.33	

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

Neighborhood 3		Sales to Certified Ratio																				TOTALS												
		Certified Value	Parcels	Average Appraisal	Valid Sales	SIZE ANALYSIS										AGE ANALYSIS					Median Sale Price: 47500													
Summary - Neighborhood 3		11542079	202	57139	26	<----->										<----->																		
		<1000 sf			1000 - 1999 sf			2000 - 3200 sf			over 3200 sf			over 90		60- 89 years		45 - 59 years		30 - 44 years		15 - 29 years		5 - 14 years		0 - 4 years(new)								
		Num	Med	COD	Num	Med	COD	Num	Med	COD	Num	Med	COD	Num	Med	COD	Num	Med	COD	Num	Med	COD	Num	Med	COD	Num	Med	COD	Num	Med	COD			
Vacant																														0	0.00	0.0		
Improved		26	0.92	32.3	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
Quality Grade																																		
10 - 19		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
20 - 29		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
30 - 39		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
40 - 49		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
50 - 59		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
60 - 69		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
70 - 79		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
80 - 89		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
90 - 99		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
Condition																																		
V Poor		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
Poor		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
Below Normal		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
Above Normal		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
V Good		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
Excellent		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
House Types																																		
10 - 19		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
20 - 29		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
30 - 39		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
40 - 49		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
50 - 59		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
60 - 69		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
70 - 79		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
80 - 99		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
Other		0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
		Total Parcels	Sales Parcels	Median Ratio	Arith. Mean	Weight Mean	Geo. Mean	COD	Std. Dev.	COV	PRD	95% Conf.																						
Vacant		0	0										Includes Less than 5 Sales																					
Improved		202	26	0.92	0.95	0.86	0.88	32.3	38.17	40.11	1.11	14.67																						
House Types																																		
10 - 19		0	0																									Includes Less than 5 Sales						
20 - 29		0	0																									Includes Less than 5 Sales						
30 - 39		0	0																									Includes Less than 5 Sales						
40 - 49		0	0																									Includes Less than 5 Sales						
50 - 59		0	0																									Includes Less than 5 Sales						
60 - 69		0	0																									Includes Less than 5 Sales						
70 - 79		0	0																									Includes Less than 5 Sales						
80 - 99		0	0																									Includes Less than 5 Sales						
Other		0	0																									Includes Less than 5 Sales						

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: 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

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 005B0A000014600
Parent Parcel Number
Property Address
Neighborhood 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 20

EARLE, JOHN RANDALL
5511 GLOUCESTER ST
CHURCHTON, MD 20733
POWELL LOT

Table with 3 columns: Date, Description, Amount. Includes entries for 02/11/2022 and 01/08/1993.

RESIDENTIAL

VALUATION RECORD

Table with 8 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 10 columns: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

Map#: 5B A 146
VACANT
TY08: TY2008:
PER OWNER WILL NOT PERK

Supplemental Cards
TRUE TAX VALUE 3800

Supplemental Cards
TOTAL LAND VALUE 3800

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 014000300000100
Parent Parcel Number 01400A0000025A0
Property Address 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

DUNCAN, GREGORY L SR
PO BOX 19
MAPPSVILLE, VA 23407
CORBIN HALL LOT 1
3.08 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transactions from 02/17/2023 to 01/29/2004.

RESIDENTIAL

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 Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, and Value.

Map#: 14 3 1
PLAT: REFERENCE
PB 2004/45
SPLT: PARCEL SPLIT PARENT OR CHILD
SUBDIVIDED TY 2005

Supplemental Cards
TRUE TAX VALUE 210400

Supplemental Cards
TOTAL LAND VALUE 210400

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 014000300001000
Parent Parcel Number 01400A0000025A0
Property Address 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

OWNERSHIP

PUCCIARELLI, CHRISTOPHER JOSEPH TR
SANDRA LYNN PUCCIARELLI TR
303 POULTNEY PL
NEW MARKET, MD 21774
CORBIN HALL LOT 10
3.08 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Rows include transfers from DENNIN, MARK T and ROBERT D SCHULT ET AL.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Valuation. Shows values for years 2012 through 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 rows for zoning and legal acres.

Map#: 14 3 10
PLAT: REFERENCE
PB 2004/45
SPLT: PARCEL SPLIT PARENT OR CHILD
SUBDIVIDED TY 2005

Supplemental Cards
TRUE TAX VALUE 160400

Supplemental Cards
TOTAL LAND VALUE 160400

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 005B00100A00001
Parent Parcel Number
Property Address STATE LINE RD
Neighborhood 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 20

OWNERSHIP

SPONSELLER,MICHAEL E &
SHIRLEY KUHN
38405 STATE LINE RD
GREENBACKVILLE, VA 23356-3309
PILCHARD
7.23 AC

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

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Value. Rows include 06/23/2022 MARSH,WALTER J & \$13600 and 06/20/1990 EVA G MARSH ETAL \$0.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Reval 2014, Parcel Split, Reval-2016, Reval-2018, Reval-2020, Reval-2022, Reval-2024. Rows show valuation changes for years 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 Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for Paved, Neighborhood, Zoning, and Legal Acres.

Map#: 5B 1 A1, B
STG SHED AND WORKSHOP UPGRADED WITH VINYL
PS14: Parcel Split TY 2014
TY 2014 1.34 AC SPLIT FROM THIS PARCEL PER INS
201305091 12/02/2013 5B-1-B2
VS14: Site Visit TY 2014
6/26/13 - CHGD EFF YR & SKETCH. JN

Supplemental Cards
TRUE TAX VALUE 21100

Supplemental Cards
TOTAL LAND VALUE 21100

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 014000300001400
Parent Parcel Number 01400A0000025A0
Property Address 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

OWNERSHIP

ROOT,RICHARD A
36502 YEOMAN CT
GREENBACKVILLE, VA 23356
CORBIN HALL LOT 14
3.0 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows include HUNTER, JAMES P (\$100000), SHORE LAND INVESTMENTS LLC (\$210000), SHORE LAND TRUST LTD (\$2200000).

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 Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for WATERVIEW and RESIDUAL LAND.

Map#: 14 3 14
PLAT: REFERENCE
PB 2004/45
SPLT: PARCEL SPLIT PARENT OR CHILD
SUBDIVIDED TY 2005
TY24: TY2024
CHGD LAND TYPE TO WATERVIEW

Supplemental Cards
TRUE TAX VALUE 105500

Supplemental Cards
TOTAL LAND VALUE 105500

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
014000300001600

Parent Parcel Number
01400A0000025A0

Property Address
Neighborhood
3 GREENBACKVILLE/CORBIN HALL

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01

Area 001

District 2

OWNERSHIP

SORET, PHILLIPPE A
OR LAURA E KRON
26 E CLEARFIELD RD
HAVERTOWN, PA 19083

CORBIN HALL LOT 16
3.0 AC

TRANSFER OF OWNERSHIP

Date		
06/08/2022	FINNEY, JAMES P Bk/Pg: 2200, 02879	\$75000
07/30/2004	SHORE LAND INVESTMENTS LLC Bk/Pg: 2004, 05059	\$200000
01/29/2004	SHORE LAND TRUST LTD Bk/Pg: 2004, 00626	\$2200000

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 70400	48900	45200	45200	45200	33500	105500
0	B 0	0	0	0	0	0	0
	T 70400	48900	45200	45200	45200	33500	105500

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning:
Legal Acres:
3.0000

Land Type	Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
	Soil ID	Acreage		-or-					
	-or-	-or-	Effective	Depth Factor	Rate	Rate	Value	Factor	
	Actual	Effective	Depth	-or-					
	Frontage	Frontage	Effective	Square Feet					
1 WATERVIEW	G	1.0000		1.00	95500.00	95500.00	95500		95500
2 RESIDUAL LAND		2.0000		1.00	5000.00	5000.00	10000		10000

LAND DATA AND CALCULATIONS

Map#: 14 3 16
 PLAT: REFERENCE
 PB 2004/45
 SPLT: PARCEL SPLIT PARENT OR CHILD
 SUBDIVIDED TY 2005
 TY24: TY2024
 CHGD LAND TYPE TO WATERVIEW

Supplemental Cards
 TRUE TAX VALUE 105500

Supplemental Cards
TOTAL LAND VALUE 105500

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 014000300002100
Parent Parcel Number 01400A0000025A0
Property Address 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban

OWNERSHIP

RICCARDI, JOHN J
OR JUDITH N RICCARDI
34492 HOLLY TREE LN
DAGSBORO, DE 19939
CORBIN HALL LOT 21
3.0 AC

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

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Rows include transfers from 03/14/2022 to 01/29/2004.

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

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

Map#: 14 3 21
PLAT: REFERENCE
PB 2004/45
SPLT: PARCEL SPLIT PARENT OR CHILD
SUBDIVIDED TY 2005

Supplemental Cards
TRUE TAX VALUE 35500

Supplemental Cards
TOTAL LAND VALUE 35500

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 014000300002200
Parent Parcel Number 01400A0000025A0
Property Address 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

GEARY, ROBERT F JR
OR MAUREEN C GEARY
5 ASHTON DR
VOORHEES, NJ 08043
CORBIN HALL LOT 22
3.0 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for CLARK, JOSEPH P (\$79900), MCGEEHAN, JOHN J ETUX (\$63900), SHORE LAND INVESTMENTS LLC (\$150000), and SHORE LAND TRUST LTD (\$220000).

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation for years 2012, 2014, 2016, 2018, 2020, 2022, and 2024. Shows valuation changes from 63400 to 35500.

Site Description

Topography: Level
Public Utilities:

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. Includes rows for HOMESITE - PAVED ROAD and RESIDUAL LAND.

Map#: 14 3 22
PLAT: REFERENCE
PB 2004/45
SPLT: PARCEL SPLIT PARENT OR CHILD
SUBDIVIDED TY 2005

Supplemental Cards
TRUE TAX VALUE 35500

Supplemental Cards
TOTAL LAND VALUE 35500

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 014000300003100
Parent Parcel Number 01400A0000025A0
Property Address 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

NOE,TRAVIS MICHAEL & SHARYN LYNNE SHEATS
133 CONTINENTAL DR
ELKTON, MD 21921
CORBIN HALL LOT 31
3.04 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Rows include transfers from 08/19/2022, 06/02/2004, and 01/29/2004.

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

Map#: 14 3 31
PLAT: REFERENCE
PB 2004/45
SPLT: PARCEL SPLIT PARENT OR CHILD
SUBDIVIDED TY 2005

Supplemental Cards
TRUE TAX VALUE 60200

Supplemental Cards
TOTAL LAND VALUE 60200

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 014000300003400
Parent Parcel Number 01400A0000025A0
Property Address 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

CORSI,GERALD F
OR TRACY CORSI
7498 PATRICK TRAIL
ELIZABETH, CO 80107
CORBIN HALL LOT 34
3.0 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Value. Rows include 07/21/2023 (GOLIBART,MARK J JR \$68000), 06/17/2004 (SHORE LAND INVESTMENTS LLC \$155000), 01/29/2004 (SHORE LAND TRUST LTD \$2200000).

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Reval-2012, Reval-2014, Reval-2016, Reval-2018, Reval-2020, Reval-2022, Reval-2024. Rows show valuation changes from 2012 to 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Street or Road, Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for Paved and Neighborhood details.

Map#: 14 3 34
PLAT: REFERENCE
PB 2004/45
SPLT: PARCEL SPLIT PARENT OR CHILD
SUBDIVIDED TY 2005

Supplemental Cards
TRUE TAX VALUE 35500

Supplemental Cards
TOTAL LAND VALUE 35500

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 014000300003800
Parent Parcel Number 01400A0000025A0
Property Address 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

OWNERSHIP

RUST,MARK W
OR TAMMY L RUST
PO BOX 914
MILLSBORO, DE 19966
CORBIN HALL LOT 38
3.0 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Rows include transfers from 08/22/2023 to 01/29/2004.

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:

Street or Road: Paved

Neighborhood:

Zoning: 1 HOMESITE - PAVED ROAD
Legal Acres: 2 RESIDUAL LAND
3.0000

LAND DATA AND CALCULATIONS

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

Supplemental Cards

TRUE TAX VALUE 35500

Supplemental Cards
TOTAL LAND VALUE

35500

Map#: 14 3 38
PLAT: REFERENCE
PB 2004/45
SPLT: PARCEL SPLIT PARENT OR CHILD
SUBDIVIDED TY 2005

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 014000300004200
Parent Parcel Number 01400A0000025A0
Property Address 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

KAHLER, LUPITA GARCIA
PO BOX 727
IMPERIAL, CA 92251
CORBIN HALL LOT 42
3.0 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Rows include 10/11/2022 (STOFIK, DONALD E, \$27900), 08/05/2004 (SHORE LAND INVESTMENTS LLC, \$130000), 01/29/2004 (SHORE LAND TRUST LTD, \$2200000).

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Reval-2012, Reval-2014, Reval-2016, Reval-2018, Reval-2020, Reval-2022, Reval-2024. Rows show valuation changes from 2012 to 2024.

Site Description

Topography: Level
Public Utilities:

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. Rows include 1 HOMESITE - PAVED ROAD and 2 RESIDUAL LAND.

Map#: 14 3 42
PLAT: REFERENCE
PB 2004/45
SPLT: PARCEL SPLIT PARENT OR CHILD
SUBDIVIDED TY 2005

Supplemental Cards
TRUE TAX VALUE 35500

Supplemental Cards
TOTAL LAND VALUE 35500

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 014000300004300
Parent Parcel Number 01400A0000025A0
Property Address 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

BOWLER, ADALINE A
OR DWIGHT F BOWLER
1661 TOWN POINT RD
CAMBRIDGE, MD 21613
CORBIN HALL LOT 43
3.01 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor/Recipient, Amount. Rows include transfers from 08/01/2022 to 01/29/2004.

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:

Public Utilities:
Water, Sewer

Street or Road:
Paved

Neighborhood:

Zoning: 1 HOMESITE - PAVED ROAD
Legal Acres: 2 RESIDUAL LAND
3.0100

LAND DATA AND CALCULATIONS

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

Supplemental Cards

TRUE TAX VALUE 35500

Supplemental Cards
TOTAL LAND VALUE

35500

Map#: 14 3 43
PLAT: REFERENCE
PB 2004/45
SPLT: PARCEL SPLIT PARENT OR CHILD
SUBDIVIDED TY 2005

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 014000300004400
Parent Parcel Number 01400A0000025A0
Property Address CORBIN HALL LOT 44 3.02 AC
Neighborhood 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

FOSTER, ANTHONY J
OR JENNIFER A FOSTER
12248 FAIRVIEW RD
PAINTER, VA 23420
CORBIN HALL LOT 44
3.02 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for 01/20/2023, 08/01/2012, 09/30/2011, 03/24/2011, and 08/26/2004.

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

AP10: Appeal/Review 2010
3/9/10 LAND ASSESSMENT UPHELD. BH/ES
DE12: Deed Information 2012
IN#201203715 DEED OF CORRECTION CORRECTING PLAT REFERENCE
Map#: 14 3 44
PLAT: REFERENCE
PB 2004/45
SPLT: PARCEL SPLIT PARENT OR CHILD SUBDIVIDED TY 2005

Supplemental Cards
TRUE TAX VALUE 35600

Supplemental Cards
TOTAL LAND VALUE 35600

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 014000300005100
Parent Parcel Number 01400A0000025A0
Property Address 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

FOWLER, HARRY F
OR JACKQUILINE FOWLER
24262 CANAL DR
MILLSBORO, DE 19966
CORBIN HALL LOT 51
3.0 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for GRAND BAY PROPERTIES LLC, CHOICE LAND INVESTORS LLC, WHETZEL, ROBERT W, OCEAN LAND TRUST LTD, and M&I REGIONAL PROPERTIES LLC.

RESIDENTIAL

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 VALUATION and 0.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Street or Road, Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, and Value. Includes rows for Paved and Neighborhood.

DE10: Deed Information 2010
INSTR 201001389 MULTI PARCELS
Map#: 14 3 51
SPLT: PARCEL SPLIT CHILD
TY 2006 PB 2005/92 CORBIN HALL PHASE II

Supplemental Cards
TRUE TAX VALUE 60000

Supplemental Cards
TOTAL LAND VALUE 60000

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 014000300005300
Parent Parcel Number 01400A0000025A0
Property Address 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

OWNERSHIP

DONALDSON,SUSAN L
8 127TH ST
OCEAN CITY, MD 21842
CORBIN HALL LOT 53
3.03 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Rows include 09/23/2022 MORAN,F MARTY \$36000, 07/27/2005 SHORE LAND INVESTMENTS LLC \$145000, 01/29/2004 SHORE LAND TRUST LTD \$0.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Reval-2012, Reval-2014, Reval-2016, Reval-2018, Reval-2020, Reval-2022, Reval-2024. Rows show valuation changes from 2012 to 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Street or Road, Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Rows include 1 HOMESITE - PAVED ROAD and 2 RESIDUAL LAND.

Map#: 14 3 53
SPLT: PARCEL SPLIT CHILD
TY 2006 PB 2005/92 CORBIN HALL PHASE II

Supplemental Cards
TRUE TAX VALUE 35600

Supplemental Cards
TOTAL LAND VALUE 35600

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
014000300005900

Parent Parcel Number
01400A0000025A0

Property Address
Neighborhood
3 GREENBACKVILLE/CORBIN HALL

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01

Area 001

District 2

OWNERSHIP

MORRIS, VALERIE L
235 WEST 8TH ST
LAUREL, DE 19956

CORBIN HALL LOT 59
3.08 AC

TRANSFER OF OWNERSHIP

Date		
08/11/2023	GRAND BAY PROPERTIES LLC Bk/Pg: 2300, 03150	\$45000
05/24/2022	CHOICE LAND INVESTORS LLC Bk/Pg: 2200, 02667	\$19000
05/05/2022	SPEIER-MOSTAGHIM LLC Bk/Pg: 2200, 02358	\$11659
08/26/2005	SHORE LAND INVESTMENTS LLC Bk/Pg: 2005, 05580	\$130000
01/29/2004	SHORE LAND TRUST LTD Bk/Pg: 2004, 00626	\$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 58800	49200	45500	45500	45500	33800	35900
	B 0	0	0	0	0	0	0
	T 58800	49200	45500	45500	45500	33800	35900

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning:
Legal Acres:
3.0800

Land Type	Rating	Measured Acreage
1 HOMESITE - PAVED ROAD	G	1.0000
2 RESIDUAL LAND		2.0800

LAND DATA AND CALCULATIONS

Rating	Measured Acreage	Table	Prod. Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Soil ID	-or-	Effective Depth	-or- Depth Factor					
Actual Frontage	Effective Frontage	Effective Depth	Square Feet					
				25500.00	25500.00	25500		25500
				5000.00	5000.00	10400		10400

Map#: 14 3 59
SPLIT: PARCEL SPLIT CHILD
TY 2006 PB 2005/92 CORBIN HALL PHASE II

Supplemental Cards
TRUE TAX VALUE 35900

Supplemental Cards
TOTAL LAND VALUE 35900

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
014000300007400

Parent Parcel Number
01400A0000025A0

Property Address
Neighborhood
3 GREENBACKVILLE/CORBIN HALL

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01

Area 001

District 2

OWNERSHIP

MUELLER, MICHAEL BRUCE
37453 BEAM CT
GREENBACKVILLE, VA 23356

CORBIN HALL LOT 74
3.0 AC

TRANSFER OF OWNERSHIP

Date		
03/27/2023	ANDERSON, JAMES Bk/Pg: 2300, 01162	\$55000
03/18/2021	BILODEAU, ROBERT D Bk/Pg: 2100, 01354	\$59900
10/24/2008	ISABEL G BLANCO Bk/Pg: 2008, 05309	\$108000
10/25/2006	SHORE LAND INVESTMENTS LLC Bk/Pg: 2006, 06604	\$190000
01/29/2004	SHORE LAND TRUST LTD Bk/Pg: 2004, 00626	\$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 85600	58000	58000	58000	58000	58000	60000
0	B 0	0	0	0	0	0	0
	T 85600	58000	58000	58000	58000	58000	60000

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning:
Legal Acres:
3.0000

1 Lake, Pond Lot	G	1.0000
2 RESIDUAL LAND		2.0000

LAND DATA AND CALCULATIONS

Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
				50000.00	50000.00	50000		50000
				5000.00	5000.00	10000		10000

Map#: 14 3 74
SPLIT: PARCEL SPLIT CHILD
TY 2006 PB 2005/92 CORBIN HALL PHASE II

Supplemental Cards
TRUE TAX VALUE 60000

Supplemental Cards
TOTAL LAND VALUE 60000

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 014000300007800
Parent Parcel Number 01400A0000025A0
Property Address 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

MEARS,DUSTIN T
3079 MERIDIAN DR
GREENBACKVILLE, VA 23356
CORBIN HALL LOT 78
3.0 AC

Table with columns: Date, Description, Value. Rows include CHOICE LAND INVESTORS LLC, SPEIER, DAVID T, SHORE LAND INVESTMENTS LLC, SHORE LAND TRUST LTD.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, L, B, T, and various Reval-2012 to Reval-2024 values.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

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

Map#: 14 3 78
SPLT: PARCEL SPLIT CHILD
TY 2006 PB 2005/92 CORBIN HALL PHASE II

Supplemental Cards
TRUE TAX VALUE 35500

Supplemental Cards
TOTAL LAND VALUE 35500

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 014000300008200
Parent Parcel Number 01400A0000025A0
Property Address 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

PARKER, DOUGLAS D
OR CASSANDRA N PARKER
PO BOX 543
HORNTOWN, VA 23395
CORBIN HALL LOT 82
3.02 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Rows include transfers from 03/17/2023 to 01/29/2004.

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

DE10: Deed Information 2010
INSTR 201001389 MULTI PARCELS
DE12: Deed Information 2012
IN#201203718 DEED OF CORRECTION CORRECTING PLAT REFERENCE.
Map#: 14 3 82
SPLT: PARCEL SPLIT CHILD
TY 2006 PB 2005/92 CORBIN HALL PHASE II

Supplemental Cards
TRUE TAX VALUE 35600

Supplemental Cards
TOTAL LAND VALUE 35600

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 014000300009100
Parent Parcel Number 01400A0000025A0
Property Address 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

GORBACH, JONATHAN
OR LAURA GORBACH
47476 MEADOW RIDGE CT
STERLING, VA 20165
CORBIN HALL LOT 91
4.28 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers from 08/31/2022 to 01/29/2004.

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 Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, and Value.

BE10: Board of Equalization 2010
04/12/10 BOE UPHELD
DE10: Deed Information 2010
INSTR 201001389 MULTI PARCELS
Map#: 14 3 91
PLAT: REFERENCE
PB 2006/174
SPLT: PARCEL SPLIT CHILD
TY 2007 CORBIN HALL PHASE 3 PB 2006/174

Supplemental Cards
TRUE TAX VALUE 34600

Supplemental Cards
TOTAL LAND VALUE 34600

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 014000300009300
Parent Parcel Number 01400A0000025A0
Property Address 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

MAURICE,DANIEL
PO BOX 244
HORNTOWN, VA 23395-0244
CORBIN HALL LOT 93
3.25 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Value. Rows include OREM, BERNARD E JR (\$19000), OCEAN LAND TRUST LTD (\$49000), M&I REGIONAL PROPERTIES LLC (\$1010000), SHORE LAND INVESTMENTS LLC (\$0), SHORE LAND TRUST LTD (\$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 Soil ID, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for Paved and Neighborhood.

BE10: Board of Equalization 2010
04/12/10 BOE UPHELD
DE10: Deed Information 2010
INSTR 201001389 MULTI PARCELS
Map#: 14 3 93
PLAT: REFERENCE
PB 2006/174
SPLT: PARCEL SPLIT CHILD
TY 2007 CORBIN HALL PHASE 3 PB 2006/174

Supplemental Cards
TRUE TAX VALUE 36800

Supplemental Cards
TOTAL LAND VALUE 36800

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 014000300009600
Parent Parcel Number 01400A0000025A0
Property Address 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

KASUNICH,MARK J
OR CAROLYN KASUNICH
109 MICHIGAN AVE
WARETOWN, NJ 08768-0000
CORBIN HALL LOT 96
3.01 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Rows include transfers from 05/17/2022 to 01/29/2006.

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

BE10: Board of Equalization 2010
04/12/10 BOE UPHELD
DE10: Deed Information 2010
INSTR 201001389 MULTI PARCELS
Map#: 14 3 96
PLAT: REFERENCE
PB 2006/174
SPLT: PARCEL SPLIT CHILD
TY 2007 CORBIN HALL PHASE THREE PB 2006/174

Supplemental Cards
TRUE TAX VALUE 28000

Supplemental Cards
TOTAL LAND VALUE 28000

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 014000300010600
Parent Parcel Number 01400A0000025A0
Property Address 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

SPEARS DEVELOPMENT GROUP LLC
13004 SLATER RD
LOVETTSVILLE, VA 20180
CORBIN HALL LOT 106
3.76 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor/Owner, and Value. Includes entries for 10/26/2023, 09/23/2020, 05/23/2019, 06/15/2012, and 09/30/2011.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (L, B, T) 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 Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, and Value. Includes rows for Paved and Neighborhood.

BE10: Board of Equalization 2010
04/12/10 BOE UPHELD
DE10: Deed Information 2010
INSTR 201001389 MULTI PARCELS
DE12: Deed Information 2012
IN#201202273 MULTI PARCEL 14-3-130
Map#: 14 3 106
PLAT: REFERENCE
PB 2006/174
SPLT: PARCEL SPLIT CHILD
TY 2007 CORBIN HALL PHASE THREE PB 2006/174

Supplemental Cards
TRUE TAX VALUE 33500

Supplemental Cards
TOTAL LAND VALUE 33500

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 014000300010100
Parent Parcel Number 01400A0000025A0
Property Address 3 GREENBACKVILLE/CORBIN HALL
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

FOSTER, ANTHONY J
OR JENNIFER A FOSTER
12248 FAIRVIEW RD
PAINTER, VA 23420
CORBIN HALL LOT 101
3.02 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor/Recipient, Amount. Includes entries for 01/20/2023, 05/31/2012, 09/30/2011, 04/14/2010, and 01/29/2004.

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: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for Land Type 1 and 2.

DE10: Deed Information 2010
INSTR 201001389 MULTI PARCELS
DE12: Deed Information 2012
IN#201202052 MULTI PARCEL 14-3-102
Map#: 14 3 101
PLAT: REFERENCE
PB 2006/174
SPLT: PARCEL SPLIT CHILD
TY 2007 CORBIN HALL PHASE THREE PB 2006/174
TY24: TY2024
CHGD LAND TYPE TO POND

Supplemental Cards
TRUE TAX VALUE 60100

Supplemental Cards
TOTAL LAND VALUE 60100

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
014000300011300

Parent Parcel Number
01400A0000025A0

Property Address
Neighborhood
3 GREENBACKVILLE/CORBIN HALL

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

OWNERSHIP

SPEARS DEVELOPMENT GROUP LLC
13004 SLATER RD
LOVETTSVILLE, VA 20180

CORBIN HALL LOT 113
3.53 AC

TRANSFER OF OWNERSHIP

Date		
10/20/2023	GALANAKIS, ELIZABETH TR Bk/Pg: 2300, 04103	\$175000
09/08/2006	SHORE LAND INVESTMENTS LLC Bk/Pg: 2006, 05565	\$250000
01/29/2004	SHORE LANDTRUST LTD Bk/Pg: 2004, 00626	\$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 63400	63400	58000	58000	58000	58000	58000
0	B 0	0	0	0	0	0	0
	T 63400	63400	58000	58000	58000	58000	58000

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning:
Legal Acres:
3.5300

LAND DATA AND CALCULATIONS

Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 Lake, Pond Lot	G 1.0000		1.00	50000.00	50000.00	50000		50000
2 RESIDUAL LAND	AV 2.5300		0.00	8000.00	8000.00	8000	SV	8000

Map#: 14 3 113
PLAT: REFERENCE
2006/174
SPLT: PARCEL SPLIT CHILD
TY 2007 CORBIN HALL PHASE THREE PB 2006/174

Supplemental Cards
TRUE TAX VALUE 58000

Supplemental Cards
TOTAL LAND VALUE 58000