

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

Commercial Parcels  
Sales to Certified Ratio

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
8305 LANKFORD HWY 026C0A000002200	0.00		400	0	0	0	0	0	0	0	0	0	NONE	0		0	0.360	01/23/2023	189,000	0	186100		0.98
33032 CHINCOTEAGUE RD 02800A000004500	0.00		400	0	0	0	0	0	0	0	0	0	NONE	0		0		04/07/2023	200,000	0	208400		1.04
32140 NOCKS LANDING RD 042000400C00001	0.00		400	0	0	0	0	0	0	0	0	0	NONE	0		0		02/14/2022	140,000	0	139500		1.00
10438 ATLANTIC RD 042A2A000003600	0.00		400	0	0	0	0	0	0	0	0	0	NONE	0		0		02/22/2023	215,000	0	87000		0.40
14439 LANKFORD HWY 05500A000008700	0.00		400	0	0	0	0	0	0	0	0	0	NONE	0		0		12/20/2022	750,000	0	618000		0.82
14141 LANKFORD HWY 055A0A000006600	0.00		400	0	0	0	0	0	0	0	0	0	NONE	0		0		12/08/2023	200,000	0	242300		1.21
15523 LANKFORD HWY 06900A0000126B0	0.00		400	0	0	0	0	0	0	0	0	0	NONE	0		0		02/22/2022	450,000	0	426500		0.95
16075 LANKFORD HWY 069C0A000006000	0.00		400	0	0	0	0	0	0	0	0	0	NONE	0		0		01/14/2022	307,000	0	239100		0.78
19045 LANKFORD HWY 07900A0000017A0	0.00		400	0	0	0	0	0	0	0	0	0	NONE	0		0		11/03/2022	235,000	0	193800		0.82
19083 LANKFORD HWY 07900A000008100	1.00 Fr	1970	35 F 400	0	1486	0	0	0	2	0	8	N	0	NONE	0	0		09/01/2022	450,000	1486	576800		1.28

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

Commercial Parcels

All

Sales to Certified Ratio

Neighborhood	Sales to Certified Ratio																		Median Sale Price: 225000																	
	Certified Value			Parcels			Average Appraisal			Valid Sales			AGE ANALYSIS						TOTALS																	
	32859967			123			267154			10			< 90		60- 89 years		45 - 59 years		30 - 44 years		15 - 29 years		5 - 14 years		0 - 4 years(new)		TOTALS									
Summary - Neighborhood 4	SIZE ANALYSIS									AGE ANALYSIS									TOTALS																	
< 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)		TOTALS									
	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																																				
Improved	9	0.95	16.5	1	1.28	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	1	1.28	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	1	1.28	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	1	1.28	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	1	1.28	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	1	1.28	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	1	1.28	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	1	1.28	0.0			
Above 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	1	1.28	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	1	1.28	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	1	1.28	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	123			10			0.96			0.93			0.93			0.89			18.0			24.68			26.60			1.00			15.30					
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	6			1			1.28			1.28			1.28			1.28			0.0			0.00			0.00			1.00			0.00			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 4 to 4  
 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 02800A000004500
Parent Parcel Number
Property Address 33032 CHINCOTEAGUE RD
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN

KMI INVESTMENTS LLC
PO BOX 3283
SALISBURY, MD 21801
HASTINGS LOT &STORE,
POST OFFICE

TRANSFER OF OWNERSHIP

Table with columns: Date, Description, Amount. Rows include transfers from 04/07/2023 to 01/01/1900.

COMMERCIAL

Property Class 400 400-Commercial & Industrial

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 2014-2024.

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

Map#: 28 A 45
Memo: Comments
2/27/06 - WINDOW BOARDED UP, ROOF IN POOR
CONDITION PRESENTLY VACANT. CONTRACTOR ON
SITE, POSSIBLE GREEN CARD. AG
NC12: New Construction
3/2/12 - CHG OF USE & RENOV 100%. CHGD COND. JN
SI14: Sales Inspection TY 2014
8/8/14 - JN
SI24: Sales Inspection TY 2024
6/8/2023
No changes. SRJ

Supplemental Cards

TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE

45000

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

ROOFING

Shingle

WALLS

Frame	B	1	2	U
Brick		Yes	Yes	
Metal				
Guard				

FRAMING

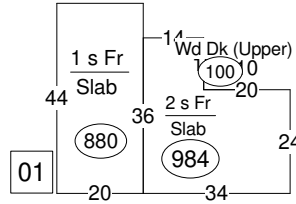
Wd Jst	B	1	2	U
		0	1864	984

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
		0	1864	984

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths	1	3		
Half Baths			2	4
Extra Fixtures				
TOTAL		3		4



Item Description Units Cost Total Pct

M & S Cost Database Date: 07/2021

Base Cost	2848	95.79	272814	
Exterior Walls	2848	20.94	59625	
Heating, Cooling & Ventilation	2848	30.68	87376	
Basic Structure Cost	2848	147.41	419815	
Physical Depreciation	0	0.00	265793	63.31
Depreciated Cost	2848	54.08	154022	
Rounded Total	0	0.00	154000	
WDDK/	100	19.50	1950	
Total Exterior Features Value				1950
Depreciated Ext Features				720
Total Before Adjustments				154720
Neighborhood Adjustment				-20
TOTAL VALUE				154700

(LCM: 100.00)

**SPECIAL FEATURES**

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Stry Hgt	Const Type	Year Const	Eff Year	Grade	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
03 : PRIVALL		C	GENRET	0.00	C	1950	1990	AV	0.00	N	0.00	2848	0	0	0	0	100	154700
		01	CSTRGD	0.00	C	1980	1980	F	156.85	N	156.85	8x 12	15060	99	0	100	100	200
		02	UTLSHED	0.00	D	1970	1970	P	0.00	N	0.00	20x 24	0	0	SV	100	100	1500
		03	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

CPN 10/19/2007

01/01/1900

Neigh 4 AV

TOTAL IMPROVEMENT VALUE

163400

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER  
026C0A000002200  
Parent Parcel Number

HUNGRY AND HUMBLE LLC  
30393 TEMPERANCEVILLE RD  
TEMPERANCEVILLE, VA 23442  
JOHNSON SHOP & STORE  
.6 AC

Property Address  
8305 LANKFORD HWY  
Neighborhood  
4 ASSAWOMAN/WATTSVILLE/METOMPKIN  
Property Class  
400 400-Commercial & Industrial

TAXING DISTRICT INFORMATION

Jurisdiction 01  
Area 001  
District 2

# COMMERCIAL

TRANSFER OF OWNERSHIP

Date		
01/23/2023	LEWERS, TODD M BY AIF	\$189000
	Bk/Pg: 2300, 00236	
04/06/2004	EUGENE I LEWERS	\$0
	Bk/Pg: 2004, 00090	
01/01/1900		\$0
	Bk/Pg: 0250, 00283	

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 76700	76700	76700	76700	76700	76700	76700
0	B 84000	84000	84000	84000	84000	86600	109400
	T 160700	160700	160700	160700	160700	163300	186100

Site Description

Topography:  
Level  
Public Utilities:

Street or Road:  
Paved  
Neighborhood:

Zoning:  
Legal Acres:  
0.0000

Land Type	Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
	Soil ID	Acreage		-or-	Rate	Rate	Value	Factor	
	-or-	-or-	Effective	Depth Factor					
	Actual	Effective	Depth	-or-					
	Frontage	Frontage	Effective	Square Feet					
1 LANKFORD HWY - COMMERCIAL		0.6000		1.42	90000.00	127800.00	76700		76700

LAND DATA AND CALCULATIONS

Map#: 26C A 22  
BLESSINGS QUILT SHOP  
Memo: Comments  
TRANSFER HISTORY:  
Will of Helen P. Lewers  
Instrument # 220000164 Recorded 02/22/2022  
SI24: Sales Inspection TY 2024  
No changes. SRJ  
VS12: Site Visit TY 2012  
10/22/10 - CHGD USE, ADDED PAV. JN

Supplemental Cards  
TRUE TAX VALUE 76700

Supplemental Cards  
**TOTAL LAND VALUE** 76700

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

ROOFING

Built-up

WALLS

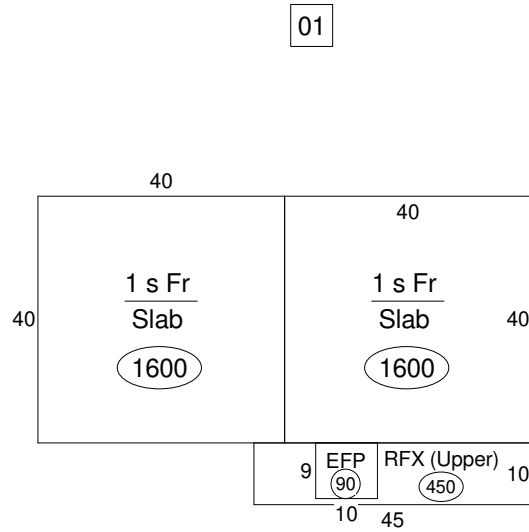
Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

Wd Jst	B	1	2	U
	0	3200	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	1600	0	0



(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		C	GENOFF	0.00	D		1973	1988	AV	0.00	N	0.00	3200	0	0	0	0	100	100400
		01	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		02	PAV	0.00	D		2000	2000	F	0.00	N	0.00	0	0	0	SV	100	100	2000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

AG 03/20/2007

01/01/1900

Neigh 4 AV

**TOTAL IMPROVEMENT VALUE**

109400

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 042000400C00001
Parent Parcel Number
Property Address 32140 NOCKS LANDING RD
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 400 400-Commercial & Industrial

AMARIN COFFEE USA LLC
6141 MADDOX BLVD
CHINCOTEAGUE, VA 23336-2619
PARCEL C-1
1.463 AC BY PLAT

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows include transfers from 02/14/2022 to 01/01/1900.

COMMERCIAL

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, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

Map#: 42 4 C1
GRADING SHED
SI14: Sales Inspection TY 2014
Corrected square footage. JJP 04/01/2014
SI24: Sales Inspection TY 2024
12/15/2023
No changes. SRJ
CHGD COND PER MLS & ADDED EST LIVING AREA. CHGD LAND SITE
RATING PER SOILS. JN
VS12: Site Visit TY 2012
08/27/2010 TY 2012 No Changes. DHE

Supplemental Cards
TRUE TAX VALUE 44100

Supplemental Cards
TOTAL LAND VALUE 44100



**IMPROVEMENT DATA**

02

**PHYSICAL CHARACTERISTICS**

ROOFING

Built-up

WALLS

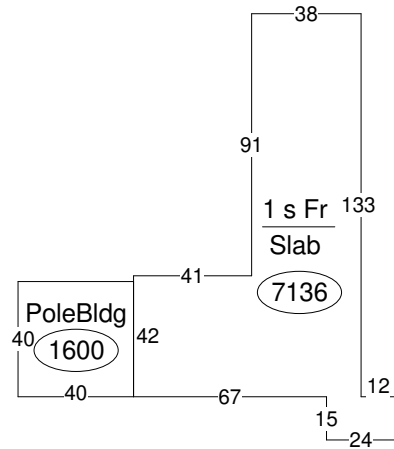
Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

Wd Jst	B	1	2	U
	0	7136	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	1000	0	0



(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
		C	WHSESTOR	0.00		D	1960	1980	AV	0.00	N	0.00	7136	0	0	0	0	100	94200
		02	UTLSHED	10.00		D	1960	1960	F	15.79	N	12.63	10x 12	1520	99	0	100	100	0
		03	POLEBLDG	10.00		D	1980	1980	AV	7.77	N	6.22	40x 40	9950	88	0	100	100	1200

Data Collector/Date

RC 04/16/2007

Appraiser/Date

01/01/1900

Neighborhood

Neigh 4 AV

Supplemental Cards

**TOTAL IMPROVEMENT VALUE**

95400

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER  
042A2A000003600  
Parent Parcel Number

ATLANTIC ROAD LLC  
25 S CHARLES ST SUITE 2015  
BALTIMORE, MD 21201  
MILES LOT

Property Address  
10438 ATLANTIC RD  
Neighborhood  
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class  
400 400-Commercial & Industrial

TAXING DISTRICT INFORMATION

Jurisdiction 01  
Area 001  
District 2

# COMMERCIAL

TRANSFER OF OWNERSHIP

Date		
02/22/2023	BURGESS INVESTMENTS LLC Bk/Pg: 2300, 00635	\$215000
01/14/2019	BURGESS, PAUL H & Bk/Pg: 1900, 00160	\$0
06/12/2015	CLARK, KIMBERLI SUE Bk/Pg: 2015, 01851	\$40000
08/07/2014	FISHER, EDWARD GLENN Bk/Pg: 2014, 00223	\$0
01/01/1900	Bk/Pg: 757, 523	\$0

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 22400	22400	22400	28000	28000	28000	45000
0	B 47700	43400	43400	43400	43400	46000	42000
	T 70100	65800	65800	71400	71400	74000	87000

Site Description

Topography:  
Level  
Public Utilities:

Street or Road:  
Paved  
Neighborhood:

Zoning: 1 COMMERCIAL  
Legal Acres: 0.3600

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					
				45000.00	45000.00			45000

Supplemental Cards

TRUE TAX VALUE 45000

Supplemental Cards  
TOTAL LAND VALUE

45000

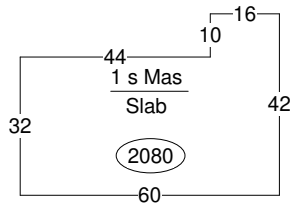
Map#: 42A2 A 36  
AUTO REPAIR GARAGE CORNER OF ATLANTIC RD &  
TEMPERANCEVILLE RD  
NC16: New Construction  
JJP 03/24/2016  
PLAT: REFERENCE  
PB 12/31  
SI24: Sales Inspection TY 2024  
6/13/2023  
No changes. Renovations after the sale. SRJ  
CHGD LAND TO PER LOT LCM  
VS12: Site Visit TY 2012  
10/21/2010 TY 2012 No Changes. DHE

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

<b>ROOFING</b>				
Built-up				
<b>WALLS</b>				
Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				
<b>FRAMING</b>				
Wd Jst	B	1	2	U
	0	2080	0	0
<b>HEATING AND AIR CONDITIONING</b>				
Heat	B	1	2	U
	0	512	0	0
<b>PLUMBING</b>				
		Residential	Commercial	
		#	TF	# TF
Full Baths				1 2
Half Baths				
Extra Fixtures				
TOTAL		0		2

01



(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		C	SERVGAR	0.00	D		1960	1970	F	0.00	N	0.00	2080	0	0	0	0	100	35000
		01	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 04/19/2007

01/01/1900

Neigh 4 AV

**TOTAL IMPROVEMENT VALUE**

42000

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 05500A000008700
Parent Parcel Number
Property Address 14439 LANKFORD HWY
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 400 400-Commercial & Industrial

SANUDHRUVI LLC
PO BOX 20
MAPPSVILLE, VA 23407-0020
ABBOTT
8.91AC

Table with columns: Date, Description, Amount. Includes entries for 12/20/2022 and 01/01/1900.

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, and various years from 2012 to 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

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

Map#: 55 A 87
STUCKEY'S
SI20: Sales Inspection TY20
Adjusted interior features. NZ
SI24: Sales Inspection TY 2024
8-18-23 All information is correct. AC
VS14: Site Visit TY 2014
JJP 10/30/13

Supplemental Cards
TRUE TAX VALUE 196600

Supplemental Cards
TOTAL LAND VALUE 196600

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

ROOFING

Metal

WALLS

Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

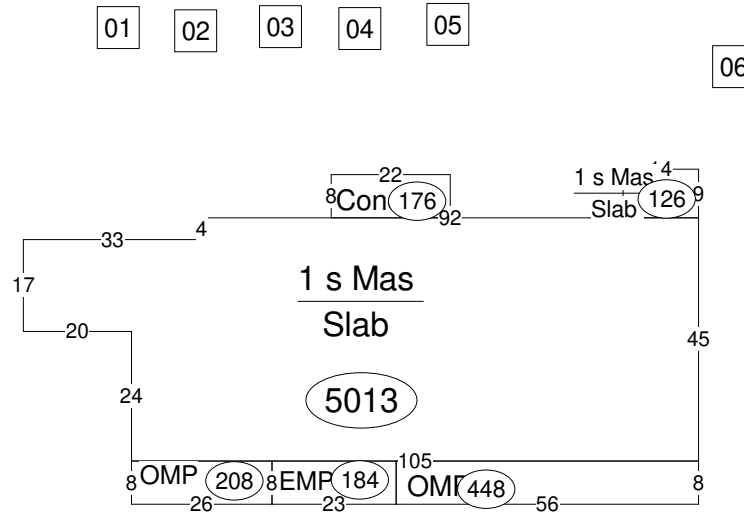
Wd Jst	B	1	2	U
	0	5139	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	5139	0	0

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths			2	4
Half Baths				
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
05 : PRIVALL		C	MINIMART	0.00		D	1961	2001	AV	0.00	N	0.00	5139	0	0	0	0	100	408500
		01	COMCNPYA	0.00		C	1990	1990	AV	16.25	N	16.25	24x 38	14820	68	0	100	100	4700
		02	UTLSHED	10.00		D	1990	1990	F	15.01	N	12.01	12x 16	2310	99	0	100	100	0
		03	FENCECL	4.00	51C	D	1985	1985	F	13.15	N	11.18	350	3910	99	0	100	100	0
		04	SIGN	0.00		C	1996	1996	F	0.00	N	0.00	0	0	0	0	SV	100	400
		05	SWL	0.00		C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		06	UTLSHED	10.00		E	2008	2008	F	15.40	N	10.01	12x 12	1440	48	0	100	100	800

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

SY 05/30/2007

01/01/1900

Neigh 4 AV

TOTAL IMPROVEMENT VALUE

421400

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 055A0A000006600
Parent Parcel Number
Property Address 14141 LANKFORD HWY
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 400 400-Commercial & Industrial

OWNERSHIP

THREE STARS LLC
5507 EAST NITSDALE DR
SALISBURY, MD 21801
BLOXOM
1 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Description, Amount. Rows include 12/08/2023 MATTHEWS MARKET INC \$200000 and 01/01/1900 \$0.

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

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:

Street or Road: Paved
Neighborhood:

Zoning: 1 LANKFORD HWY - COMMERCIAL
Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

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

Map#: 55A A 66
MATTHEW'S MARKET
INCLUDING LOT IN FRONT
NC16: New Construction
JJP 03/29/2016
VS14: Site Visit TY 2014
JJP 11/04/13

Supplemental Cards
TRUE TAX VALUE 90000

Supplemental Cards
TOTAL LAND VALUE 90000

**PHYSICAL CHARACTERISTICS**

ROOFING  
Built-up

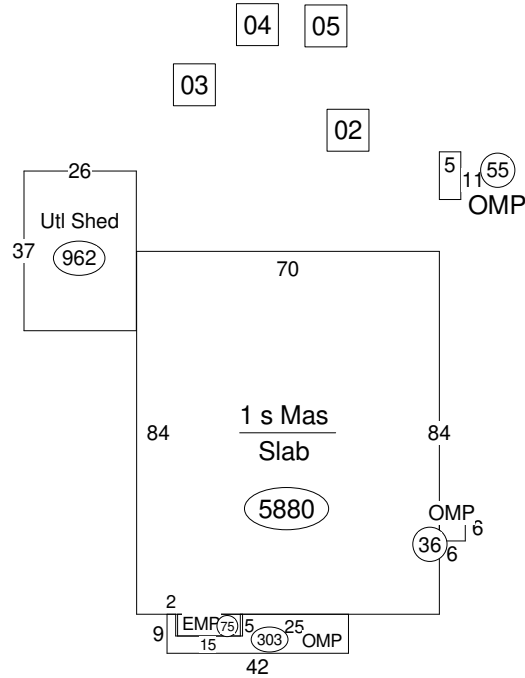
WALLS  
Frame B 1 2 U  
Brick Yes  
Metal  
Guard

FRAMING  
Wd Jst B 1 2 U  
0 5880 0 0

HEATING AND AIR CONDITIONING  
Heat B 1 2 U  
0 5880 0 0

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

**IMPROVEMENT DATA**



(LCM: 100.00)

**SPECIAL FEATURES**

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Stry Hgt	Const Type	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
03 : PRIVALL		C	MARKET	0.00	D	1961	1996	AV	0.00	N	0.00	5880	0	0	0	0	100	143200
		01	UTLSHED	10.00	D	1961	1970	AV	13.44	N	10.75	26x 37	10340	98	0	100	100	200
		02	LEANTO	0.00	D	1990	1990	AV	0.00	N	0.00	8x 14	0	0	SV	100	100	300
		03	SWL	0.00	C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		04	POLEBLDG	1.00	D	2008	2008	AV	8.48	N	6.78	11x 28	2090	32	0	100	100	1400
		05	LEANTO	1.00	D	2008	2008	AV	3.42	N	2.74	9x 13	320	32	0	100	100	200

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

SY 05/09/2007

01/01/1900

Neigh 4 AV

TOTAL IMPROVEMENT VALUE

152300

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 06900A0000126B0
Parent Parcel Number
Property Address 15523 LANKFORD HWY
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

SHORE TAX AND INSURANCE LLC
15523 LANKFORD HWY
BLOXOM, VA 23308
STORE & LOT
350 X 500

TRANSFER OF OWNERSHIP

Table with columns: Date, Description, Value. Rows include transfers to MASONIC ASCENT ASSOCIATION INC and BOROWICZ, FRANK W.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation for years 2016 through 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes zoning information for LANKFORD HWY - COMMERCIAL and RESIDUAL LAND.

AP16: Appeal/Review 2016
5/31/16 - CORRECTED LAND, SKETCH, COND, COMP RATE. JN
DE15: Deed Information 2015
INS 201501413 05/07/2015 MULTI PARCEL TRANSFER
INCLUDED 69-A-126F AND 69-A-126G
Map#: 69 A 126B
CHRISTMAS SHOP
NC16: New Construction
JJP 04/05/2016
NC17: New Construction
11/28/16 - COMP RATE 85% PER OWNER. JN
NC18: New Construction
02/02/2018 RENOVATIONS 100%, LT.
SI24: Sales Inspection TY 2024
9-20-23 All information is correct. AC

Supplemental Cards
TRUE TAX VALUE 172100

Supplemental Cards
TOTAL LAND VALUE 172100



**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

ROOFING

Shingle

WALLS

Frame	B	1	2	U
Brick		Yes	Yes	
Metal				
Guard				

FRAMING

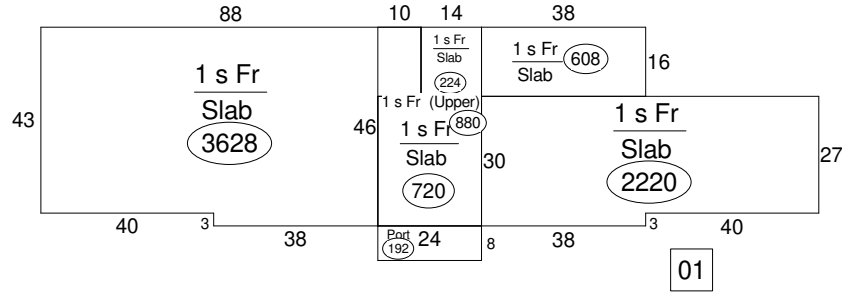
Wd Jst	B	1	2	U
	0	7400	880	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	6792	880	0

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths	1	3		
Half Baths	1	2	2	4
Extra Fixtures				
TOTAL		5		4



(LCM: 100.00)

**SPECIAL FEATURES**

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Sty Hgt	Const Type	Year Const	Eff Year	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value	
01 : PRIVALL		C 01	GENOFF SWL	0.00	D	1970	1980	AV	0.00	N	0.00	8280	0	0	0	0	100	247400
				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

CPN 04/23/2007

01/01/1900

Neigh 4 AV

**TOTAL IMPROVEMENT VALUE**

254400

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER
069C0A000006000
Parent Parcel Number

CELIK,ALI S
16075 LANKFORD HWY
BLOXOM, VA 23308-2531
SHREVES RESTAURANT

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers from 01/14/2022 to 07/14/1988.

Property Address
16075 LANKFORD HWY
Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
400 400-Commercial & Industrial

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (90000, 113000, 203000, etc.)

Site Description

Topography:
Level
Public Utilities:

Street or Road:
Paved
Neighborhood:

Zoning:
1 LANKFORD HWY - COMMERCIAL
Legal Acres:
0.0000

LAND DATA AND CALCULATIONS

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

AP15: Appeal/Review 2015
Mr. Knox came in and asked for review of his property. Upon review I corrected the occupancy and heating and air. No further adjustments can be made unless this property is listed or an appraisal is submitted. JJP 05/05/2015

Supplemental Cards

TRUE TAX VALUE 90000

Map#: 69C A 60
NC06: New Construction
3/1/06 NEW ROOF CONSTRUCTED. CHANGED
CONDITION TO FAIR. ES
NC14: New Construction
Renovation 30%, 70% on 03/21/2014 JJP, 100% 01/29/2015
NC15: New Construction
Renovation 100% JJP 01/29/2015
NC18: New Construction
02/02/2018 PERMIT FOR PORCH ADDITION 100%, LT.
NC20: New Construction 2020
01/20/2020 RENOVATIONS DONE TO DINER. ADJUSTED SKETCH. INCREASED

Supplemental Cards
TOTAL LAND VALUE

90000

**IMPROVEMENT DATA**

01

**PHYSICAL CHARACTERISTICS**

ROOFING

Built-up

WALLS

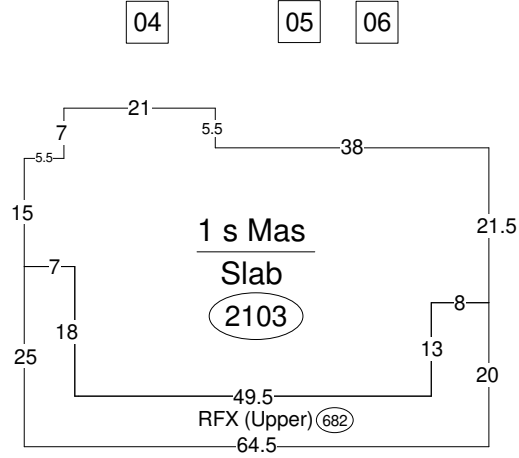
Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

Wd Jst	B	1	2	U
	0	2103	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	2103	0	0



03



(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		C	RESTURNT	0.00	D		1955	2000	AV	0.00	N	0.00	2103	0	0	0	0	100	121000
		01	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		03	SIGN	0.00	C		2014	2014	AV	0.00	N	0.00	0	0	0	0	SV	100	500
		04	LEANTO	10.00	C		2015	2015	AV	2.92	N	2.92	22x 26	1670	18	0	100	100	1400
		05	FENCERES	0.00	C		2019	2019	G	10.00	N	10.00	82	820	5	0	100	100	800
		06	PAV	0.00	C		2019	2019	G	1.42	N	1.42	13670	19410	5	0	100	100	18400

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

01/01/1900

01/01/1900

Neigh 4 AV

TOTAL IMPROVEMENT VALUE

149100

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 07900A0000017A0
Parent Parcel Number
Property Address 19045 LANKFORD HWY
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

TWO HAITIAN BROTHERS LLC
19045 LANKFORD HWY
PARKSLEY, VA 23421-3815
REW FILLING STATION
1.79 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Description, Value. Rows include RT 13 AUTO REPAIR LLC, MERRITT, RANDI C, CHANDLER, CHARLES M, CHANDLER, BETTY R.

COMMERCIAL

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 include VALUATION L, 0 B, T.

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 includes 1 LANKFORD HWY - COMMERCIAL.

ACHG: ACREAGE CHANGE
TY 2017 ACREAGE ADJUSTED PER INS 201603717
09/15/2016 1.79 AC
Map#: 79 A 17A
5/31/07 SY BUILDING VACANT AT TIME OF ASSESSMENT.
PLAT: REFERENCE
IN#201603717 1.79 AC
SI24: Sales Inspection TY 2024
8-18-23 All information is correct. AC
VS12: Site Visit TY 2012
ES

Supplemental Cards
TRUE TAX VALUE 145000

Supplemental Cards
TOTAL LAND VALUE 145000

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

ROOFING

Built-up

WALLS

Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

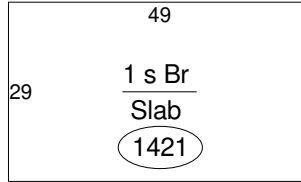
Wd Jst	B	1	2	U
	0	1421	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	464	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
01 : PRIVALL		C 01	SERVGAR SWL	0.00	D		1960	2000	AV	0.00	N	0.00	1421	0	0	0	0	100	41800
				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

SY 05/31/2007

01/01/1900

Neigh 4 AV

**TOTAL IMPROVEMENT VALUE**

48800

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 07900A000008100
Parent Parcel Number
Property Address 19083 LANKFORD HWY
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

ME ENCANTA LLC
C/O ERNESTO BRIONES JR
21544 LANKFORD HWY
PARKSLEY, VA 23421-3544
MOTEL & REST-OWL
9.07 AC

Table with columns: Date, Transferor, Amount. Includes entries for SHOREWAVES PROPERTIES LLC, BONILLA-DIAZ, ZORYLU J, and MCHALE, GERARD A JR CHAP 11 TR.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION (L, B, T), and various valuation years (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 rows for LANKFORD HWY - COMMERCIAL and RESIDUAL LAND.

AP18: Appeal/Review 2018
12/4/18 - REVIEWED AT OWNER'S REQUEST. SITE SIZE & SKETCH/BLDG AREA CORRECTED. COND OF HOTEL UNITS LOWERED. ECONOMIC OBSOLESCENCE APPLIED TO BOTH LAND & BLDGS. JN
AP22: Appeal/Review 2022
7/6/22 - MOVED VALUE OF DWELLING LOCATED AT 27036 WHITES NECK RD TO THIS RECORD. JN
DE18: Deed Information 2018
IN#201802360 DISCLAIMER FILED BY JOSE DAVID CHUQUIN.
Map#: 79 A 81
9.07
OWL MOTEL/RESTAURANT/CABINS
card#4 = 9 cabins
Memo: Comments
02/18/04 -- New roof with metal roofing material has been

Supplemental Cards
TRUE TAX VALUE 197400

Supplemental Cards
TOTAL LAND VALUE 197400

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

**ROOFING**

Metal

**WALLS**

Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

**FRAMING**

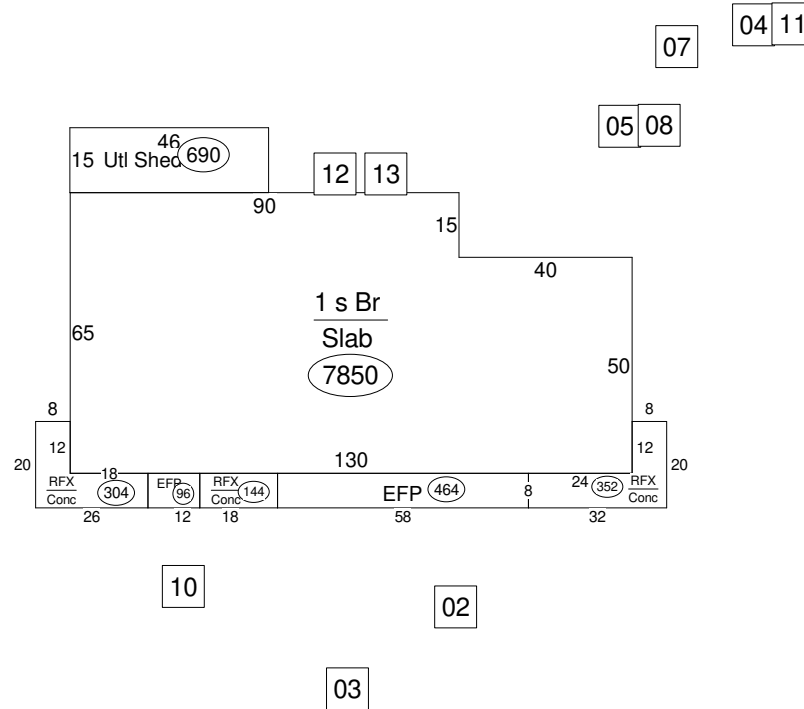
Wd Jst	B	1	2	U
	0	7850	0	0

**HEATING AND AIR CONDITIONING**

Heat	B	1	2	U
	0	7850	0	0

**PLUMBING Residential Commercial**

	#	TF	#	TF
Full Baths	1	3		
Half Baths			4	8
Extra Fixtures				
<b>TOTAL</b>	<b>3</b>	<b>8</b>	<b>8</b>	<b>8</b>



(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
06 : C E		C	RESTURNT	0.00		D	1942	1962	F	0.00	N	0.00	7850	0	0	0	0	100	198500
08 : D		02	PAVING	0.00	82	D	1960	1960	VP	0.45	N	0.38	15000	5700	95	0	100	100	300
10 : PRIVALL		03	SIGN	0.00		D	1960	1960	F	0.00	N	0.00	0	0	0	0	SV	100	500
13 : D		04	MHOOKUP	0.00		C	1960	1960	AV	8100	N	8100	1@ 0	8100	98	0	100	100	200
		05	SHEDGP	10.00		D	1960	1960	P	9.65	N	7.72	20x100	15440	99	0	100	100	200
		06	UTLSHED	10.00		D	1950	1970	F	13.83	Y	11.42	15x 46	7880	99	0	100	100	100
		07	SHEDGP	10.00		D	1960	1960	F	12.18	N	9.74	16x 16	2490	99	0	100	100	0
		08	UTLSHED	10.00		D	1960	1960	F	15.79	Y	11.87	10x 12	1420	99	0	100	100	0
		10	SWL	0.00		C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		11	UTLSHED	10.00		D	2000	2000	AV	16.58	N	13.26	8x 10	1060	48	0	100	100	600
		12	CSTRGI	0.00	89A	D	1970	1970	F	13.75	N	11.69	8x 15	1400	99	0	100	100	0
		13	LEANTO	10.00		D-	1960	1960	P	4.01	Y	3.21	9x 14	400	99	0	100	100	0

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

SY 06/11/2007

01/01/1900

Neigh 4 AV

**TOTAL IMPROVEMENT VALUE**

207400

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 2 of 5

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

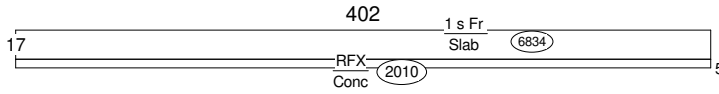
LAND DATA AND CALCULATIONS

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

Memo: Comments  
 02/18/04 -- New roof with metal roofing material has been constructed over the two motel unit buildings. No real value change. TY2004. EDS.  
 SI24: Sales Inspection TY 2024  
 8-18-23 All information is correct. AC  
 SW08: SWMH FOR 2008:  
 14X60, AVG., PIERS, WHITE/BROWN. 6/11/07 SY  
 VS18: Site Visit TY 2018  
 11/16/2017 ADDED UTILITY SHED, UPDATED PIC. LT.



**IMPROVEMENT DATA**



**PHYSICAL CHARACTERISTICS**

ROOFING

Metal

WALLS

Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

Wd Jst	B	1	2	U
	0	6834	0	0

HEATING AND AIR CONDITIONING

	B	1	2	U
--	---	---	---	---

PLUMBING Residential Commercial

Full Baths	#	TF	#	TF
Half Baths	20	60		
Extra Fixtures				
TOTAL		60		0

01



(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		C 01	HOUNIT SWL	0.00		D-	1954	1954	P	0.00	N	0.00	6834	0	0	0	0	100	71500
				0.00		C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000

Data Collector/Date

SY 06/11/2007

Appraiser/Date

01/01/1900

Neighborhood

Neigh 4 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

78500

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 3 of 5

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

ROOFING

Metal

WALLS

Frame B 1 2 U  
Brick Yes  
Metal  
Guard

FRAMING

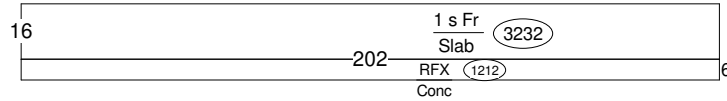
Wd Jst B 0 1 2 U  
0 3232 0

HEATING AND AIR CONDITIONING

B 1 2 U

PLUMBING Residential Commercial

Full Baths # TF # TF  
Half Baths 10 30  
Extra Fixtures  
TOTAL 0 30



01



(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		C 01	HOUNIT SWL	0.00		D-	1962	1962	P	0.00	N	0.00	3232	0	0	0	0	100	35300
				0.00		C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	0	100	7000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

SY 06/11/2007

01/01/1900

Neigh 4 AV

**TOTAL IMPROVEMENT VALUE**

42300

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 4 of 5

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

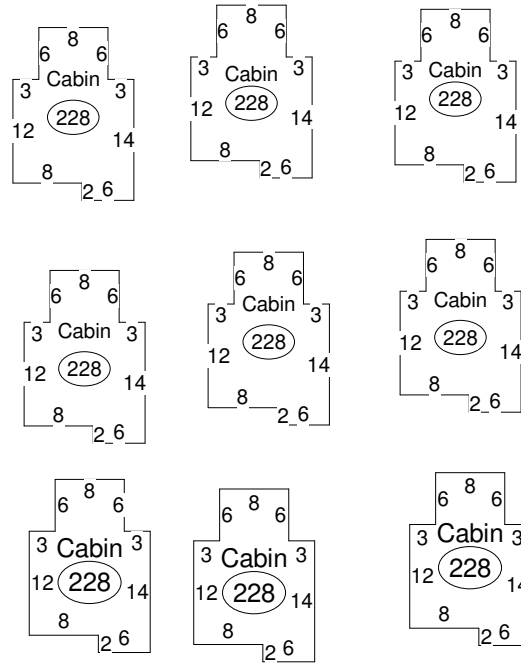
Site Description

LAND DATA AND CALCULATIONS

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

**PHYSICAL CHARACTERISTICS**

**IMPROVEMENT DATA**



10



(LCM: 100.00)

**SPECIAL FEATURES**

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Stry Hgt	Const Type	Year Const	Eff Year	Grade	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value	
01 : E FB		01	CABIN	0.00	1	D-	1968	1988	P	94.00	Y	75.20	6x 8	18770	99	0	100	100	200
02 : E FB		02	CABIN	0.00	1	D-	1968	1988	P	94.00	Y	75.20	6x 8	18770	99	0	100	100	200
03 : E FB		03	CABIN	0.00	1	D-	1968	1988	P	94.00	Y	75.20	6x 8	18770	99	0	100	100	200
04 : E FB		04	CABIN	0.00	1	D-	1968	1988	P	94.00	Y	75.20	6x 8	18770	99	0	100	100	200
05 : E FB		05	CABIN	0.00	1	D-	1968	1978	P	94.00	Y	75.20	6x 8	18770	99	0	100	100	200
06 : E FB		06	CABIN	0.00	1	D-	1968	1978	P	94.00	Y	75.20	6x 8	18770	99	0	100	100	200
07 : E FB		07	CABIN	0.00	1	D-	1968	1978	P	94.00	Y	75.20	6x 8	18770	99	0	100	100	200
08 : E FB		08	CABIN	0.00	1	D-	1968	1978	P	94.00	Y	75.20	6x 8	18770	99	0	100	100	200
09 : E FB		09	CABIN	0.00	1	D-	1968	1978	P	94.00	Y	75.20	6x 8	18770	99	0	100	100	200
10 : PRIVALL		10	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

SY 06/11/2007

01/01/1900

Neigh 4 AV

TOTAL IMPROVEMENT VALUE

8800

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 5 of 5

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

Occupancy: Single family  
 Story Height: 1.0  
 Finished Area: 1486  
 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  
 Carpet 1.0

**EXTERIOR COVER**

Vinyl siding 1.0

**INTERIOR FINISH**

Sheetrock 1.0

**ACCOMMODATIONS**

Finished Rooms 5  
 Bedrooms 3  
 Fireplaces: 1

**HEATING AND AIR CONDITIONING**

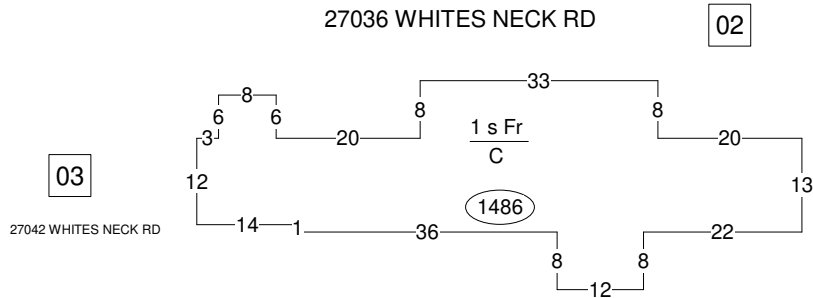
Primary Heat: Forced hot air  
 Lower Full Part  
 /Bsmt 1 Upper Upper

**PLUMBING**

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

**REMODELING AND MODERNIZATION**

Amount Date



(LCM: 100.00)

**SPECIAL FEATURES**

Description	Value
D :1CHMMASI	445
02 :PRIVALL	6400
03 :E	830
FB	1200

**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
D :1CHMMASI	445	D	DWELL	0.00	D		1970	1970	F	0.00	Y	0.00	1486	123450	81	0	150	100	35200
02 :PRIVALL	6400	02	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
03 :E	830	03	CABIN	0.00	0	D	1968	1988	F	94.00	Y	75.20	228	18770	99	0	100	100	200

Data Collector/Date

SY 05/31/2007

Appraiser/Date

Neighborhood

Neigh 4 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

42400