

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

Agricultural 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	Fire-	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
GRETA RD 04200A000001200	0.00			0	0	0	0	0	0	0	0	0	NONE	0			11/07/2022	100,000	0	69000		0.69	
			500											0			Q	Q					
29361 HALLWOOD RD 05500A000000600	1.00 Fr	1950 1960	42 500	P	0	1248	0	0	0	0	0	N	0	CPT	80	1	30	02/24/2023	335,000	1248	264100		0.79
															0		42.607	Q	Q				
32474 HOLLAND FARM RD 05600A0000035B0	0.00 Fr	1990 1998	45 500	AV	0	1636	0	1413	0	2	0	8	P	0	NONE	1	96	01/04/2022	650,000	3049	727900		1.12
															1	180	28.983	Q	Q				
ARBUCKLE NECK RD 05600A000005100	2.00 Fr	1910 1900	25 600	VP	0	800	512	0	0	0	0	2	N	0	NONE	0		03/27/2023	799,000	1312	491200		0.61
																0		Q	Q				
MUTTON HUNK RD 07900A000012100	0.00				0	0	0	0	0	0	0	0	0	NONE	0			08/29/2022	155,000	0	172300		1.11
			500												0			Q	Q				
28352 WHITES NECK RD 07900A000015000	1.00 Fr	1985 1995	45 500	AV	0	1912	0	168	0	2	0	8	P	0	DET	2256	0	05/01/2023	595,000	2080	676600		1.14
															1	594	35.990	Q	Q				
ALICATO RD 08800A000003700	0.00				0	0	0	0	0	0	0	0	0	NONE	0			08/17/2023	425,000	0	446400		1.05
			500												0		85.000	Q	Q				

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 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 02/26/2024 Card No. 1 of 1

PARCEL NUMBER 01000A000003500
Parent Parcel Number
Property Address NEAL PARKER RD
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 500 500-Agricultural(20-100) ac

RANTZ,LARRY K JR
OR CHARLENE RANTZ
PO BOX 153
WITHAMS, VA 23488-0153
BURTON
66.04 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for MCINTYRE, RONALD JAMES II & (2023), MCINTYRE, JAMES (2022), MARSHALL, ANN BURTON (2014), and CATHERINE T BURTON (1998).

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

VALUATION RECORD

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

Site Description

Topography: Level
Public Utilities: Water
Street or Road: Paved
Neighborhood:

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, and Value. Lists land types like OPEN LAND - PAVED, TIMBER PINE/HARDWOOD MIX, MARSHLAND, and WODED - PAVED.

ADDR: Address Changed
11/18/22 - C/O ADDED & ADDRESS CHGD PER O/V FROM SON. TE/JN
AP16: Appeal/Review 2016
TY 2016 per office visit of owner it was determined that parcel not mapped correctly...

Supplemental Cards
TRUE TAX VALUE 233800

Supplemental Cards
TOTAL LAND VALUE 233800

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 01000A000002800
Parent Parcel Number
Property Address SHAY LN
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

SEVEN GIRLS GRAIN LLC
28322 HOLLAND LANE
NEW CHURCH, VA 23415
PECK
39

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for HALL, BENNY FRANKLIN SR, TERRY STRONG ETUX, TERRY STRONG ET ALS, LOUISE LANKFORD SHAY, and W L SHAY.

AGRICULTURAL

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, Low, Swampy
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.

Map#: 10 A 28
NC04: New Construction
(#3) 3/31/04 ADDED MOBILEHOME HOOKUP FOR NEW 28X64
SKIRKTED DW. ES
SPLT: PARCEL SPLIT PARENT
TY 2009 PER INS 200802931 LIFE ESTATE RETAINED FOR 1 AC AND HOUSES. NEW PARCEL CREATED 10-A-28A 06/03/2008

Supplemental Cards
TRUE TAX VALUE 166600

Supplemental Cards
TOTAL LAND VALUE 166600

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 01100A000001500
Parent Parcel Number
Property Address 30243 FARLOW RD
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 500 500-Agricultural(20-100) ac

BHS FARM LLC
5849 KOTARE DR
GALLOWAY, OH 43119
BRITTINGHAM
87.376 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Amount. Rows include transfers from 02/24/2022 to 10/26/1989.

AGRICULTURAL

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.

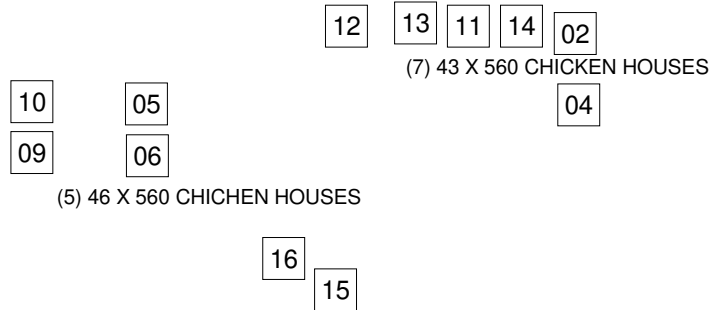
Map#: 11 A 15
Memo: Comments
SWMH 14 X 66- ABANDONED
NC06: New Construction
9/26/05 1990 LIBERTY 14X70 SW ON SITE, NOT HOOKED
UP. RECHECK TY06. PICKED UP 5 ADDITIONAL CHICKEN
HOUSES AND TWO MANURE SHEDS. ES
3/28/06 OTHER SW WAS MOVED. NO VALUE CHANGE
FOR MH HOOKUP. ES
PYFM: Poultry Farm
2008
SI17: Sales Inspection TY 2017
6/29/16 - JN
VS12: Site Visit TY 2012
9/10/10 - REMVD 2 OUTBLDGS. JN

Supplemental Cards
TRUE TAX VALUE 425800

Supplemental Cards
TOTAL LAND VALUE 425800

PHYSICAL CHARACTERISTICS

IMPROVEMENT DATA



(LCM: 115.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	AV	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
15 :PRIVALL	6400	02	POULTRY	12.00		C	2004	2004	AV	6.37	N	7.33	43x560	176510	40	0	100	100	741400	
		04	UTLSHED	10.00		C	2002	2002	AV	10.16	N	11.68	12x 16	2240	44	0	100	100	1300	
		05	UTLSHED	10.00		C	2002	2002	AV	10.16	N	11.68	12x 16	2240	44	0	100	100	1300	
		06	POULTRY	12.00		C	2008	2008	AV	6.37	N	7.33	46x560	188820	32	0	100	100	642000	
		09	POLEBLDG	10.00		C	2006	2005	AV	6.96	N	8.00	41x200	65600	38	0	100	100	40700	
		10	POLEBLDG	10.00		C	2006	2005	AV	7.12	N	8.19	41x150	50370	38	0	100	100	31200	
		11	POLEBLDG	10.00		C	2006	2005	AV	7.12	N	8.19	41x130	43650	38	0	100	100	27100	
		12	UTLSHED	0.00		C	2005	2005	AV	10.16	N	11.68	12x 16	2240	38	0	100	100	1400	
		13	LEANTO	10.00		C	2005	2005	F	3.03	N	3.48	16x 32	1780	57	0	100	100	800	
		14	LEANTO	10.00		C	2005	2005	F	2.97	N	3.42	16x 40	2190	57	0	100	100	900	
		15	SWL	0.00		C	2001	2001	AV	0.00	Y	0.00	0	8130	0	0	100	100	8100	
		16	UTLSHED	0.00		C	2005	2005	AV	10.16	N	11.68	12x 16	2240	38	0	100	100	1400	

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

RC 02/09/2007

Neigh 5 AV

TOTAL IMPROVEMENT VALUE

1497600

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 02300A000001400
Parent Parcel Number
Property Address OFF SHAD LANDING RD
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 500 500-Agricultural(20-100) ac

KILGORE ENTERPRISES LLC
31404 OLD OCEAN CITY RD
SALISBURY, MD 21804
WILLIAMS CUT WOODS
60AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Amount. Rows include transfers to WARD, MICHAEL D and WATSON, FRANK.

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

VALUATION RECORD

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

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 show land data for wooded and marshland areas.

ADDR: Address Changed
7/15/2016 ADDRESS CHANGED PER COPY OF TAX BILL.
LT.
AP22: Appeal/Review 2022
6/15/22 - REDUCED LAND TO ACCOUNT FOR 40 AC MARSH, 20 AC WOODDED.
JN
Map#: 23 A 14

Supplemental Cards
TRUE TAX VALUE 42000

Supplemental Cards
TOTAL LAND VALUE 42000

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 02300A000002800
Parent Parcel Number
Property Address
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

LANCIAUX,ERIC A
OR JANNA JOO YUNG KINNEY LANCIAUX
6061 OLD PHILLIPS RD
NORFOLK, VA 23502
3 TRACTS CONSOLIDATED
76AC

Table with columns: Date, Owner Name, Amount. Rows: 10/30/2023 BEHRMANN, JAMES E \$30000; 01/01/1900 Bk/Pg: 0704, 00630 \$0

AGRICULTURAL

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: VALUATION L 76000 68400 68400 68400 68400 68400 68400; 0 B 0 0 0 0 0 0 0; T 76000 68400 68400 68400 68400 68400 68400

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Street or Road, Rating Soil ID, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Row: 1 WOODED - NO ROAD F 76.0000 1.00 900.00 900.00 68400 68400

Map#: 23 A 28
OFF RD

Supplemental Cards
TRUE TAX VALUE 68400

Supplemental Cards
TOTAL LAND VALUE 68400

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 02400A000001600
Parent Parcel Number
Property Address
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

BLACKWATER LLC
3833 RIDERWOOD DR
SALISBURY, MD 21804
HOMESTEAD
34.5 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Value. Rows include 09/22/2022 EASTERN SHORE FARMS LLC \$555000, 03/07/2008 WILLIAM C SHIELDS ET UX \$0, 01/01/1900 Bk/Pg: 0371, 00455 \$0.

AGRICULTURAL

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. Row shows 1 OPEN LAND - PAVED with 34.5000 acres and a value of 155300.

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 03900A0000012A0
Parent Parcel Number
Property Address BELINDA RD
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

STANLEY,CHRISTOPHER LEE
5322 LEICESTER CT
VIRGINIA BEACH, VA 23462
PT HALL-2
28 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include EVANS, MICHELLE M (\$47000), DENNIS, JAMES H (\$0), and CLARENCE D FLEMING JR ET UX (\$11200).

AGRICULTURAL

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

Map#: 39 A 12A
Memo: Comments
VACANT. 3/28/07 SM

Supplemental Cards

TRUE TAX VALUE 53200

Supplemental Cards
TOTAL LAND VALUE

53200

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 03900A000002800
Parent Parcel Number
Property Address RT 698
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

IVY LAND COMPANY LLC
134 TALBOT DR
SMITHFIELD, VA 23430
MARSH MARKET
48.08 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Amount. Rows include transactions from 12/08/2023 to 01/01/1900.

AGRICULTURAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (L, B, T) for years 2012, 2014, 2016, 2018, 2020, 2022, 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for Zoning and Legal Acres.

Map#: 39 A 28
PLAT: REFERENCE
PB 90/127

Supplemental Cards

TRUE TAX VALUE 68400

Supplemental Cards
TOTAL LAND VALUE

68400

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 03900A000007300
Parent Parcel Number
Property Address SAVANNAH RD
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 600 600-Agricultural(100+) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

PULICE, TIMOTHY A TR
22874 KARMA LN
HARBESON, DE 19951-0000
SMITH RES
104.44 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers to BLANCHARD, THOMAS RANDALL and HINTON, BETTY L LIFE.

AGRICULTURAL

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, and Value.

Map#: 39 A 73
NO ACCESS
PLAT: REFERENCE
PB 2004/43
TY 2005 Acreage and Values adjusted per plat

Supplemental Cards
TRUE TAX VALUE 187500

Supplemental Cards
TOTAL LAND VALUE 187500

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 03900A000010800
Parent Parcel Number
Property Address 10313 WESSELLS FARM RD
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 600 600-Agricultural(100+) ac

DAVENPORT, BENTON T
OR TINA M DAVENPORT
4324 JOHN SILVER RD
VIRGINIA BEACH, VA 23455
2 PTS WESSELLS
124 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Value. Rows include 03/31/2022 SMITH, ARTHUR E \$460000 and 01/01/1900 \$0.

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation amounts for years 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, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

ASCG: ASSESSOR'S CHANGE:
10/3/18 - IMPROVEMENT VALUE MISTAKENLY REMOVED FOR TY18. CORRECTED FOR 2ND INSTALLMENT. JN LNUS: LANDUSE PARCEL
1/5/07 -TY2007-CONSERVATION EASEMENT
Map#: 39 A 108
REGISTERED AS HISTORIC LAND MARK IN 1996, WESSELLS ROOT CELLER - DATES FROM 1770 PER OWNER; BRICK BUILDING W/ BRICK FLOOR, LOOKS TO BE IN DECENT CONDITION, LISTED AT NV IN 90 OR 95. YOUNG PINE - 3/30/07 SM
PLAT: REFERENCE
INS 200904395 boundary line affidavit recorded for part of property 10/09/2009
PS18: Parcel Split TY 2018
55 ACRE PORTION SW OF RTE 692 TRANSFERRED TO

Supplemental Cards
TRUE TAX VALUE 205300

Supplemental Cards
TOTAL LAND VALUE 205300

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.0
 Finished Area: 1004
 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
 Carpet 1.0, A

EXTERIOR COVER

Vinyl siding 1.0
 Wood siding A

INTERIOR FINISH

Drywall A
 Sheetrock 1.0

ACCOMMODATIONS

Finished Rooms 5
 Bedrooms 3

HEATING AND AIR CONDITIONING

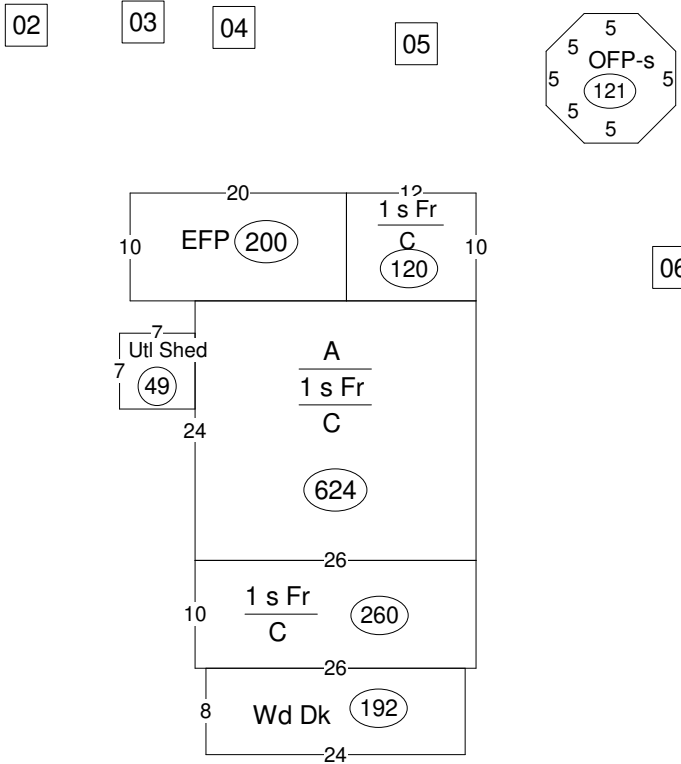
Primary Heat: Forced hot air-oil
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

	#	
3 Fixt. Baths	1	3
2 Fixt. Baths	1	2
Kit Sink	1	1
Water Heat	1	1
TOTAL		7

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	
06 :PRIVALL	6400	D	DWELL	0.00	C-	1938	1980	AV	0.00	N	0.00	1628	130570	44	0	150	100	109700	
		01	UTLSHED	10.00	C-	1938	1970	AV	14.00	N	15.26	7x 7	750	98	0	100	100	0	
		02	SHEDGP	0.00	D	1960	1960	F	0.00	N	0.00	55x 22	0	0	0	SV	0	3000	
		03	SHEDGP	0.00	C-	1985	1985	F	0.00	N	0.00	12x 16	0	0	0	SV	0	500	
		04	BRICKBLG	0.00	C	1777	1990	AV	0.00	N	0.00	16x 27	0	0	0	NV	0	0	
		05	CARSHEDO	0.00	1	C	1990	1990	AV	0.00	N	0.00	197	0	0	0	SV	0	600
		06	SWL	0.00	C	2000	2000	AV	0.00	Y	0.00	0	8130	0	0	100	100	8100	
		07	OFF-S	0.00	C	1990	1990	AV	0.00	N	0.00	121	0	0	0	SV	0	600	

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

SM 03/30/2007

Neigh 5 AV

TOTAL IMPROVEMENT VALUE

122500

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 03900A000011300
Parent Parcel Number
Property Address RT 688 CATTAIL RD
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

DOLAN, KENNETH L &
CHRISTOPHER M PAULSEN
5213 SW 11TH COURT
CAPE CORAL, FL 33914
MARSHALL
62AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for STOLTZFUS, CRIST U (\$122500), LEWIS, MELVIN C (\$150000), HOUSER, RUTH L (\$0), LEWIS, CLARENCE W 1/2 (\$0), and LEWIS, MARGARET M (\$0).

AGRICULTURAL

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:
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 1 WOODED - NO ROAD and 3 TIMBER PINE/HARDWOOD MIX.

LNUS: LANDUSE PARCEL
TY2009
Map#: 39 A 113
NO ACCESS - 3/30/07 SM
Memo: Comments
TY2009-CHANGED FROM MARSH TO WOODS PER OLD
CARD, LANDUSE APPLICATION & AERIAL.

Supplemental Cards
TRUE TAX VALUE 68200

Supplemental Cards
TOTAL LAND VALUE 68200

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 04000A000011700
Parent Parcel Number
Property Address WHITES CROSSING
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 500 500-Agricultural(20-100) ac

BULL FARM LLC
15052 BLENHEIM WAY
MELFA, VA 23410-3656
BALL 45AC

Table with columns: Date, Owner Name, Book/Page, Value. Includes entries for 01/20/2023, 10/08/2009, 02/11/2002, and 01/01/1900.

AGRICULTURAL

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, 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 1 WOODED - PAVED, 2 OPEN LAND - PAVED, and 3 MARSHLAND.

BE08: Board of Equalization 2008
01/23/09 -- LAND VALUES CHANGED PER BOE ORDER.
TY2008. EDS.
Map#: 40 A 117
HOUSE BURNED
VACANT
TY08: TY2008:
11 ACRES- DEQ TALL GRASSES PROGRAM.

Supplemental Cards
TRUE TAX VALUE 87100

Supplemental Cards
TOTAL LAND VALUE 87100

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 04000A000011800
Parent Parcel Number
Property Address WHITES CROSSING
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

DUNN,CARLTON WALLACE
105 OVERVIEW DR
CRESTVIEW, FL 32539
POULSON 65AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include dates 12/21/2023, 09/03/2003, and 01/01/1900 with corresponding owner names and values.

AGRICULTURAL

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.

DEMO: DEMOLITION/REMOVAL
TY 2013 ARSON 12/2/12 - VOIDED IMP RECORD NVC. JN
Map#: 40 A 118
HOUSE NO VALUE OVERGROWN ROOF BAD , NO WINDOWS VACANT FOR YEARS

Supplemental Cards
TRUE TAX VALUE 183300

Supplemental Cards
TOTAL LAND VALUE 183300

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 05300A000001000
Parent Parcel Number
Property Address 13360 CATTAIL RD
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 500 500-Agricultural(20-100) ac

ABBAN,ANDREA ELIZABETH
OR ANDREW PAUL ABBAN
5910 14TH ST N
ARLINGTON, VA 22205
BYRD
46.1269 AC

Table with columns: Date, Owner Name, Amount. Rows: 01/04/2023 MAXFIELD,GLENN N \$130000; 01/01/1900 Bk/Pg: 0607, 00025 \$0

AGRICULTURAL

VALUATION RECORD

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

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

ACHG: ACREAGE CHANGE
TY 2010 ACREAGE CHANGED PER PLAT 200901741
Map#: 53 A 10
NC16: New Construction
JJP 03/28/2016
PLAT: REFERENCE
PB 200901741 46.1269 AC
SI24: Sales Inspection TY 2024
6-9-23 Removed back living area and lower condition to fair,
added 180' Fenceres graded C in fair condition for ty 24. AC
VS12: Site Visit TY 2012
10/29/2010 TY 2012 No Changes. DHE

Supplemental Cards
TRUE TAX VALUE 81100

Supplemental Cards
TOTAL LAND VALUE 81100

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 2.0
 Finished Area: 952
 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, 2.0
 Base Allowance 2.0
 Carpet 1.0

EXTERIOR COVER

Vinyl siding 1.0
 Wood siding 2.0

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

Finished Rooms 5
 Bedrooms 3

HEATING AND AIR CONDITIONING

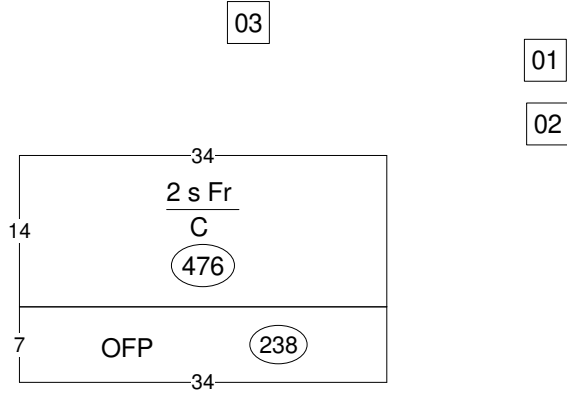
Primary Heat: Forced hot air
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

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

REMODELING AND MODERNIZATION

Amount Date



(LCM: 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
02 :PRIVALL	6400	D	DWELL	0.00	D	1960	1980	F	0.00	N	0.00	952	101500	66	0	150	100	51800
01 DETGAR		01	DETGAR	0.00	1 D	1960	1965	P	0.00	N	0.00	24x 32	0	0	0	SV	0	600
02 SWL		02	SWL	0.00	C	2000	2000	AV	0.00	Y	0.00	0	8130	0	0	100	100	8100
03 FENCERES		03	FENCERES	0.00	C	1990	1990	F	10.00	N	11.50	180	2070	99	0	100	100	0

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

RC 05/08/2007

Neigh 5 AV

TOTAL IMPROVEMENT VALUE

60500

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 05300A000002000
Parent Parcel Number
Property Address
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 500 500-Agricultural(20-100) ac

GIBBS,JOHN R
OR CYNTHIA A GIBBS
817 AVANT CT
VIRGINIA BEACH, VA 23454
PART MILNE TRACT 1078
80 AC

Table with columns: Date, Name, Amount. Rows include transfers from 02/10/2022 to 01/01/1900.

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Reval-2012, Reval-2014, Reval-2016, Reval-2018, Reval-2020, Reval-2022, Reval-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#: 53 A 20
UNABLE TO VERIFY ASSUME NO TIMBER - RC
VERY LOW MARSH
VACANT
TY08: TY2008:
LOW, WET -20%

Supplemental Cards
TRUE TAX VALUE 104000

Supplemental Cards
TOTAL LAND VALUE 104000

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 05300A000007400
Parent Parcel Number
Property Address
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 500 500-Agricultural(20-100) ac

HARTMAN,MATTHEW M
OR JESSICA E HARTMAN
1288 MOUNTAIN RD
ELIZABETHVILLE, PA 17023
SMITH PARCEL B
30.32 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers from 02/03/2023, 08/03/2021, and 01/01/1900.

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (Reval-2012 to Reval-2024). Shows valuation changes over time.

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 zoning and legal acres data.

ACHG: ACREAGE CHANGE
TY 2009 ACREAGE CHANGED PER PB 2008/76
Map#: 53 A 74
GENE GODWIN REPRESENTING NORMA GODWIN
PART OF 52 AC
VACANT
PLAT: REFERENCE
PB 2008/76 30.32 AC

Supplemental Cards
TRUE TAX VALUE 104100

Supplemental Cards
TOTAL LAND VALUE 104100

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 05300A000012200
Parent Parcel Number
Property Address
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 500 500-Agricultural(20-100) ac

OWNERSHIP

BRITTANY ROD AND GUN CLUB LLC
4132 HERMITAGE POINT
VIRGINIA BEACH, VA 23455
NOCK
45 AC

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

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, and Amount. Rows include transfers from 04/28/2023 to 01/01/1900.

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (Reval-2012 to Reval-2024).

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

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

Map#: 53 A 122

Supplemental Cards
TRUE TAX VALUE 71800

Supplemental Cards
TOTAL LAND VALUE 71800

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 05300A000014600
Parent Parcel Number
Property Address 24359 GUARDS SHORE RD
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 500 500-Agricultural(20-100) ac

OWNERSHIP

BRITTANY ROD & GUN CLUB LLC
4132 HERMITAGE POINT
VIRGINIA BEACH, VA 23455
SOMERS
43AC

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

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Recipient, Amount. Rows include transfers from Virginia Historic Conservation and Virginia Shore Farms Inc.

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation for years 2012 through 2024. Includes rows for L, B, and T valuation changes.

Site Description

Topography: Level
Public Utilities:

Street or Road: Unpaved

Neighborhood:

Zoning:

Legal Acres: 43.0000

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Lists zoning types 1-5 and their corresponding values.

ADDR: Address Changed
08/08/2019 TAX BILL REQUEST ADDED C/O & ADDRESS-JR
BE08: Board of Equalization 2008
UPHELD 6/20/08
DE11: Deed Information 2011
IN#201104087 MULTI PARCELS 53-A-144 & 86A1-A-92
Map#: 53 A 146
5/10/07 RC NO ACCESS TO PROPERTY. ASSUME ALL ACCURATE.
RMLU: Removed From Landuse
04/12/2018 REVALIDATION FORM NOT RETURNED, LT .
RV11: Property Review/Inspection
5/4/10 - GATED DRIVE, NO ACCESS TO IMP. JN
SI24: Sales Inspection TY 2024
9-19-23 Gate locked could not get in. AC
CHGD COND & EFF YR - ELEC PERMIT 7/29/22. JN

Supplemental Cards

TRUE TAX VALUE 113600

Supplemental Cards

TOTAL LAND VALUE 113600

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 2.0
 Finished Area: 2108
 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, 2.0
 Vinyl tile 2.0
 Carpet 1.0

EXTERIOR COVER

Wood siding 1.0, 2.0

INTERIOR FINISH

Sheetrock 1.0, 2.0

ACCOMMODATIONS

Finished Rooms 5
 Bedrooms 3

HEATING AND AIR CONDITIONING

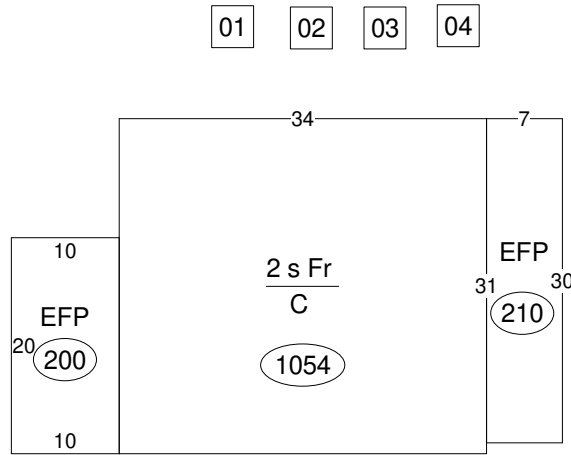
Primary Heat: Space heater
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

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

REMODELING AND MODERNIZATION

Amount	Date
--------	------



(LCM: 115.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Year	Eff Year	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	C-	1937	1967	F	0.00	N	0.00	2108	226690	85	0	150	100	51000
		01	UTLISHED	10.00	D	1970	1970	AV	15.79	N	14.53	10x 12	1740	98	0	100	100	0
		02	UTLISHED	10.00	D	1970	1970	AV	15.20	N	13.98	12x 14	2350	98	0	100	100	100
		03	SMALL	10.00	D	1970	1980	F	12.28	N	11.30	24x 30	8140	99	0	100	100	100
		04	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

RC 05/10/2007

Neigh 5 AV

TOTAL IMPROVEMENT VALUE

59300

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 05400A000003000
Parent Parcel Number
Property Address
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

DONNELLY,DYLAN L
25501 GUARD SHORE RD
BLOXOM, VA 23308
CHASE CONSOLIDATED
37.575 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows include 05/16/2023 PAVELIS,GEORGE A \$111595 and 01/01/1900 \$0.

AGRICULTURAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation amounts for years 2012, 2014, 2016, 2018, 2020, 2022, 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.

Map#: 54 A 30
Memo: Comments
10/14/2020 REMOVED JANICE LAVONNE PAVELIS FROM OWNERSHIP PER COPY OF DEATH CERTIFICATE AND DB 437/591 TBE/ROS.
PLAT: REFERENCE
PB 96/138

Supplemental Cards
TRUE TAX VALUE 105500

Supplemental Cards
TOTAL LAND VALUE 105500