

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	--- Living Areas ---				Bsmt	Baths	Fixt.	AC	Fire- Place	Garages	Porches	Lot Acres	Sale Date	Sale Amount	Totl SqFt	Cert. Value	Work- sheet	Ratio
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type	SqFt	Decks				
7321 SHAD LANDING RD 023000100000500	0.00		400	0	0	0	0	0	0	0	0	0	NONE	0	09/28/2022	380,000	0	251500		0.66	
														3.100	Q	Q					
7220 LANKFORD HWY 026B0A000001000	0.00		400	0	0	0	0	0	0	0	0	0	NONE	0	10/02/2023	75,000	0	66400		0.89	
															Q	Q					
8014 LANKFORD HWY 026C00100000100	0.00		400	0	0	0	0	0	0	0	0	0	NONE	0	11/03/2022	115,000	0	147900		1.29	
														0.480	Q	Q					

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

Sales to Certified Ratio

Parcel Selection Criteria

Area: 001
 Parcel Selection: Neighborhood 5 to 5
 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

TRANSFER OF OWNERSHIP

PARCEL NUMBER 023000100000500
Parent Parcel Number
Property Address 7321 SHAD LANDING RD
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 400 400-Commercial & Industrial

XU, YUNSHENG
3905 DEERFOOT WAY
COLUMBIA, MO 65203
FEDDIMAN-OYSTER HOUSE
3AC

Table with columns: Date, Transferor, Amount. Rows include 09/28/2022, 08/12/2019, 07/03/2014.

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION. Rows show valuation changes from 2012 to 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 and land type information.

ADDR: Address Changed
7/12/19 - PARCEL ADDRESS CHGD FROM 7314 TO 7321 PER MSAG
RECORDS. JN/TB
Map#: 23 1 5
OYSTER HOUSE

NO EQUIPMENT
NO CEILINGS
OYSTER GROUNDS ARE DEAD
PLAT: REFERENCE
28/46 3.1 AC
SI24: Sales Inspection TY 2024
6/14/2023
No changes. SRJ
NO SEPTIC PER MLS
VS12: Site Visit TY 2012
9/21/10. ADDR DETCAR. HALLS. CONC. IN

Supplemental Cards
TRUE TAX VALUE 190500

Supplemental Cards
TOTAL LAND VALUE 190500

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Built-up

WALLS

Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

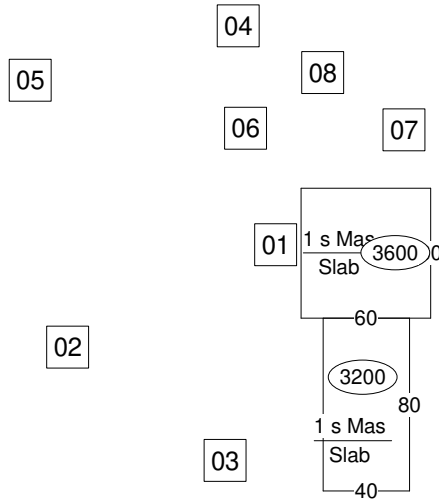
Wd Jst	B	1	2	U
	0	6800	0	0

HEATING AND AIR CONDITIONING

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

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths				
Half Baths			1	2
Extra Fixtures				
TOTAL		0		2



(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 : SWL-PRV		C	WHSESTOR	0.00		E	1950	1950	P	0.00	N	0.00	6800	0	0	0	90	100	56000
		01	CSTRGI	0.00	89A	C	1980	1950	P	13.75	N	13.75	15x 20	4130	99	0	100	100	0
		02	CSTRGI	0.00	89A	C	1980	1950	P	13.75	N	13.75	20x 20	5500	99	0	100	100	100
		03	UTLSHED	0.00		C	1980	1965	P	8.50	N	8.50	77x 32	20940	99	0	100	100	200
		04	BULKHD2	0.00	10	C	1980	1965	AV	100.00	N	100.00	275	27500	98	0	100	100	600
		05	SWL	0.00		C	2000	2000	AV	0.00	Y	0.00	0	1790	0	0	100	100	1800
		06	DETGAR	0.00	4	D	1980	1980	VP	21.02	N	21.02	42x 46	40610	95	0	100	100	2000
		07	WALLS	4.00	41A	D	1980	1980	VP	40.20	N	34.17	136	4650	95	0	100	100	200
		08	CONCAPRN	0.00		D	1980	1980	P	2.50	N	2.13	6000	12780	99	0	100	100	100

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

AG 03/23/2007

01/01/1900

Neigh 5 AV

TOTAL IMPROVEMENT VALUE

61000

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 026B0A000001000
Parent Parcel Number
Property Address 7220 LANKFORD HWY
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

MC DODD CONSTRUCTION LLC
1380 FLESHMAN MILL RD
NEW OXFORD, PA 17350
GLADDING
1/8AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Recipient, Amount. Includes entries for 10/02/2023, 05/22/2019, and 12/11/2007.

COMMERCIAL

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#: 26B A 10
ABANDONED, FLAT VALUE - 3/19/07 ML
NC09: New Construction
3/31/09 RENOVATIONS 100% COMPLETE. ES
SI24: Sales Inspection TY 2024
11/8/2023
No changes. SRJ
VS12: Site Visit TY 2012
10/18/10 - CHGD SKETCH. JN

Supplemental Cards
TRUE TAX VALUE 28400

Supplemental Cards
TOTAL LAND VALUE 28400

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Shingle

WALLS

Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

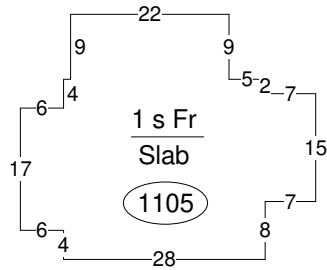
Wd Jst	B	1	2	U
	0	1105	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	1105	0	0

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths				
Half Baths	1	2		
Extra Fixtures				
TOTAL	2		0	



01

02



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01 : PRIVALL		C	GENRET	0.00	D		1950	1970	AV	0.00	N	0.00	1105	0	0	0	90	100	30500
		01	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		02	FENCERES	5.00	C		2008	2008	AV	10.00	N	10.00	80	800	32	0	100	100	500

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

ML 03/19/2007

01/01/1900

Neigh 5 AV

TOTAL IMPROVEMENT VALUE

38000

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 026C00100000100
Parent Parcel Number
Property Address 8014 LANKFORD HWY
Neighborhood 5 SAXIS/HALLWOOD/BLOXOM
Property Class 400 400-Commercial & Industrial

COLONA, BRITTANY
26316 PAYNE RD
BLOXOM, VA 23308-2914
FOX LOT 1
.48 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers from 11/03/2022 to 12/16/2004.

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, 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.

Map#: 26C 1 1
COUNSELING CENTER
PLAT: REFERENCE
PB 2004/110
SI24: Sales Inspection TY 2024
8/29/2023
No changes. SRJ
SPLIT: PARCEL SPLIT PARENT
TY 2005 .48 AC AND BUILDING TO FOX, PHYLLIS F
200408360 12/16/2004
VS12: Site Visit TY 2012
10/21/10 - CHGD EFF YR. JN

Supplemental Cards
TRUE TAX VALUE 66100

Supplemental Cards
TOTAL LAND VALUE 66100

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING
Shingle

WALLS
B 1 2 U
Frame Yes
Brick
Metal
Guard

FRAMING
B 1 2 U
Wd Jst 0 1624 0 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 1624 0 0

PLUMBING Residential Commercial
TF # TF
Full Baths
Half Baths 2 4
Extra Fixtures
TOTAL 0 4

01

28

58
1 s Fr
Slab
1624



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type Grade	Year Const	Eff Year	AV	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01 : PRIVALL		C 01	GENOFF SWL	0.00	C	1966	1986	AV	0.00	N	0.00	1624	0	0	0	90	100	74800
				0.00	C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000

Data Collector/Date
AG 03/21/2007

Appraiser/Date
01/01/1900

Neighborhood
Neigh 5 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

81800