

Value Calibration Analysis by Neighborhood - Current Characteristics
 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- O S	Garages Type SqFt	Porches Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	Cert. Value	Work- sheet	Ratio
06700A000004200	0.00		500	0	0	0	0	0	0	0	0	NONE	0	0	03/30/2022	45,000	0	57000		1.27		
22474 PARKERS LANDING RD 06700A000007100	0.00		500	0	0	0	0	0	0	0	0	NONE	0	0	02/01/2022	110,000	0	85400		0.78		
EWELL RD 06800A000001100	0.00		500	0	0	0	0	0	0	0	0	NONE	0	0	12/01/2022	99,000	0	79700		0.81		
24229 ANNS COVE RD 06800A000002900	1.50 Fr	1995	45 AV 500	0	1792	0	896	0	2	0	8	N	0	NONE	0	06/02/2023	320,000	2688	281500		0.88	
BIG RD 06800A000011000	0.00		500	0	0	0	0	0	0	0	0	NONE	0	0	05/24/2022	180,000	0	119600		0.66		
LEEMONT RD 077000500B00000	0.00		500	0	0	0	0	0	0	0	0	NONE	0	0	04/27/2023	150,000	0	91700		0.61		
21220 ADAMS RD 07700A000013200	2.00 Fr	1790 1955	42 AV 600	0	1676	652	240	0	2	0	8	N	0	NONE	2	01/27/2023	816,000	2568	713300		0.87	
07800A000009300	0.00		500	0	0	0	0	0	0	0	0	NONE	0	0	08/26/2022	240,000	0	65600		0.27		
NEW BRANCH RD 08600A000000700	0.00		500	0	0	0	0	0	0	0	0	NONE	0	0	01/27/2023	484,000	0	270000		0.56		

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

Sales to Certified Ratio																																												
Neighborhood			Certified Value						Average Appraisal						Valid Sales						AGE ANALYSIS									TOTALS														
6			56302931						307						183397						9									Median Sale Price: 180000														
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)					
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	Num	Med	COD	Num	Med	COD	Num	Med	COD						
Vacant																																			0	0.00	0.0							
Improved	7	0.66	30.7	0	0.00	0.0	2	0.88	0.6	0	0.00	0.0	1	0.87	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	1	0.88	0.0	0	0.00	0.0	0	0.00	0.0	9	0.78	24.6								
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	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	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	0	0.00	0.0								
40 - 49	0	0.00	0.0	0	0.00	0.0	2	0.88	0.6	0	0.00	0.0	1	0.87	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	1	0.88	0.0	0	0.00	0.0	0	0.00	0.0	2	0.88	0.6								
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	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	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	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	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	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	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	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	0	0.00	0.0								
Above Normal	0	0.00	0.0	0	0.00	0.0	2	0.88	0.6	0	0.00	0.0	1	0.87	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	1	0.88	0.0	0	0.00	0.0	0	0.00	0.0	2	0.88	0.6								
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	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	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	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	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	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	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	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	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	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	0	0.00	0.0								
Other	0	0.00	0.0	0	0.00	0.0	2	0.88	0.6	0	0.00	0.0	1	0.87	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	1	0.88	0.0	0	0.00	0.0	0	0.00	0.0	2	0.88	0.6								
		Total	Sales	Median	Arith.	Weight	Geo.						Std.																															
		Parcels	Parcels	Ratio	Mean	Mean	Mean						Dev.																															
Vacant		0	0																																									
Improved		307	9	0.78	0.75	0.72	0.69		24.6				27.39		36.74				1.03																									
House Types																																												
10 - 19		1	0																																									
20 - 29		8	0																																									
30 - 39		1	0																																									
40 - 49		0	0																																									
50 - 59		0	0																																									
60 - 69		0	0																																									
70 - 79		0	0																																									
80 - 99		1	0																																									
Other		65	2	0.88	0.88	0.88	0.87		0.6				0.71		0.81				1.00																									

Includes Less than 5 Sales
Includes Less than 5 Sales
Includes Less than 5 Sales
Includes Less than 5 Sales
Includes Less than 5 Sales
Includes Less than 5 Sales
Includes Less than 5 Sales
Includes Less than 5 Sales
Includes Less than 5 Sales
Includes Less than 5 Sales

Parcel Selection Criteria

Area: 001
Parcel Selection: Neighborhood 6 to 6
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

TRANSFER OF OWNERSHIP

PARCEL NUMBER 06700A000007100
Parent Parcel Number
Property Address 22474 PARKERS LANDING RD
Neighborhood 6 PARKSLEY
Property Class 500 500-Agricultural(20-100) ac

HURLEY, JEFF
OR SANDY HURLEY
10225 SILVER POINT LN
OCEAN CITY, MD 21842
MIDDLETON 23AC

Table with columns: Date, Owner Name, Book/Page, Value. Includes entries for 02/01/2022, 11/30/2016, and 06/04/2001.

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation for years 2014 through 2024. Includes rows for L, B, and T changes.

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 and Neighborhood.

Map#: 67 A 71
SWMH ON SITE BUT NOT HOOKED UP (VP CONDITIOIN)
GOOD ROAD FRONTAGE
NC23: New Construction TY2023
10/12/2022 DWELLING DEMO 100% COMPLETE. NZ
VS14: Site Visit TY 2014
JJP 11/14/13

Supplemental Cards
TRUE TAX VALUE 85400

Supplemental Cards
TOTAL LAND VALUE 85400

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 06700A000004200
Parent Parcel Number
Property Address
Neighborhood 6 PARKSLEY
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

BOGETTI, TRAVIS
OR LISA BOGETTI
3768 RED LION RD
BEAR, DE 19071
REVELL JUSTIS 30 AC BY DEED
PARKERS LANDING RD

TRANSFER OF OWNERSHIP

Table with columns: Date, Description, Amount. Rows include transfers from Eastern Shore Real Estate and Maddox, John A Jr Etals.

AGRICULTURAL

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: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for zoning and legal acres.

DE12: Will Information 2012
INS 201200008 01/18/2012 ETALS ARE ROBERTA M
MADDOX 1/4, RICHARD A MADDOX 1/4 AND JOHN A
MADDOX, JR 1/4
INS 201200008 06/07/2012 GLADYS L. MADDOX
RENOUNCES THE PROVISIONS MADE FOR HER IN WILL
AND CLAIMS AN ELECTIVE SHARE OF AUGMENTED
ESTATE OF JOHN A MADDOX.
DE22: Deed Information 2022
INS# 220003970 8/10/22 IDENTIFIES NO MAP 170 AS A PORTION OF THE
AREA CURRENTLY MAPPED AS THIS PARCEL. NM170 NOW 67-A-42B. NO
CHANGES TO THIS RECORD.
Map#: 67 A 42

Supplemental Cards
TRUE TAX VALUE 57000

Supplemental Cards
TOTAL LAND VALUE 57000

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 06800A000001100
Parent Parcel Number
Property Address EWELL RD
Neighborhood 6 PARKSLEY
Property Class 500 500-Agricultural(20-100) ac

MIHALCOE, CHARLES F
10131 SYCAMORE LANDING RD
WILLIAMSBURG, VA 23188
ANNIS
28.99 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Description, Amount. Rows include 12/01/2022 for \$99000 and 01/01/1900 for \$0.

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, 2024.

Site Description

Topography:

Public Utilities:

Street or Road: Paved

Neighborhood:

Zoning: 1 OPEN LAND - PAVED, 2 WOODED - PAVED, 3 TIMBER PINE/HARDWOOD MIX
Legal Acres: 0.0000

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#: 68 A 11
PLAT: REFERENCE
PB 2000/77

Supplemental Cards

TRUE TAX VALUE 79700

Supplemental Cards
TOTAL LAND VALUE

79700

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 1 of 2

PARCEL NUMBER 06800A000002900
Parent Parcel Number
Property Address 24229 ANNS COVE RD
Neighborhood 6 PARKSLEY
Property Class 500 500-Agricultural(20-100) ac

BRANDAUER, JOHN JR
OR SUSAN BRANDAUER
24229 ANNS COVE RD
BLOXOM, VA 23308-3243
MASON
26 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor/Transferee, Amount. Includes entries for 06/02/2023, 04/18/2003, and 01/01/1900.

AGRICULTURAL

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: 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#: 68 A 29
NC24: New Construction TY2024
1-2-24 Screened porch and balcony is 0%. SRJ
RV12: Property Review/Inspection
THE 2003 REASSESSMENT DID NOT ASSESS THE 2 STY. HOME IN FRONT OF THE NEWER HOME. CHANGED SEGMENT LABEL ON NEWER HOME FROM 1 1/2 STORY TO 1 STY WITH 1/2 STY UNFINISHED. CHANGED THE LAND TYPE FOR THE NEWER HOME FROM LAKE POND LOT TO HOMESITE UNPAVED. POND IS ONLY .1 AC. ES
SI24: Sales Inspection TY 2024
9-7-23 Smaller home Added 1 full bath. AC
9-15-23 Bigger home All information is correct. AC
VS14: Site Visit TY 2014
JJP 11/21/13

Supplemental Cards
TRUE TAX VALUE 127100

Supplemental Cards
TOTAL LAND VALUE 127100

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.50
 Finished Area: 2688
 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, 1.5
 Base Allowance 1.0, 1.5

EXTERIOR COVER

Vinyl siding 1.0, 1.5

INTERIOR FINISH

ACCOMMODATIONS

Finished Rooms 6
 Bedrooms 4

HEATING AND AIR CONDITIONING

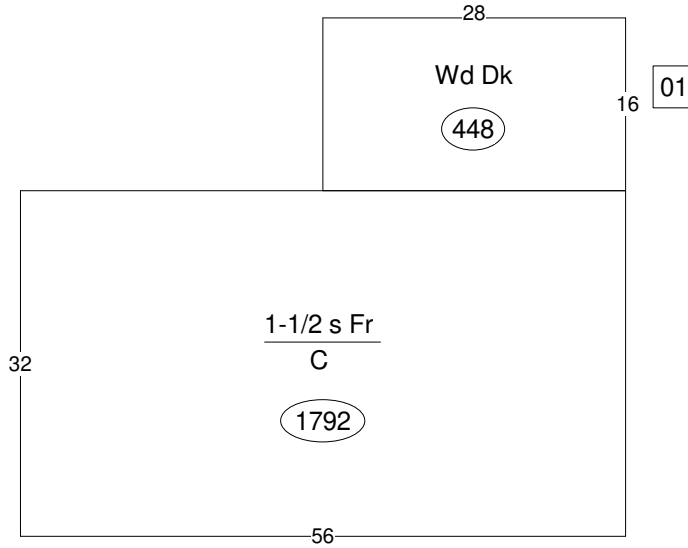
Primary Heat: Electric baseboard
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

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

REMODELING AND MODERNIZATION

Amount Date



02 SHARED WITH HOUSE ON ROAD?



(LCM: 115.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	AV 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	C		1995	1995	AV	0.00	N	0.00	3584	233450	29	0	150	50	124300	
		01	UTLSHED	0.00	C		1995	1995	AV	0.00	N	0.00	20x 40	0	0	0	SV	0	100	3200
		02	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

PN 03/30/2007

Neigh 6 AV

TOTAL IMPROVEMENT VALUE

135600

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

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

Occupancy: Single family
 Story Height: 2.0
 Finished Area: 1200
 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 1.0, 2.0

EXTERIOR COVER

Asbestos siding 1.0, 2.0

INTERIOR FINISH

ACCOMMODATIONS

Finished Rooms 5
 Bedrooms 2

HEATING AND AIR CONDITIONING

Primary Heat: No heat-wood stove/insert
 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

8	$\frac{1 \text{ s Fr}}{C}$	30	(240)
16	$\frac{2 \text{ s Fr}}{C}$	30	(480)
	OFF	28	(224) 8



(LCM: 115.00)

SPECIAL FEATURES

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	DWELL	0.00		D	1920	1950	F	0.00	N	0.00	1200	125130	90	0	150	100	18800

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards
TOTAL IMPROVEMENT VALUE

Neigh 6 AV

18800

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 06800A000011000
Parent Parcel Number
Property Address BIG RD
Neighborhood 6 PARKSLEY
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

HOPPA & MALLOY ENTERPRISES LLC
1405 DUCK RUN CT
VIRGINIA BEACH, VA 23455
PARKS
57 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor/Recipient, Amount. Rows include dates from 05/24/2022 to 02/08/2010.

AGRICULTURAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION. Rows show valuation changes from 01/01/2012 to 01/01/2024.

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 zoning and legal acres data.

AP12: Appeal/Review 2012
1/30/12 CORRECTED WOODS ASSESSMENT. CUTOVER SINCE 2002. ES
DE22: Deed Information 2022
IN#220001079 DEED TRANSFER ON DEATH PRIMARY BENEFICIARY: EMILY LUCILLE ZACCAGNINI. ALTERNATE BENEFICIARY: THOMAS J GAUDET.
LNUS: LANDUSE PARCEL TY2008
Map#: 68 A 110
Memo: Comments
TY 2004 3 AC TO PUDLINSKI, JAMES W 200301590 03/10/2003
TY2010 CHAIN OF TITLE: THOMAS G & JEAN B SMITH TRUST 1/4, JAMES WRENN BROWNLIE 1/4, ROBERT MARVIN BROWNLIE JR 1/4 & RICHARD PERKINS BROWNLIE 1/4 INSTR 201000002.

Supplemental Cards
TRUE TAX VALUE 119600

Supplemental Cards
TOTAL LAND VALUE 119600

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 077000500B00000
Parent Parcel Number
Property Address LEEMONT RD
Neighborhood 6 PARKSLEY
Property Class 500 500-Agricultural(20-100) ac

REEDER, CHRISTOPHER LEE & TYLER JAMES BUCHANAN
23174 LEE MONT RD
PARKSLEY, VA 23421-2412
PART POWELL-TRACT B
26.58 ACRES

Table with columns: Date, Transferor, Recipient, Amount. Includes entries for 04/27/2023, 01/24/2007, 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 amounts for years 2014 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, Value.

Map#: 77 5 B
good road frontage
Memo: Comments
VACANT. FARM LAND. 1/31/07 CPN
PLAT: REFERENCE
IN#201200960 3/20/12
PS17: Parcel Split TY 2017
TY 2017 5 AC CONVEYED TO BRANDON C MILLER INS
201602107 05/25/2016 77-5-C
RMLU: Removed From Landuse
TY2010-DID NOT RETURN REVALIDATION.

Supplemental Cards
TRUE TAX VALUE 91700

Supplemental Cards
TOTAL LAND VALUE 91700

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 07700A000013200
Parent Parcel Number
Property Address 21220 ADAMS RD
Neighborhood 6 PARKSLEY
Property Class 600 600-Agricultural(100+) ac

EVANS,DAVID A
21354 GREENBUSH RD
GREENBUSH, VA 23357-2524
COARD
144 AC

Table with columns: Date, Owner Name, Value. Includes entries for 01/27/2023 and 01/01/1900.

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 4

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

Map#: 77 A 132
5 OUTBLDGS NO VALUE -- 2/9/07 PN
4 OR 5 GRAVES IN BACKYARD
PLAT: REFERENCE
PB 1/25 PART OF
RMLU: Removed From Landuse
TY 2017 REMOVED FROM LANDUSE FOR NOT
RETURNING REVALIDATION FORM.03/14/2017 LT.
SI24: Sales Inspection TY 2024
6-23-23 Added 2 fireplaces, Changed dwelling condition to AV. AC
TY08: TY2008:
CUTOVER 2000.
VS12: Site Visit TY 2012
ES

Supplemental Cards
TRUE TAX VALUE 550300

Supplemental Cards
TOTAL LAND VALUE 550300

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 2.0
 Finished Area: 2568
 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, 1.5, 2.0
 Wood 1.0, 1.5, 2.0

EXTERIOR COVER

Asbestos siding 1.0, 1.5, 2.0

INTERIOR FINISH

Plaster 1.0, 1.5, 2.0

ACCOMMODATIONS

Finished Rooms 5
 Bedrooms 3
 Fireplaces: 2

HEATING AND AIR CONDITIONING

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

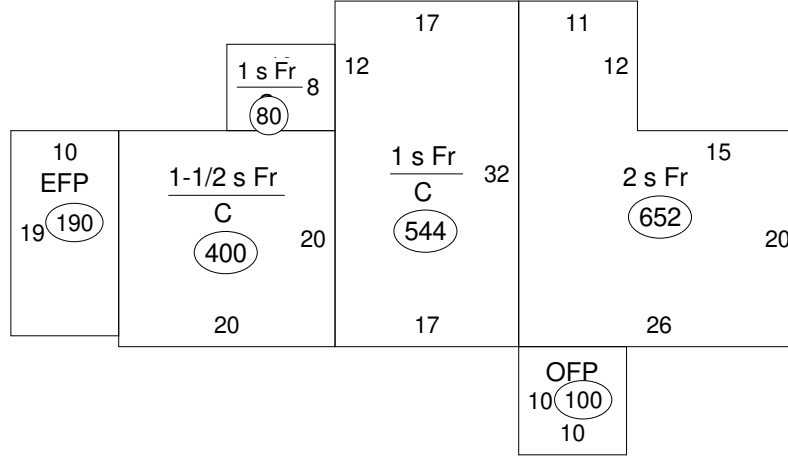
PLUMBING

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

REMODELING AND MODERNIZATION

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

01



(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
D :1CHMMASI	700	D	DWELL	0.00	C-		1790	1955	AV	0.00	Y	0.00	2728	258100	60	0	150	100	154900
1CHMMASI	700	01	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	8130	0	0	100	100	8100
01 :PRIVALL	6400																		

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

PN 02/09/2007

Neigh 6 AV

TOTAL IMPROVEMENT VALUE

163000

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 07800A000009300
Parent Parcel Number
Property Address
Neighborhood 6 PARKSLEY
Property Class 500 500-Agricultural(20-100) ac

EVANS,DAVID A
21354 GREENBUSH RD
GREENBUSH, VA 23357-2524
BYRD
38.02 AC

Table with columns: Date, Owner Name, Amount. Rows include 08/26/2022 (STERLING,BILL SHAUN \$240000), 12/14/2021 (STERLING,JUNE B \$0), 01/01/1900 (STERLING,JUNE B \$0).

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

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 zoning information: 1 OPEN - UNPAVED.

ACHG: ACREAGE CHANGE
TY 2008 ACREAGE BREAKDOWN CHANGED TO AGREE WITH LANDUSE ACREAGE
LNUS: LANDUSE PARCEL
Map#: 78 A 93
Memo: Comments
TY2007-ACREAGE CHANGE DUE TO 1997 CONVEYANCE OF .98 AC NOT PICKED UP BY PEARSON. 1/22/07 VACANT -AG

Supplemental Cards
TRUE TAX VALUE 65600

Supplemental Cards
TOTAL LAND VALUE 65600

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 08600A000000700
Parent Parcel Number
Property Address NEW BRANCH RD
Neighborhood 6 PARKSLEY
Property Class 500 500-Agricultural(20-100) ac

EVANS,JAMES ARTHUR
18342 COUNTY RD
PARKSLEY, VA 23421-3602
COARD-WARNER EVANS
60 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows include 01/27/2023 EVANS,SCOTT CARROLL ETAL \$484000 and 01/01/1900 \$0.

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 4

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

Map#: 86 A 7
60 AC
RMLU: Removed From Landuse
TY 2017 REMOVED FROM LANDUSE FOR NOT
RETURNING REVALIDATION FORM.03/14/2017 LT.

Supplemental Cards
TRUE TAX VALUE 270000

Supplemental Cards
TOTAL LAND VALUE 270000