

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		--- Living Areas ---				Bsmt Baths		Fixt.	AC	Fire- Place	Garages	Porches		Lot Acres	Sale Date	Sale Amount	Totl SqFt	Cert. Value	Work- sheet	Ratio	
			Use	PT	BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type								SqFt
SCHOONER BAY RD 07500A00000100	0.00		600		0	0	0	0	0	0	0	0	0	NONE	0	0	01/24/2022	500,000	0	385800		0.77		
18510 GOVERNOR'S LANE 07500A000003300	1.50 Fr	1735 1980	55 500	AV	0	1684	640	410	0	2	1	10	P	0	DET	520	4 0	532	12/21/2023	900,000	2734	791800		0.88
084000100B00000	0.00		500		0	0	0	0	0	0	0	0	0	NONE	0	0	10/18/2023	30,000	0	29000		0.97		
23186 PRINCE HENRY LN 084000200A00000	0.00		500		0	0	0	0	0	0	0	0	0	NONE	0	0	08/02/2022	575,000	0	521800		0.91		
08400A000000300	0.00		500		0	0	0	0	0	0	0	0	0	NONE	0	0	10/06/2023	180,000	0	163600		0.91		
08400A0000003200	0.00		500		0	0	0	0	0	0	0	0	0	NONE	0	0	08/28/2023	210,000	0	171600		0.82		
08400A0000005300	0.00		500		0	0	0	0	0	0	0	0	0	NONE	0	0	10/18/2023	40,950	0	52200		1.27		
PLANTATION RD 08400A0000005900	2.00 Fr	2001	48 500	AV	0	1728	1532	0	0	2	1	10	P	0	NONE	4 0	540	10/05/2022	444,000	3260	555200		1.25	
BAYSIDE RD 08500A0000007300	0.00		500		0	0	0	0	0	0	0	0	0	NONE	0	0	05/31/2023	735,000	0	380800		0.52		
25194 GREEN LANDING RD 091000100A00000	1.00 Fr	2017	52 500	G	0	1860	1174	364	0	2	1	10	P	0	ATT	728 1	1 300	10/05/2022	1,200,000	3398	969200		0.81	
TARKILL RD 09100A0000003900	0.00		500		0	0	0	0	0	0	0	0	0	NONE	0	0	09/29/2023	50,000	0	32100		0.64		

Parcel Selection Criteria

Area: 001
Parcel Selection: Neighborhood 7 to 7
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

OWNER INFORMATION

OWNERSHIP

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

PARCEL NUMBER 07500A000000100
Parent Parcel Number

RUSSELL ISLAND YOUNG GUNS CLUB LLC
20412 ALTAVISTA WAY
ASHBURN, VA 20147-3301
RUSSELL ISLAND
581 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Transferee, Amount. Rows include 01/24/2022 and 12/28/2016 transfers.

Property Address SCHOONER BAY RD
Neighborhood 7 LEE BAYSIDE
Property Class 600 600-Agricultural(100+) ac

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 4

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation amounts for years 2014, 2016, 2018, 2020, 2022, and 2024.

Site Description

Topography: Level, Low
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.

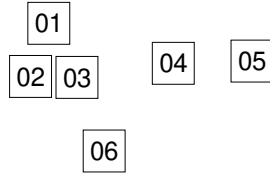
ADDR: Address Changed
01/06/2016 C/O AND ADDRESS CHANGED PER COPY OF TAX BILL. LT.
3/21/2016 C/O AND ADDRESS CHANGED PER LETTER FROM JOHN ZUNKA. LT.
AP18: Appeal/Review 2018
5/31/18 - REMOVED IMP VALUES DUE TO INCONSISTENCIES IN VALUATIONS OF OTHER ISLAND IMPROVEMENTS. JN
LNUS: LANDUSE PARCEL
1996 CONSERVATION EASEMENT - 25%
Map#: 75 A 1
PLAT: REFERENCE
SRB 8/350
SI20: Sales Inspection TY20
10/24/2019

Supplemental Cards
TRUE TAX VALUE 348600

Supplemental Cards
TOTAL LAND VALUE 348600

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS



(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
01 :FB	0	01	CABIN	0.00	0	D-	1990	1990	AV	0.00	Y	0.00	0	0	0	SV	0	100	19000
GH	0	02	UTLSHED	0.00		C	1990	1990	AV	9.60	N	11.04	12x 20	2650	68	0	100	100	900
H	0	03	UTLSHED	0.00		C	1990	1990	AV	10.00	N	11.50	10x 20	2300	68	0	100	100	700
HB	0	04	BULKHD2	0.00	10	C	1990	1990	AV	100.00	N	115.00	210	24150	68	0	100	100	7700
06 :PRIVALL	6400	05	PIER	0.00		C	1990	1990	AV	14.00	N	16.10	5x 75	6040	68	0	100	100	1900
		06	SWL	0.00		C-	1990	1990	AV	0.00	Y	0.00	0	6980	0	0	100	100	7000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

Neigh 7 AV

TOTAL IMPROVEMENT VALUE

37200

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 1 of 3

PARCEL NUMBER 07500A000003300
Parent Parcel Number
Property Address 18510 GOVERNOR'S LANE
Neighborhood 7 LEE BAYSIDE
Property Class 500 500-Agricultural(20-100) ac

WALKER, RAYMOND LEE
OR DAWN ELISE DUCOTY
18510 GOVERNORS DR
ONANCOCK, VA 23417-2436
DEEP CREEK & WISE
60.5 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Recipient, Amount. Includes entries for 12/21/2023, 10/31/2022, 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 (Reval-2012 to Reval-2024). Includes rows for L, B, and T valuation changes.

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, Value. Includes rows for WATERFRONT, OPEN LAND - PAVED, RESIDUAL LAND, WOODED - PAVED, and MARSHLAND.

ACHG: ACREAGE CHANGE
TY 2008 ACREAGE BREAKDOWN CHANGED TO AGREE WITH LANDUSE ACREAGE
LNUS: LANDUSE PARCEL
TY2005-CONSERVATION EASEMENT
Map#: 75 A 33, 34
Memo: Comments
TY 2004 PARCEL 75-A-34 COMBINED WITH THIS PARCEL AT OWNERS REQUEST

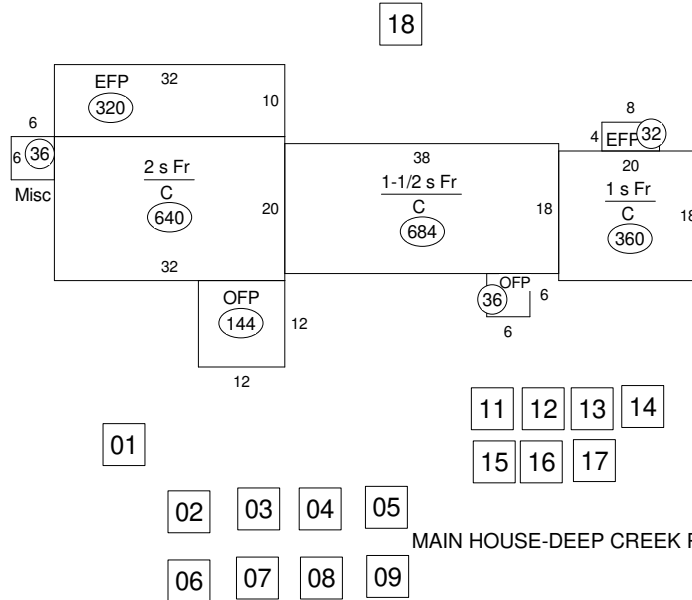
Supplemental Cards
TRUE TAX VALUE 321800

-25% LAND INFLUENCE FACTOR 11/2007
CONSERVATION EASEMENT
VS14: Site Visit TY 2014
ES

Supplemental Cards
TOTAL LAND VALUE 321800

IMPROVEMENT DATA

1 OF 3 HOUSES ON THIS PROPERTY



MAIN HOUSE-DEEP CREEK PLANTATION



PHYSICAL CHARACTERISTICS

Occupancy: Single family

Story Height: 1.5
Finished Area: 2734
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
Hardwood-std oak 1.0, 1.5, 2.0

EXTERIOR COVER

Wood siding 1.0, 1.5, 2.0

INTERIOR FINISH

Sheetrock 1.0, 1.5, 2.0

ACCOMMODATIONS

Finished Rooms 7
Bedrooms 3
Formal Dining Rooms 1
Fireplaces: 3

HEATING AND AIR CONDITIONING

Primary Heat: Heat pump
Lower Full Part /Bsmt 1 Upper Upper

PLUMBING

	#
3 Fixt. Baths	2 6
2 Fixt. Baths	1 2
Kit Sink	1 1
Water Heat	1 1
TOTAL	10

REMODELING AND MODERNIZATION

Amount Date

(LCM: 115.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

SEE ADD'L PROP.CARDS FOR +2 HOUSE

Description	Value	ID	Use	Hgt	Type	Grade	Const	Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D :1CHMMASO	900	D	DWELL	0.00	B		1735	1980	AV	0.00	Y	0.00	3008	375900	44	0	150	100	315800
2CHMMASO	1570	01	DETGAR	0.00	1	C	1900	1955	AV	0.00	N	0.00	320	0	0	0	SV	0	400
2CHMMASO	1570	02	DETGAR	0.00	1	C	1900	1955	AV	0.00	N	0.00	10x 20	0	0	0	SV	0	200
18 :PRIVALL	6400	03	STABLE	0.00	C		1900	1955	AV	0.00	N	0.00	11x 16	0	0	0	SV	0	200
		04	UTLSHED	0.00	C		1900	1955	AV	0.00	N	0.00	12x 13	0	0	0	SV	0	400
		05	UTLSHED	0.00	C		1900	1955	AV	0.00	N	0.00	12x 15	0	0	0	SV	0	1000
		06	SHED	0.00	C		1900	1955	AV	0.00	N	0.00	9x 10	0	0	0	SV	0	200
		07	UTLSHED	0.00	C		1900	1955	AV	0.00	N	0.00	9x 17	0	0	0	SV	0	500
		08	FENCERES	0.00	C		1965	1965	AV	0.00	N	0.00	60	0	0	0	SV	0	300
		09	FENCERES	0.00	C		1965	1965	AV	0.00	N	0.00	100	0	0	0	SV	0	500
		10	FURN RM	0.00	B		1980	1980	AV	0.00	N	0.00	6x 6	0	88	0	100	100	0
		11	UTLSHED	0.00	C		1900	1955	AV	0.00	N	0.00	10x 10	0	0	0	SV	0	200
		12	UTLSHED	0.00	C		1900	1955	AV	0.00	N	0.00	9x 14	0	0	0	SV	0	200
		13	UTLSHED	0.00	C		1900	1955	AV	0.00	N	0.00	8x 10	0	0	0	SV	0	200
		14	UTLSHED	0.00	C		1900	1955	AV	0.00	N	0.00	20x 40	0	0	0	SV	0	500
		15	SHED	0.00	C		1900	1955	F	0.00	N	0.00	20x 20	0	0	0	SV	0	400
		16	UTLSHED	0.00	C		1900	1955	AV	0.00	N	0.00	14x 17	0	0	0	SV	0	300
		17	SMALL	0.00	C		1900	1955	AV	0.00	N	0.00	18x 20	0	0	0	SV	0	700
		18	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

CPN 03/01/2007

Neigh 7 AV

TOTAL IMPROVEMENT VALUE

330100

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 2 of 3

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

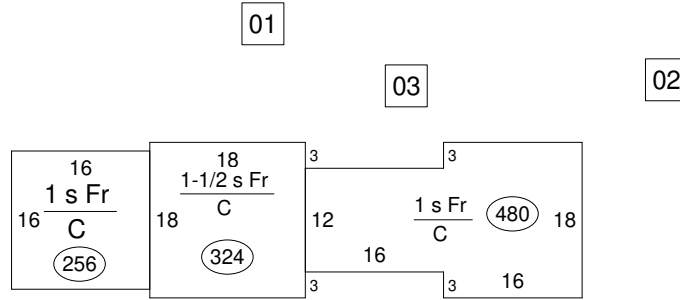
Site Description

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

2 OF 3 HOUSES ON THIS PROPERTY



GATE HOUSE



PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.5
 Finished Area: 1254
 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
 Carpet 1.0, 1.5

EXTERIOR COVER

Vinyl siding 1.0, 1.5

INTERIOR FINISH

Sheetrock 1.0, 1.5

ACCOMMODATIONS

Finished Rooms 4
 Bedrooms 2

HEATING AND AIR CONDITIONING

Primary Heat: Electric baseboard
 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
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(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
03 :PRIVALL	6400	D	DWELL	0.00	C		1850	1970	AV	0.00	N	0.00	1384	136220	54	0	150	100	94000
		01	UTLSHED	0.00	C		1900	1955	AV	0.00	N	0.00	6x 8	0	0	SV	0	100	200
		02	UTLSHED	0.00	C		1900	1955	AV	0.00	N	0.00	8x 10	0	0	SV	0	100	400
		03	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

CPN 03/01/2007

Neigh 7 AV

TOTAL IMPROVEMENT VALUE

102700

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

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: 428
 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

EXTERIOR COVER

Wood siding 1.0

INTERIOR FINISH

Sheetrock 1.0

ACCOMMODATIONS

Finished Rooms 3
 Bedrooms 1

HEATING AND AIR CONDITIONING

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

PLUMBING

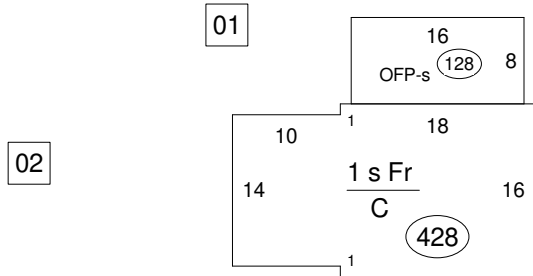
 3 Fixt. Baths 1 3
 Kit Sink 1 1
 Water Heat 1 1
 TOTAL 5

REMODELING AND MODERNIZATION

Amount Date

3RD OF 3 HOUSES ON THIS PROPERTY

TENANT HOUSHARES SWL WITH MAIN HOUSE



(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
D DWELL	0.00				C		1850	1955	AV	0.00	N	0.00	428	61110	60	0	150	100	36700
01 UTLSHED	0.00				C		1900	1955	P	0.00	N	0.00	6x 10	0	0	NV	0	100	0
02 DETGAR	0.00		1		C		1900	1955	AV	0.00	N	0.00	16x 22	0	0	SV	0	100	500

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

CPN 03/01/2007

Neigh 7 AV

TOTAL IMPROVEMENT VALUE

37200

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 084000100B00000
Parent Parcel Number
Property Address
Neighborhood 7 LEE BAYSIDE
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 4

CHESTNUT STUMP TREE FARM LLC
2500 SEEDLING GROVE CT
VIRGINIA BEACH, VA 23456
TRACTS B & C
21.49 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Value. Rows include 10/18/2023 (WOODS & WATER LLC, \$30000), 04/15/2013 (ELLIOTT, JAMES W SPEC COMM, \$30000), and 01/01/1900 (Bk/Pg: 0702, 00190, \$0).

AGRICULTURAL

VALUATION RECORD

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

Site Description

Topography: Level
Public Utilities: Water, Sewer
Street or Road: Unpaved
Neighborhood:
Zoning: 1 WOODED - UNPAVED
Legal Acres: 2 MARSHLAND
21.4900

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for WOODED - UNPAVED and MARSHLAND.

ADDR: Address Changed
4/7/23 - C/O ADDED & ADDRESS CHGD PER EMAILED REQUEST. JN
DE13: Deed Information 2013
IN#201301471 MULTI PARCEL 84-A-11
Map#: 84 1 B, C
21.49
RMLU: Removed From Landuse
TY2009-REMOVED FROM LAND USE PROGRAM
DID NOT RETURN REVALIDATION

Supplemental Cards
TRUE TAX VALUE 29000

Supplemental Cards
TOTAL LAND VALUE 29000

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 084000200A00000
Parent Parcel Number
Property Address 23186 PRINCE HENRY LN
Neighborhood 7 LEE BAYSIDE
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 4

FAITHFUL LLC 1/2 &
FAITHFUL 2 LLC 1/2 ATTN: SHERRY VALENCIK
PO BOX 21
WACHAPREAGUE, VA 23480-0000
POULSON
1.22 AC

Table with columns: Date, Transferor, Recipient, Amount. Includes entries for FAITHFUL LLC, CHARLES AND DONNA YOUMANS, and LOIS L HARDSTOCK.

AGRICULTURAL

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

BE08: Board of Equalization 2008
UPHELD 4/30/08
DE13: Deed Information 2013
IN#201305388 MULTI PARCEL 84-2-A1
Map#: 84 2 A
6 UNITS APT BLDG
2.21
SI24: Sales Inspection TY 2024
7-3-23 Removed SV from both detgar, pier, and utlshed, Changed both detgar effective age to 1985, Changed both detgar, pier, utlshed grade to C and condition to AV. AC
VS12: Site Visit TY 2012
ES

Supplemental Cards
TRUE TAX VALUE 207200

Supplemental Cards
TOTAL LAND VALUE 207200

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

WALLS

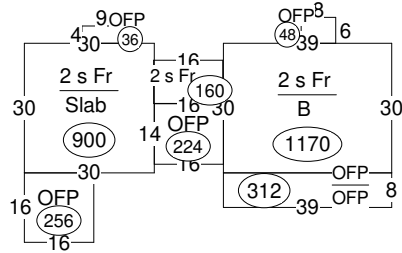
	B	1	2	U
Frame	Yes	Yes	Yes	
Brick				
Metal				
Guard				

FRAMING

	B	1	2	U
Wd Jst	1170	2230	2230	0

HEATING AND AIR CONDITIONING

	B	1	2	U
Heat	1170	2230	2230	0



(LCM: 115.00)

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
05 : PRIVALL		C	APARTRES	0.00		C+	1930	1985	AV	0.00	N	0.00	5630	0	0	0	0	100	283600
		01	DETGAR	0.00	1	C	1965	1985	AV	23.18	N	26.66	20x 84	83230	78	0	100	100	18300
		02	PIER	0.00		C	1970	1970	AV	14.00	N	16.10	800	12880	98	0	100	100	300
		03	DETGAR	0.00	1	C	1970	1985	AV	24.03	N	27.63	20x 35	19340	78	0	100	100	4300
		04	UTLSHED	10.00		C	1970	1970	AV	13.44	N	15.46	8x 8	990	98	0	100	100	0
		05	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

LN 04/16/2007

01/01/1900

Neigh 7 AV

TOTAL IMPROVEMENT VALUE

314600

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 08400A000000300
Parent Parcel Number
Property Address
Neighborhood 7 LEE BAYSIDE
Property Class 500 500-Agricultural(20-100) ac

MCGOVERN, JAMES P &
KATHLEEN M MCBRIDE
501 W 4TH ST
BIRDBORO, PA 19508
TEAGLES POINT 29.2 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Rows include transfers to RHODES PROPERTIES LLC, BEACH TRANSFORMATIONS LLC, and KING, EUGENE S.

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 4

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 Waterfront, Wooded - Paved, and Marshland.

AP10: Appeal/Review 2010
01/26/10 -- I CHANGED THE OPEN LAND AND RESIDUAL LAND ALL TO WOODS LAND BECAUSE THERE REALLY IS ONLY A WATERFRONT SITE, WOODS AND MARSH ON THIS PARCEL. TY2010. EDS.
APNC: 2003 APPEAL NO VALUE CHANGE
DE12: Deed InFormation 2012
IN#201201774 MULTI PARCEL 84-A-5A
LNUS: LANDUSE PARCEL
Map#: 84 A 3
29.20

Supplemental Cards
TRUE TAX VALUE 163600

Supplemental Cards
TOTAL LAND VALUE 163600

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 08400A000003200
Parent Parcel Number
Property Address
Neighborhood 7 LEE BAYSIDE
Property Class 500 500-Agricultural(20-100) ac

YOUNG,A THOMAS
PO BOX 518
ONANCOCK, VA 23417-0518
ROGERS 54 AC

Table with columns: Date, Owner Name, Amount. Rows: 08/28/2023 ESTES,NADINE B \$210000; 01/01/1900 Bk/Pg: 0618, 00605 \$0

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 4

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

Map#: 84 A 32
54.0

Supplemental Cards
TRUE TAX VALUE 171600

Supplemental Cards
TOTAL LAND VALUE 171600

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 08400A000005300
Parent Parcel Number
Property Address
Neighborhood 7 LEE BAYSIDE
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 4

CHESTNUT STUMP TREE FARM LLC
2500 SEEDLING GROVE CT
VIRGINIA BEACH, VA 23456
KEATON WOODS &
AYRES WOODS
21.90 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers to YOUNG, A THOMAS, MIDATLANTIC FARM CREDIT ACA, JV WELLS INC, and Bk/Pg: 0708, 00040.

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.

Map#: 84 A 53
INCLUDES LOTS 53 AND 53A

Supplemental Cards
TRUE TAX VALUE 52200

Supplemental Cards
TOTAL LAND VALUE 52200

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 08400A000005900
Parent Parcel Number
Property Address PLANTATION RD
Neighborhood 7 LEE BAYSIDE
Property Class 500 500-Agricultural(20-100) ac

BLANKENSHIP, ROBERT
OR PATRICIA ANN BLANKENSHIP
23267 LANKFORD HWY
ACCOMAC, VA 23301-1336
EVANS
17.167 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers from 10/05/2022 to 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: Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, and Value.

Map#: 84 A 59
2 DWELLINGS ON SITE
ROBERT PUTNEY 10:45 23RD
PS14: Parcel Split TY 2014
TY 2014 3.521 AC TO WAGNER,EARL H ETUS INS
201302912 07/10/2013 84-A-59E
SI24: Sales Inspection TY 2024
7-5-23 Removed fenceres, Added utlshed 10x22 graded C in AV condition. AC
VS14: Site Visit TY 2014
ES

Supplemental Cards
TRUE TAX VALUE 83100

Supplemental Cards
TOTAL LAND VALUE 83100

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 2.0
 Finished Area: 3260
 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

Sheetrock 1.0

ACCOMMODATIONS

Finished Rooms 6
 Bedrooms 4

HEATING AND AIR CONDITIONING

Primary Heat: Heat pump
 Lower Full Part
 /Bsmt 1 Upper Upper

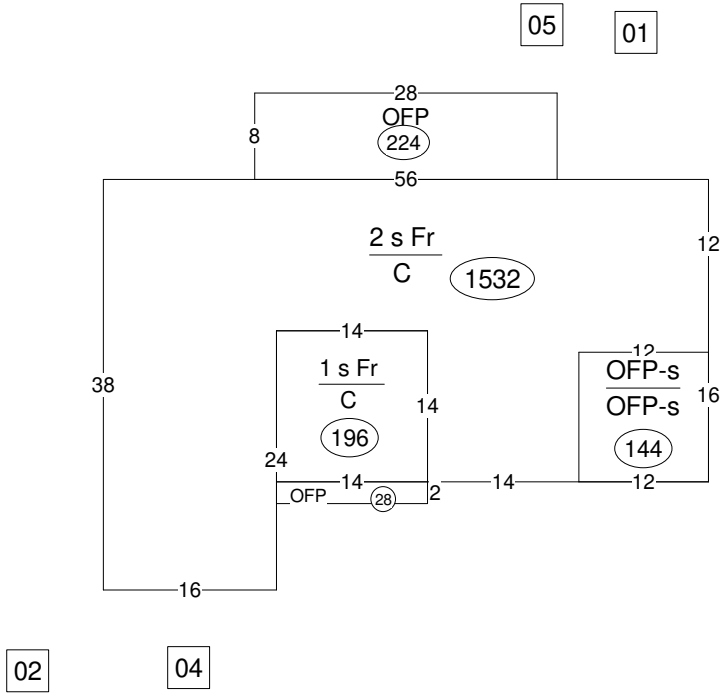
PLUMBING

	#
3 Fixt. Baths	2 6
2 Fixt. Baths	1 2
Kit Sink	1 1
Water Heat	1 1
TOTAL	10

REMODELING AND MODERNIZATION

Amount	Date

FRONT OF HOME



(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	
04 :PRIVALL	6400	D	DWELL	0.00	C+		2001	2001	AV	0.00	N	0.00	3260	383170	23	0	150	100	442600	
		01	SMALL	0.00	C-		2001	2001	F	0.00	N	0.00	16x 32	0	0	0	SV	0	100	5100
		02	UTLSHED	0.00	C-		2001	2001	AV	12.16	N	13.25	8x 12	1270	46	0	100	100	700	
		04	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	8130	0	0	100	100	8100	
		05	UTLSHED	0.00	C		2020	2020	AV	9.80	N	11.27	10x 22	2480	8	0	100	100	2300	

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

LN 04/12/2007

Neigh 7 AV

TOTAL IMPROVEMENT VALUE

458800

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					
Frontage	Frontage	Frontage							

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 21 Schedule B 2/2+ story
Occupancy: Single family
Story Height: 2.0
Finished Area: 1240
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

Asbestos siding 1.0
Wood siding 2.0

INTERIOR FINISH

Plaster 1.0

ACCOMMODATIONS

Finished Rooms 5
Bedrooms 3

HEATING AND AIR CONDITIONING

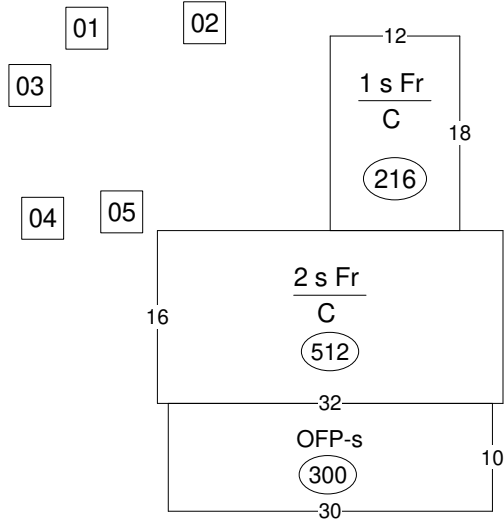
Primary Heat: No Heat
Lower Full Part
/Bsmt 1 Upper Upper

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	Sty Hgt	Const Type	Grade	Year Const	Eff Year	VP	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
05 :PRIVALL	6400	D	DWELL	0.00		D-	1910	1955	VP	0.00	N	0.00	1240	122780	95	0	75	100	4600
01		01	UTLISHED	0.00		D	1970	1970	P	0.00	N	0.00	8x 12	0	0	NV	0	100	0
02		02	UTLISHED	0.00		D	1960	1960	P	0.00	N	0.00	12x 20	0	0	NV	0	100	0
03		03	DETGAR	0.00	1	D	1970	1970	P	0.00	N	0.00	22x 22	0	0	SV	0	100	500
04		04	SMALL	0.00		D	1960	1960	P	0.00	N	0.00	20x 42	0	0	SV	0	100	100
05		05	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
TOTAL IMPROVEMENT VALUE

Neigh 7 AV

13300

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 08500A000007300
Parent Parcel Number
Property Address BAYSIDE RD
Neighborhood 7 LEE BAYSIDE
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 4

PAINTER HOUSING LLC
25020 SHORE PARKWAY SUITE 1A
ONLEY, VA 23418
HURST
84.613 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers from 05/31/2023 to 01/01/1900.

AGRICULTURAL

VALUATION RECORD

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

LNUS: LANDUSE PARCEL TY2011
Map#: 85 A 73

Supplemental Cards
TRUE TAX VALUE 380800

Supplemental Cards
TOTAL LAND VALUE 380800

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 091000100A00000
Parent Parcel Number
Property Address 25194 GREEN LANDING RD
Neighborhood 7 LEE BAYSIDE
Property Class 500 500-Agricultural(20-100) ac

FIRESTONE, MICHAEL S
OR DONNA M FIRESTONE
2753 BROAD BAY RD
VIRGINIA BEACH, VA 23451-1612
SLUTKILL NECK
46.29 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Transferee, Value. Includes entries for 10/05/2022, 12/10/2015, 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 2018, 2019, 2020, 2022, and 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for zoning types 1 through 6.

Map#: 91 1 A
NC18: New Construction
02/07/2018 NEW DWELLING 50%, UPDATED SKETCH,
TOOK OLD DWELLING OFF, UPDATED PIC, ADDED METAL
SHOP, LT.
NC19: New Construction
8/28/2018
New home is 100% complete. Added wood deck to the front of
the building. SRJ
NC20: New Construction 2020
2/20/2020
New above ground pool is 100% complete. SRJ
PLAT: REFERENCE
PB 14/77
RMLU: Removed From Landuse
TY 2017 REMOVED FROM LANDUSE FOR NOT

Supplemental Cards
TRUE TAX VALUE 302000

Supplemental Cards
TOTAL LAND VALUE 302000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.0
 Finished Area: 3398
 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
 Base Allowance 1.0, 1.5, 2.0

EXTERIOR COVER

Vinyl siding-better 1.0, 2.0
 Wood siding 1.5

INTERIOR FINISH

ACCOMMODATIONS

Finished Rooms 5
 Bedrooms 3

HEATING AND AIR CONDITIONING

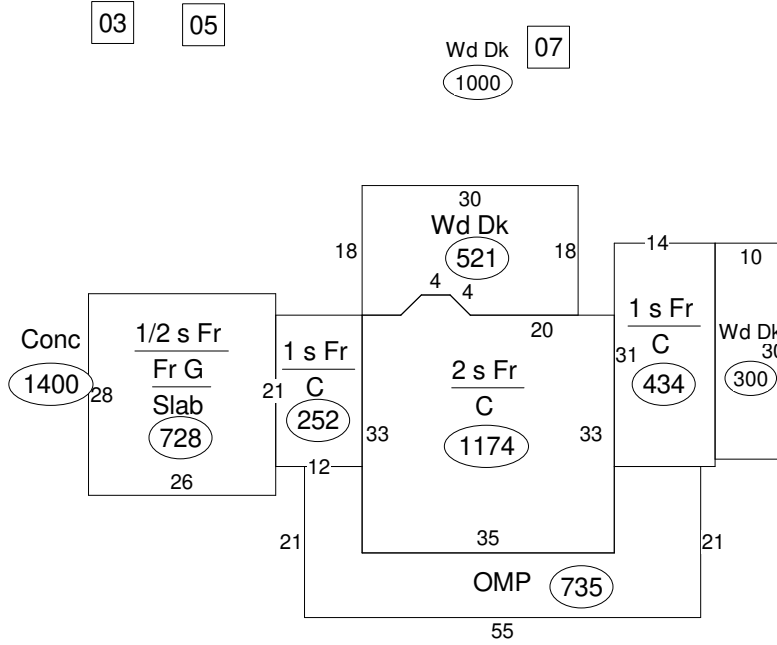
Primary Heat: Heat pump
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

	#
3 Fixt. Baths	2 6
2 Fixt. Baths	1 2
Kit Sink	1 1
Water Heat	1 1
TOTAL	10

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	
05 :PRIVALL	6400	D	DWELL	0.00		B-	2017	2017	G	0.00	N	0.00	3762	410570	2	0	150	100	603500	
		G02	ATTGAR	0.00	1	B-	2017	2017	G	36.35	N	37.80	26x 28	27520	2	0	100	100	27000	
		03	STEELUTL	10.00		C+	2015	2015	AV	10.63	N	12.86	32x 40	16460	18	0	100	100	13500	
		05	SWL	0.00		C	2000	2000	AV	0.00	Y	0.00	0	8130	0	0	100	100	8100	
		06	WDDK	0.00		C	2018	2018	G	0.00	N	0.00	18x 30	3860	6	0	100	0	3600	
		07	POOL	0.00		C+	2019	2019	AV	0.00	N	0.00	0	0	0	0	SV	0	100	500
		08	CONCP	0.00		C	2017	2017	G	0.00	N	0.00	1400	4220	7	0	100	0	3900	
		09	WDDK	0.00		C	2019	2019	G	0.00	N	0.00	1000	7420	5	0	100	0	7100	

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

AG 06/27/2007

Neigh 7 AV

TOTAL IMPROVEMENT VALUE

667200

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 09100A000003900
Parent Parcel Number
Property Address TARKILL RD
Neighborhood 7 LEE BAYSIDE
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 4

RIENERTH, MATTHEW MARTIN
OR ANGELA BROCK RIENERTH
15065 TARKILL RD
ONANCOCK, VA 23417
S NECK
24.962 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for Jones, John Franklin Jr & others from 1900 to 2023.

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
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 information.