

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	Porches SqFt	Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	Cert. Value	Work- sheet	Ratio
3441 RIDGE RD 030A201B0000600	0.00		400		0	0	0	0	0	0	0	0	NONE	0	0	0.06	06/07/2022 Q	360,000 Q	0	307700		0.85	
7452 EASTSIDE DR 030A42400000200	0.00		400		0	0	0	0	0	0	0	0	NONE	0	0	0.04	04/21/2023 Q	1,400,000 Q	0	1355100		0.97	
6151 MADDOX BLVD 030A50300003700	1.00 Fr	1980	48 400	AV	0	2341	0	0	0	2	0	8	P	0	0	0.03	03/31/2023 Q	1,325,000 Q	2341	770800		0.58	
6498 CHURCH ST 030A5A000028700	0.00		400		0	0	0	0	0	0	0	0	NONE	0	0	0.11	11/04/2022 Q	140,000 Q	0	117600		0.84	
4098 MAIN ST 030A5A000046600	0.00		400		0	0	0	0	0	0	0	0	NONE	0	0	0.10	10/19/2022 Q	654,000 Q	0	670500		1.03	
4054 MAIN ST 030A5A000048700	0.00		400		0	0	0	0	0	0	0	0	NONE	0	0	0.09	09/30/2022 Q	640,000 Q	0	628500		0.98	
4044 MAIN ST 030A5A000049900	0.00		400		0	0	0	0	0	0	0	0	NONE	0	0	0.12	12/15/2023 Q	313,900 Q	0	243900		0.78	
3913 MAIN ST 030A5A0000571A0	0.00		400		0	0	0	0	0	0	0	0	NONE	0	0	3.061	03/08/2023 Q	18,100,000 Q	0	10102700		0.56	
3897 MAIN ST 030A5A000061000	0.00		400		0	0	0	0	0	0	0	0	NONE	0	0	0.161	10/27/2022 Q	260,000 Q	0	311800		1.20	
6329 MADDOX BLVD 030A60100007000	0.00		400		0	0	0	0	0	0	0	0	NONE	0	0	0.12	12/21/2023 Q	350,000 Q	0	267700		0.76	
6429 MADDOX BLVD 030A60200B00001	0.00		400		0	0	0	0	0	0	0	0	NONE	0	0	0.311	10/18/2023 Q	625,000 Q	0	323400		0.52	
4417 DEEP HOLE RD 030A70600C00001	1.00 Fr	1984	45 400	AV	0	1111	0	0	0	1	0	5	N	0	0	1.690	06/26/2023 Q	3,032,001 Q	1111	2343200		0.77	
7039 MADDOX BLVD 031A00100Y00001	0.00		400		0	0	0	0	0	0	0	0	NONE	0	0	0.350	02/11/2022 Q	1,500,000 Q	0	981800		0.65	
04500A000000600	0.00		400		0	0	0	0	0	0	0	0	NONE	0	0	0.07	07/26/2022 Q	2,200,000 Q	0	732200		0.33	

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

Sales to Certified Ratio

Parcel Selection Criteria

Area: 001
 Parcel Selection: Neighborhood 1 to 1
 Property Classes: Categories Commercial
 Taxing District: All Districts

Parcel Selection Options

Process Only Vacant (Non-Improved) Land: No
 Process Only Improved Land: No
 Memo ID Query: NONE

Analysis Criteria

Comparison Selections: Sale Price to Certified Value
 Calculation Selections: All parcels on total value
 Oldest sale date: 01/01/2022
 Newest sale date: 12/31/2023
 Low extreme ratio: 0.00
 High extreme ratio: 999.00
 Perform Time Adjustment: No
 Print Neighborhood Summary(1 line per): No
 Print parcel detail: Yes
 Print only sale parcel detail: Yes
 Update Neighborhood Factor Default
 Local Modifier: No
 Analysis Data File: F:\Cama2008\Data\CamaAna.txt

Sales Selection

Sales Selection Filter: By Validity Reason
 Local Ratio Code: QUALIFIED SALES
 Local Analysis Code: QUALIFIED SALES

Land Type Selection

Land Type Selection Filter: All Land Type

Sort Order

Sort Order Selection: Default

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/23/2024 Card No. 1 of 1

PARCEL NUMBER 030A201B0000600
Parent Parcel Number
Property Address 3441 RIDGE RD
Neighborhood 1 CHINCOTEAGUE ISLAND
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 6

CHIN HOLDINGS LLC
3441 RIDGE RD
CHINCOTEAGUE, VA 23336
JESTER SEC B LOT 6

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows include transfers from 06/07/2022 to 01/01/1900.

COMMERCIAL

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: Water
Street or Road: Paved
Neighborhood:
Zoning: 1 COMMERCIAL
Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

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

Map#: 30A2 1B 6
ROOF 100% COMPLETE AS OF 09/26/02
NC02: New Consturction
BP02051503 ROOF OVER EXISTING ROOF 47X60
NC04: New Construction
2/20/04 REASSESSMENT DID NOT PICK UP RESTURANT.
FREEZER 100% COMPLETE TY2004. ES
SI24: Sales Inspection TY 2024
8-25-23 Changed effective year of restaurant to 2000. AC
VS16: Site Visit TY 2016
10/29/15 - JN

Supplemental Cards
TRUE TAX VALUE 175500

Supplemental Cards
TOTAL LAND VALUE 175500

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Metal
Insulation

WALLS

Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

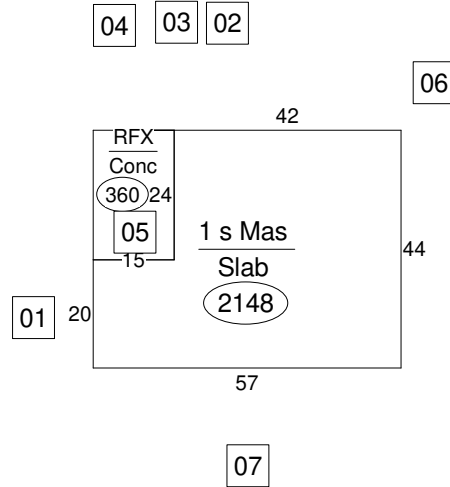
Wd Jst	B	1	2	U
	0	2148	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	2148	0	0

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths			2	4
Half Baths				
Extra Fixtures				
TOTAL	0		4	



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value	
06 : PRIVALL		C	RESTURNT	0.00		D	1950	2000	AV	0.00	N	0.00	2148	0	0	0	0	100	110200	
		01	CSTRGD	0.00		C	2003	2003	AV	156.85	N	156.85	9x 15	21170	42	0	100	100	12300	
		02	UTLSHED	10.00		D	2003	2003	AV	16.28	N	13.02	8x 12	1250	42	0	100	100	700	
		03	UTLSHED	10.00		D	2003	2003	AV	18.83	N	15.06	6x 6	540	42	0	100	100	300	
		04	UTLSHED	10.00		D	2003	2003	AV	17.07	N	13.66	8x 8	870	42	0	100	100	500	
		05	UTLSHED	10.00		D	2003	2003	AV	16.28	N	13.02	8x 12	1250	42	0	100	100	700	
		06	SWL	0.00		C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000	
		07	SIGN	0.00		D	2003	2003	AV	0.00	N	0.00	0	0	0	0	SV	100	100	500

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

RC 12/21/2006

Neigh 1 AV

TOTAL IMPROVEMENT VALUE

132200

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 030A42400000200
Parent Parcel Number
Property Address 7452 EASTSIDE DR
Neighborhood 1 CHINCOTEAGUE ISLAND
Property Class 400 400-Commercial & Industrial

OWNERSHIP

LJ GROUP LLC
7161 BUNTING RD
CHINCOTEAGUE, VA 23336-1537
PT BEEBE PARCEL 2 .905 AC
& PARCEL 1 .18 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows include 04/21/2023 GADOW, IRVING E JR \$1400000 and 01/01/1900 \$0.

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 6

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: Water
Street or Road: Paved
Neighborhood:
Zoning: 1 COMMERCIAL WATERFRONT
Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

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

BE10: Board of Equalization 2010
4/15/10 BOE ORDER LOWERED LAND ASSESSMENT. ES
Map#: 30A4 24 2
ON WATER
PLAT: REFERENCE
PB 87/40 & 90/61
SI24: Sales Inspection TY 2024
12/28/2023
Changed condition of structure to Good. SRJ

Supplemental Cards
TRUE TAX VALUE 972900

Supplemental Cards
TOTAL LAND VALUE 972900

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	2672	0	0

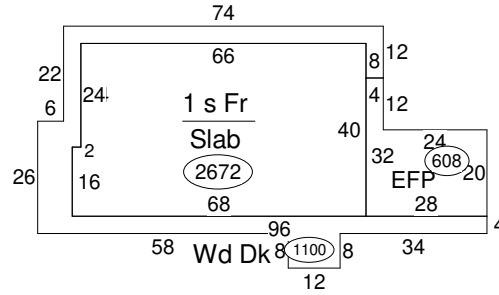
HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	2672	0	0

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths			3	6
Half Baths				
Extra Fixtures				
TOTAL	0		6	

02 03 04 05



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Year Const	Eff Year	Grade	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
05 : SWL-WTR		C	RESTURNI	0.00	B	1987	2007	G	0.00	N	0.00	2672	0	0	0	0	100	365000
		02	CSTRGD	0.00	C	1987	1987	AV	0.00	N	0.00	8x 10	0	0	0	SV 100	100	4000
		03	CSTRGD	0.00	C	1987	1987	AV	0.00	N	0.00	8x 10	0	0	0	SV 100	100	4800
		04	UTLSHED	0.00		1987	1987	AV	0.00	N	0.00	12x 16	0	0	0	SV 100	100	1400
		05	SWL	0.00	C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

PN 11/16/2006

01/01/1900

Neigh 1 AV

TOTAL IMPROVEMENT VALUE

382200

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/23/2024 Card No. 1 of 1

PARCEL NUMBER 030A50300003700
Parent Parcel Number
Property Address 6151 MADDOX BLVD
Neighborhood 1 CHINCOTEAGUE ISLAND
Property Class 400 400-Commercial & Industrial

MADDOX INN CORPORATION
6141 MADDOX BLVD
CHINCOTEAGUE ISLAND, VA 23336-2619
MADDOX LOTS 37, 38, 39

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor/Transferee, Amount. Includes entries for 03/31/2023, 10/22/2007, 04/28/2005, and 01/01/1900.

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 6

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: Water
Street or Road: Paved
Neighborhood:
Zoning: 1 COMMERCIAL
Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

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

Supplemental Cards
TRUE TAX VALUE 460100

Map#: 30A5 3 37
PART OF HOUSE IS MOTEL OFFICE
SEE 30A5 (2) 1A, 2a, 3a & B5 FOR UNITS
BLACKTOP SPLIT BETWEEN (3) 39 AND (2) 3A
.20 AC+/-
SI24: Sales Inspection TY 2024
8/29/2023
No changes. SRJ
VS12: Site Visit TY 2012
EDS

Supplemental Cards
TOTAL LAND VALUE 460100

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.0
 Finished Area: 2341
 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
 Base Allowance 1.0

EXTERIOR COVER

Wood siding 1.0

INTERIOR FINISH

ACCOMMODATIONS

Finished Rooms 6
 Bedrooms 4
 Fireplaces: 1

HEATING AND AIR CONDITIONING

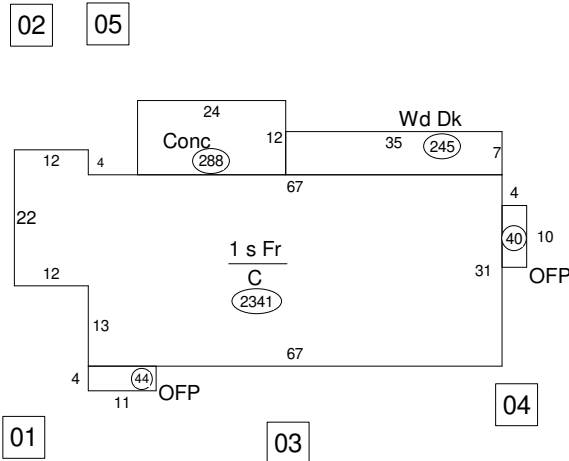
Primary Heat: Heat pump
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

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

REMODELING AND MODERNIZATION

Amount Date



(LCM: 100.00)

SPECIAL FEATURES

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 :1CHMMASO	780	D	DWELL	0.00	C+	1980	1980	AV	0.00	Y	0.00	2341	227980	44	0	235	100	300000
05 :SWL-WTR	6400	01	PAV	0.00	C-	1980	1980	AV	0.00	N	0.00	10x 47	0	0	SV	0	100	400
		02	UTLSHED	0.00	C-	1980	1980	F	0.00	N	0.00	12x 16	0	0	SV	0	100	600
		03	PAV	0.00	C-	1990	1990	AV	0.00	N	0.00	1000	0	0	SV	0	100	1200
		04	SIGN	0.00	C	1980	1980	AV	0.00	N	0.00	0	0	0	SV	0	100	1500
		05	SWL	0.00	C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

LN 11/30/2006

Neigh 1 AV

TOTAL IMPROVEMENT VALUE

310700

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/23/2024 Card No. 1 of 1

PARCEL NUMBER
030A5A000028700
Parent Parcel Number

FRIMMER,JOEL
OR PATRICIA FRIMMER
65 MORTON ST
PORT JEFFERSON, NY 11776

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Amount. Rows: 11/04/2022 GEVIK, GLENN \$140000; 07/03/2018 WILLIAMS, JAMES S JR \$25000

Property Address
6498 CHURCH ST
Neighborhood
1 CHINCOTEAGUE ISLAND
Property Class
400 400-Commercial & Industrial

STORE BLDG CHURCH ST EXT
1/2AC

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 6

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Valuation (L, B, T) for years 2014, 2015, 2016, 2018, 2020, 2022, 2024.

Site Description

Topography: Level
Public Utilities: Water
Street or Road: Paved
Neighborhood:
Zoning: 1 COMMERCIAL
Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

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

AP12: Appeal/Review 2012
Assessment appealed. Quality grade of store bldg. now used for storage change from C- to F-. Yr. built changed from 1970 to 1940 and eff. yr. changed from 1970 to 1960. Per older assessment records no bathrooms in this building. SWL assessed on this parcel would appear to befor the singlewide mobile home on adjacent parcel 30A5A0000287A0.bh
BE08: Board of Equalization 2008
01/26/09 -- LAND VALUE CHANGED PER BOE ORDER. TY2008. EDS.
DE18: Deed Information 2018
IN#201802372 MULTI PARCEL 30A5-30-4
DEMO: DEMOLITION/REMOVAL
03/16/2015 -- BUILDING HAS BEEN DEMOLISHED AND REMOVED FROM THE PROPERTY. -- TY2015 -- EDS.
Map#: 30A5 A 287
PLAT REFERENCE

Supplemental Cards
TRUE TAX VALUE 117600

Supplemental Cards
TOTAL LAND VALUE 117600

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/23/2024 Card No. 1 of 1

PARCEL NUMBER
030A5A000046600
Parent Parcel Number

LASAGA HOLDINGS LLC
4098 MAIN ST UNIT 1
CHINCOTEAGUE, VA 23336-2466
S MAIN ST-OPERA HOUSE

TRANSFER OF OWNERSHIP

Date		
10/19/2022	GEMELACH LLC	\$654000
	Bk/Pg: 2200, 05001	
11/12/2004	BEVERLY D GORSUCH	\$585000
	Bk/Pg: 2004, 07703	

Property Address
4098 MAIN ST
Neighborhood
1 CHINCOTEAGUE ISLAND
Property Class
400 400-Commercial & Industrial

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 6

VALUATION RECORD

Assessment Year	01/01/2012	01/01/2014	01/01/2016	01/01/2018	01/01/2020	01/01/2022	01/01/2024
Reason for Change	Reval-2012	Reval 2014	Reval-2016	Reval-2018	Reval-2020	Reval-2022	Reval-2024
VALUATION	L 116600	116600	116600	116600	116600	152300	152300
0	B 283100	283100	283100	283100	283100	285700	518200
	T 399700	399700	399700	399700	399700	438000	670500

Site Description

Topography:
Level
Public Utilities:
Water
Street or Road:
Paved
Neighborhood:
Zoning:
Legal Acres:
0.0000

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor						
Soil ID	Acreage	200	-or-	Base	Adjusted	Extended	Influence	Value	
-or-	-or-	Effective	Depth Factor	Rate	Rate	Value	Factor		
Actual	Effective	Depth	-or-						
Frontage	Frontage	Depth	Square Feet						
1 COMMERCIAL	40.0	0.0	120.0	0.81	4700.00	3807.00	152300	152300	

Map#: 30A5 A 466
VILLAGE MALL
SEVERAL RETAIL SHOPS & SHARP ENERGY(2ND
FLOOR)--LMN 2/12/07
NC22: New Construction TY2022
2/27/2022
New sign is 100% complete. NVC. SRJ
SI24: Sales Inspection TY 2024
11/16/2023
No changes. SRJ

Supplemental Cards
TRUE TAX VALUE 152300

Supplemental Cards
TOTAL LAND VALUE 152300

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING
Shingle

WALLS
B 1 2 U
Frame Yes Yes
Brick
Metal
Guard

FRAMING
B 1 2 U
Wd Jst 0 3962 3962 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 3962 3962 0

PLUMBING Residential Commercial
TF # TF
Full Baths
Half Baths 4 8
Extra Fixtures
TOTAL 0 8

40

100 2 s Br
Comm

3962

12 8.9 3 6.4 12

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
02 : SWL-WTR		C	GENRET	0.00	C	1940	2000	AV	0.00	N	0.00	7924	0	0	0	0	100	510700
		01	PAVING	0.00	C	1989	1989	G	0.00	N	0.00	0	0	0	SV	100	100	500
		02	SWL	0.00	C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000

Data Collector/Date
LMN 02/12/2007

Appraiser/Date
01/01/1900

Neighborhood
Neigh 1 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

518200

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 030A5A000048700
Parent Parcel Number
Property Address 4054 MAIN ST
Neighborhood 1 CHINCOTEAGUE ISLAND
Property Class 400 400-Commercial & Industrial

4054 MAIN LLC
5283 KELLY POINT LN
SNOW HILL, MD 21863
WATSON LOTS COR MAIN &
CLEVELAND ST-SILCO STORE

Table with columns: Date, Owner Name, Amount. Rows include 09/30/2022 ESTES,RUTH C \$640000, 12/14/2015 ESTES,DOUGLAS R JR \$0, 01/01/1900 \$0.

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 6

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: Water
Street or Road: Paved
Neighborhood:

LAND DATA AND CALCULATIONS

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

Map#: 30A5 A 487
T-SHIRT FACTORY
SI24: Sales Inspection TY 2024
6/14/2023
No changes. SRJ

Supplemental Cards
TRUE TAX VALUE 337100

Supplemental Cards
TOTAL LAND VALUE 337100

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

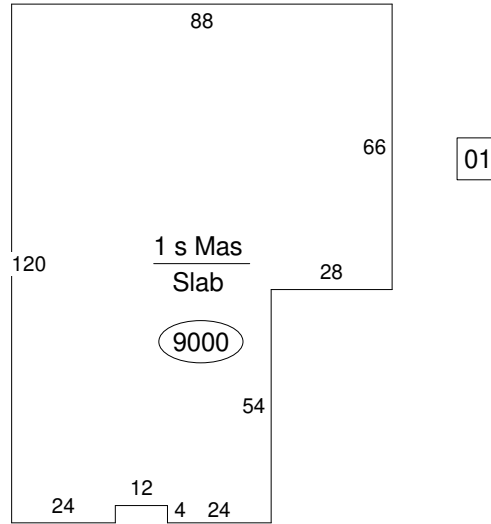
ROOFING
Built-up

WALLS
B 1 2 U
Frame Yes
Brick
Metal
Guard

FRAMING
B 1 2 U
Wd Jst 0 9000 0 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 9000 0 0

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	AV	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01 : SWL-WTR		C 01	GENRET SWL	0.00	D		1955	1990	AV	0.00	N	0.00	9000	0	0	0	0	100	284400
				0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000

Data Collector/Date
LMN 01/17/2007

Appraiser/Date
01/01/1900

Neighborhood
Neigh 1 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

291400

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/23/2024 Card No. 1 of 1

PARCEL NUMBER 030A5A000049900
Parent Parcel Number
Property Address 4044 MAIN ST
Neighborhood 1 CHINCOTEAGUE ISLAND
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 6

4044 MAIN STREET LLC
1484 ROUTE 390
CANADENSIS, PA 18325
LEWIS STORE
S MAIN ST

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows include transfers from 12/15/2023, 02/02/2004, and 01/01/1900.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation amounts for years 2012, 2014, 2016, 2018, 2020, 2022, and 2024.

Site Description

Topography: Level
Public Utilities: Water
Street or Road: Paved
Neighborhood:
Zoning: 1 COMMERCIAL
Legal Acres: 0.0000

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#: 30A5 A 499
GIFT SHOP
Memo: Comments
1/23/07 LMN: 4044A/UPSTAIRS - 4044B/DOWNSTAIRS

Supplemental Cards
TRUE TAX VALUE 116800

Supplemental Cards
TOTAL LAND VALUE 116800

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Shingle

WALLS

	B	1	2	U
Frame		Yes	Yes	Yes
Brick				
Metal				
Guard				

FRAMING

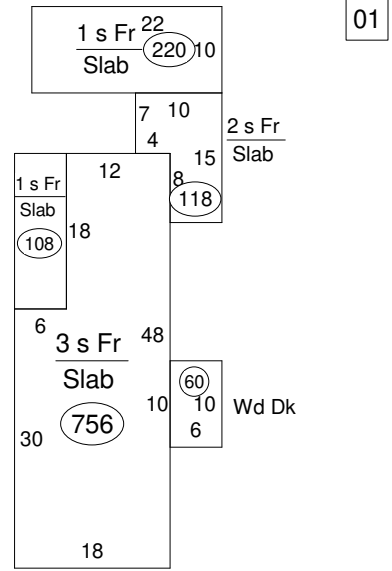
	B	1	2	U
Wd Jst	0	1202	874	756

HEATING AND AIR CONDITIONING

	B	1	2	U
Heat	0	1202	874	756

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths	2	6		
Half Baths			2	4
Extra Fixtures				
TOTAL	6		4	



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01 : SWL-WTR		C 01	GENRET SWL	0.00	D+		1955	1985	AV	0.00	N	0.00	2832	0	0	0	0	100	120100
				0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	0	100	7000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

LMN 01/23/2007

01/01/1900

Neigh 1 AV

TOTAL IMPROVEMENT VALUE

127100

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 030A5A0000571A0
Parent Parcel Number 030A5A000057100
Property Address 3913 MAIN ST
Neighborhood 1 CHINCOTEAGUE ISLAND
Property Class 400 400-Commercial & Industrial

OWNERSHIP

CHINCOTEAGUE WATERFRONT HOTEL LLC
3913 MAIN ST
CHINCOTEAGUE, VA 23336
PARCEL A
3.061 AC

Printed 02/23/2024 Card No. 1 of 2

TRANSFER OF OWNERSHIP

Table with columns: Date, CHINCOTEAGUE SUNSETS LLC, \$18100000. Includes sub-row: Bk/Pg: 2300, 00934

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 6

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, and various years (2017-2024) for New Construc and Reval.

Site Description

Topography: Level
Public Utilities: Water, Electric
Street or Road: Paved
Neighborhood:
Zoning: 1 COMMERCIAL WATERFRONT
Legal Acres: 3.0610

LAND DATA AND CALCULATIONS

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

Map#: 30A5 A 571A
NC14: New Construction 04/02/2014 -- NEW FAIRFIELD INN MOTEL AND ALL THE IMPROVEMENTS THAT GO WITH IT ARE 100% COMPLETE. -- TY2014 -- EDS.
NC15: New Construction 03/17/2015 -- NEW 2 STY. RESTAURANT PROPERTY IS NOW 100% COMPLETE. -- TY2015 -- EDS.
NC17: New Construction 12/13/16 - FINGER PIERS 25%, MOORING PILES 0%. JN
NC18: New Cosntruction 12/13/2017 - DECKS 0% COMPLETE. NO CHANGE. SRJ SIGN PLACEMENT IS 100%. SRJ
NC19: New Construction 12/17/2018

Supplemental Cards
TRUE TAX VALUE 1239700

Supplemental Cards
TOTAL LAND VALUE 1239700

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Metal
Insulation

WALLS

Frame	B	1	2	U
Brick		Yes	Yes	Yes
Metal				
Guard				

FRAMING

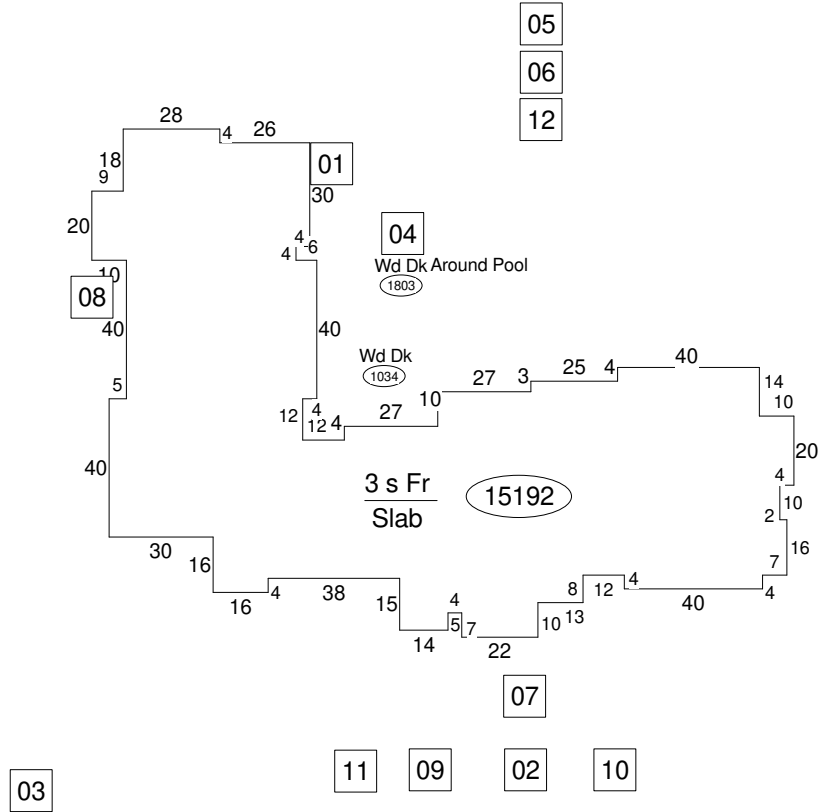
Wd Jst	B	1	2	U
		0	15192	15192

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
		0	15192	15192

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths	92	276	2	6
Half Baths				
Extra Fixtures				
TOTAL		276		6



(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
03 : PRIVALL		C	HOSERV	0.00		B	2013	2013	G	0.00	N	0.00	45576	0	0	0	0	100	7527600
		01	UTLISHED	10.00		A	2013	2013	G	15.10	N	24.16	10x 20	4830	11	0	100	100	4300
		02	COMCNPYG	0.00		C+	2013	2013	G	20.25	N	21.26	37x 60	47200	11	0	100	100	42000
		03	SWL	0.00		C	2013	2013	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		04	POOL	0.00		B	2013	2013	G	39.20	N	50.96	16x 26	21200	11	0	100	100	18900
		05	PIER	0.00		C	2013	2013	AV	14.00	N	14.00	5x 72	4540	22	0	100	100	3500
		06	BULKHD2	0.00	19	C	2013	2013	AV	100.00	N	100.00	931	93100	22	0	100	100	72600
		07	DECK	0.00	1A	C+	2013	2013	G	41.54	N	43.62	10x 37	16140	11	0	100	100	14400
		08	DECK	0.00	1A	C+	2013	2013	G	41.54	N	43.62	10x 12	5230	11	0	100	100	4700
		09	LIGHTS	0.00		C	2013	2013	G	0.00	N	0.00	0	0	0	0	SV	100	4500
		10	SIGNS	0.00		C	2017	2017	G	0.00	N	0.00	0	0	0	0	SV	100	4500
		11	PAVING	0.00	85	C	2013	2013	G	1.30	N	1.30	71400	92820	11	0	100	100	82600
		12	PIER	0.00		B+	2016	2016	G	14.00	N	16.80	3x 18	910	8	0	100	100	800

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards
TOTAL IMPROVEMENT VALUE

Neigh 1 AV

7787400

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/23/2024 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 Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
-----------	---	--	-----------------------------	---	--------------	------------------	-------------------	---------------------	-------

NC19: New Construction
12/17/2018
New wood decks near jackspot 0% complete. Finger piers had
no change. Retired permit per manager of hotel. SRJ
NC21: New Construction TY2021
Added multiple decks to sketch. No 10x58 deck yet. 8x40 deck
appears to actually be the ramp according to measurements. SRJ
NC24: New Construction TY2024
1-8-24 Sign is 0%. SRJ
PLAT: REFERENCE
INS 201300698 02/20/2013 3.061 AC
PS14: Parcel Split TY 2014
TY 2014 PARCEL CREATED PER INS 201300698
02/20/2013 BY COMBINING PARCELS 30A5-A-570, 571,
572,573, 574, 575 AND 611 TO CREATE ONE PARCEL
CONTAINING 3.061 AC

Supplemental Cards
TOTAL LAND VALUE

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING
Shingle
Insulation

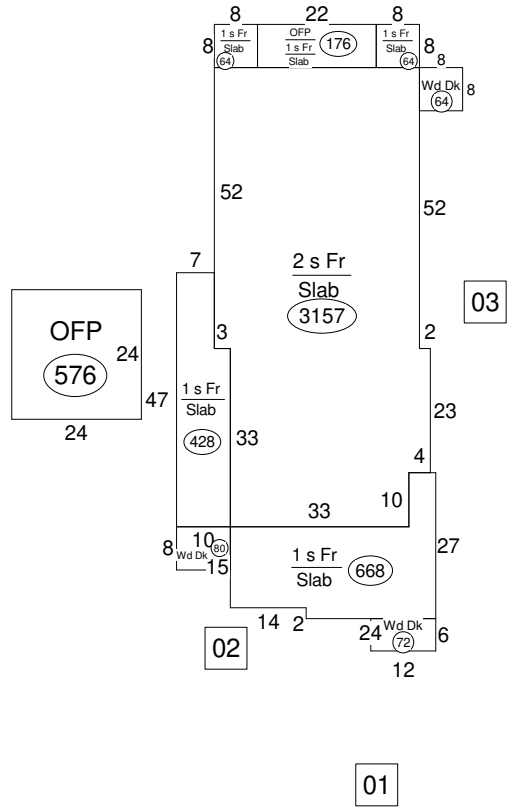
WALLS
B 1 2 U
Frame Yes Yes
Brick
Metal
Guard

FRAMING
B 1 2 U
Wd Jst 0 4557 3157 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 4557 3157 0

PLUMBING Residential Commercial
TF # TF
Full Baths 4 12
Half Baths
Extra Fixtures
TOTAL 0 12

OTHER FIXTURES
G/F ES SS
4' 4 man Gang Sinks 1
8' 8 man Gang Sinks 1



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
		C	RESTRNT	0.00		D+	2014	2014	G	0.00	N	0.00	7714	0	0	0	0	100	996900
01 PAVING		01		0.00	85	C	2014	2014	G	1.30	N	1.30	17850	23210	10	0	100	100	20900
02 SIGNS		02		0.00		C	2014	2014	G	0.00	N	0.00	0	0	0	SV	100	100	300
03 BULKHD2		03		0.00	18	B-	2014	2014	G	100.00	N	110.00	465	51150	10	0	100	100	46000
04 WDDK		04		0.00		C	2020	2020	G	0.00	N	0.00	8x 8	3260	4	0	100	100	3100
05 OFF		05		0.00		C	2020	2020	G	0.00	N	0.00	24x 24	8740	4	0	100	100	8400

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards
TOTAL IMPROVEMENT VALUE

1075600

Neigh 1 AV

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 030A5A000061000
Parent Parcel Number
Property Address 3897 MAIN ST
Neighborhood 1 CHINCOTEAGUE ISLAND
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 6

OWNERSHIP

UP A TREE LLC
3897 MAIN ST
CHINCOTEAGUE, VA 23336
COLLINS RES 434 S MAIN ST
.11 AC & 12' RT OF WAY

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for BACZEK, WILLIAM TR and WILLIAM W BACZEK ET UX.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation amounts for years 2012 through 2024.

Site Description

Topography: Level
Public Utilities: Water
Street or Road: Paved
Neighborhood:
Zoning: 1 COMMERCIAL
Legal Acres: 0.1612

LAND DATA AND CALCULATIONS

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

Supplemental Cards
TRUE TAX VALUE 198000

Map#: 30A5 A 610, 610A
FAMILY DENTISTRY
.11 AC
PLAT: REFERENCE
PB 21/8 52'x135' 0.16 AC
SI24: Sales Inspection TY 2024
6/13/2023
No changes. Unsure if still used as commercial property. SRJ
CHGD FF PER PB 21/8

Supplemental Cards
TOTAL LAND VALUE 198000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

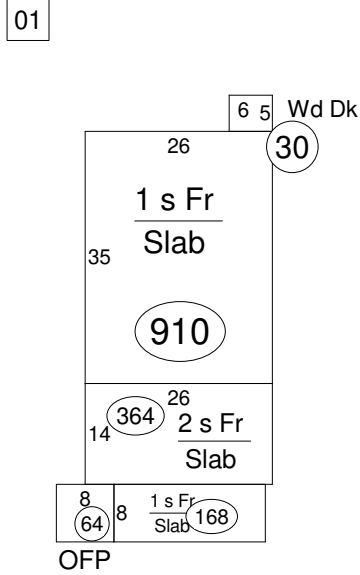
ROOFING
Shingle

WALLS
B 1 2 U
Frame Yes Yes
Brick
Metal
Guard

FRAMING
B 1 2 U
Wd Jst 0 1442 364 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 1442 364 0

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



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01 : SWL-WTR		C 01	GENOFF SWL	0.00	C		1935	1985	AV	0.00	N	0.00	1806	0	0	0	0	100	106800
				0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	0	100	7000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

SM 02/12/2007

01/01/1900

Neigh 1 AV

TOTAL IMPROVEMENT VALUE

113800

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/23/2024 Card No. 1 of 1

PARCEL NUMBER
030A60100007000
Parent Parcel Number
Property Address
6329 MADDOX BLVD

SHIELDS WATERCRAFT CORP
PO BOX 498
CHINCOTEAGUE, VA 23336-0498
MADDOX LOT 70 & BLDG -
MADDOX BLVD

Neighborhood
1 CHINCOTEAGUE ISLAND
Property Class
400 400-Commercial & Industrial

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 6

COMMERCIAL

TRANSFER OF OWNERSHIP

Date		
12/21/2023	FULMER, GLORIA R Bk/Pg: 2300, 04879	\$350000
01/01/1900	Bk/Pg: 0481, 00565	\$0

VALUATION RECORD

Assessment Year		01/01/2012	01/01/2014	01/01/2016	01/01/2018	01/01/2020	01/01/2022	01/01/2024
Reason for Change		Reval-2012	Reval 2014	Reval-2016	Reval-2018	Reval-2020	Reval-2022	Reval-2024
VALUATION	L	102500	102500	102500	102500	102500	133800	133800
	B	144200	134900	134900	134900	134800	137400	133900
	T	246700	237400	237400	237400	237300	271200	267700

Site Description

Topography:

Public Utilities:
Water

Street or Road:
Paved

Neighborhood:

Zoning: 1 COMMERCIAL

Legal Acres:
0.0000

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor							
Soil ID	Acreage	200	-or-	Depth Factor	Base	Adjusted	Extended	Influence		Value
-or-	-or-	Effective	-or-	Square Feet	Rate	Rate	Value	Factor		
Actual	Effective	Depth								
Frontage	Frontage	Effective								
55.0	0.0	90.0	0.69	4700.00	3243.00	178400	0	-25%		133800

Map#: 30A6 1 70
OCEAN BEACH SUPPLIES
NC15: New Construction
Girls day out moved to 31-A-48 JJP 08/11/2014
NC19: New Construction
2/14/19 4 X8 SIGNED ATTACHED TO BUILDING NO VALUE
ADD 100% CW
NC20: New Construction 2020
3/26/20 CHNAGED USE OF BUILDING BUT NO CHANGE TO STRUCTURE.CW
VS16: Site Visit TY 2016
JJP 09/14/2015

Supplemental Cards

TRUE TAX VALUE 133800

Supplemental Cards
TOTAL LAND VALUE

133800

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

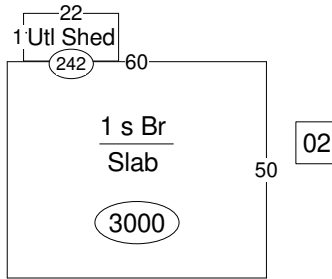
ROOFING
Built-up

WALLS
Frame B 1 2 U
Brick Yes
Metal
Guard

FRAMING
F Res B 1 2 U
0 3000 0 0

HEATING AND AIR CONDITIONING
Heat B 1 2 U
0 3000 0 0

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



(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
02 : SWL-WTR		C	GENRET	0.00	C	1973	1987	AV	0.00	N	0.00	3000	0	0	0	0	100	126900
		01	UTLSHED	10.00	D	1975	1975	F	14.81	N	11.85	11x 22	2870	99	0	100	100	0
		02	SWL	0.00	C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

SY 01/29/2007

01/01/1900

Neigh 1 AV

TOTAL IMPROVEMENT VALUE

133900

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 030A60200B00001
Parent Parcel Number
Property Address 6429 MADDOX BLVD
Neighborhood 1 CHINCOTEAGUE ISLAND
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 6

LA VANG INC
6761 MADDOX BLVD
CHINCOTEAGUE, VA 23336
PARCEL A
.3114 AC

Table with columns: Date, Transferor, Amount. Rows include transfers from SEA STAR CAFE INC, ALLEN, SCOTT B ETUX, BEACHWAY CENTER LLC, and Bk/Pg: 2005, 06322.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Valuation (L, B, T), and Reval years (2018, 2020, 2021, 2022, 2024).

Site Description

Topography: Level
Public Utilities: Water, Electric
Street or Road: Paved
Neighborhood:
Zoning: 1 COMMERCIAL
Legal Acres: 2 RESIDUAL LAND
0.3114

LAND DATA AND CALCULATIONS

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

Map#: 30A6 2 B1
LOTS B1 & B2 - SEE PB 2005/114
8/21/09 - CHANGED USE FROM KAYAK SHOP TO DELI. NO VALUE CHANGE. JN
NC07: New Construction
1/23/07--TWO STORAGE BLDG JOINED TOGETHER AND RENOVATED TO MAKE A RETAIL SHOP. 100% COMPLETE FOR TY2007. EDS.
NC14: New Construction
Alterations 100% from whats seen, Corrected sketch. JJP 02/06/2014
NC16: New Construction
100% JJP 03/09/2016
NC17: New Construction
1/5/17 - OPEN PORCH 100%. JN
NC21: New Construction TY2021
1/11/21 ADDED DEP OVER EXISTING DECK BUILT IN 2007 AND ADDED

Supplemental Cards
TRUE TAX VALUE 185500

Supplemental Cards
TOTAL LAND VALUE 185500

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Shingle

WALLS

Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

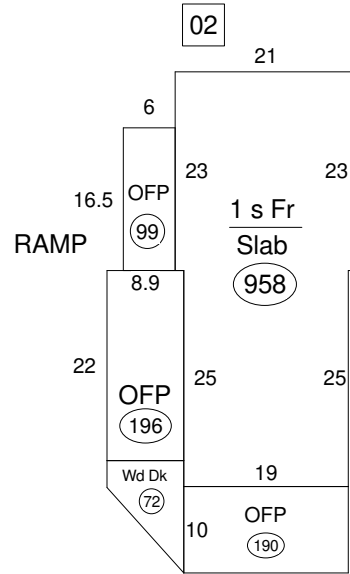
Wd Jst	B	1	2	U
	0	958	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	958	0	0

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths			2	4
Half Baths				
Extra Fixtures				2
TOTAL	0			6



01



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01 : PRIVALL		C	GENRET	0.00	C		1985	2005	G	0.00	N	0.00	958	0	0	0	0	100	126000
		01	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		02	UTLSHED	0.00	C		2008	2008	AV	10.16	N	10.16	12x 16	1950	32	0	100	100	1300
		03	OFF	0.00	B		2017	2017	G	0.00	N	0.00	10x 19	3860	7	0	100	100	3600

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

Neigh 1 AV

TOTAL IMPROVEMENT VALUE

137900

PARCEL INFORMATION

PARCEL NUMBER
030A604000003F0

Parent Parcel Number

Property Address
4441 CHICKEN CITY RD

Neighborhood
1 CHINCOTEAGUE ISLAND

Property Class
400 400-Commercial & Industrial

TAXING DISTRICT INFORMATION

Jurisdiction 01

Area 001

District 6

OWNERSHIP

BEAM,CRAIG M
OR KARIN L BEAM
407 OLD STAGE RD
LEWISBERRY, PA 17339

BUZZARD SWAMP
4.98 AC

TRANSFER OF OWNERSHIP

Date		
03/02/2022	HILL,NATHAN JR 1/3 Bk/Pg: 2200, 01111	\$205000
01/10/2022	MORIN,JENNIFER H Bk/Pg: 2200, 00140	\$0
11/28/1994	NATHAN HILL JR ET ALS Bk/Pg: 0679, 00754	\$0

COMMERCIAL

VALUATION RECORD

Assessment Year	01/01/2012	01/01/2014	01/01/2016	01/01/2018	01/01/2020	01/01/2022	01/01/2024
Reason for Change	Reval-2012	Reval 2014	Reval-2016	Reval-2018	Reval-2020	Reval-2022	Reval-2024
VALUATION	L 174800	174800	174800	174800	174800	215300	187600
0	B 46700	46700	46700	46700	46700	49300	27600
	T 221500	221500	221500	221500	221500	264600	215200

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning:
1 COMMERCIAL

Legal Acres:
2 RESIDUAL LAND
0.0000

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor						
Soil ID	Acreage		-or-	Base	Adjusted	Extended	Influence	Value	
-or-	-or-	Effective	Depth Factor	Rate	Rate	Value	Factor		
Actual	Effective	Depth	-or-						
Frontage	Frontage	Depth	Square Feet						
				175500.00	175500.00	175500		175500	
	F 4.8260		1.00	2500.00	2500.00	12100		12100	

Map#: 30A6 4 3F
GIFT SHOP

NC24: New Construction TY2024
09/28/2023 Renovations are 25% complete. Will need to revisit.
AJR

PLAT: REFERENCE
INS# 220001111 3/2/22 4.987 AC
SI24: Sales Inspection TY 2024
8/28/2023 AJR
CHGD TO FAIR COND FOR SI24
VS16: Site Visit TY 2016
JJP 09/14/2015

Supplemental Cards

TRUE TAX VALUE 187600

Supplemental Cards

TOTAL LAND VALUE 187600

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Shingle

WALLS

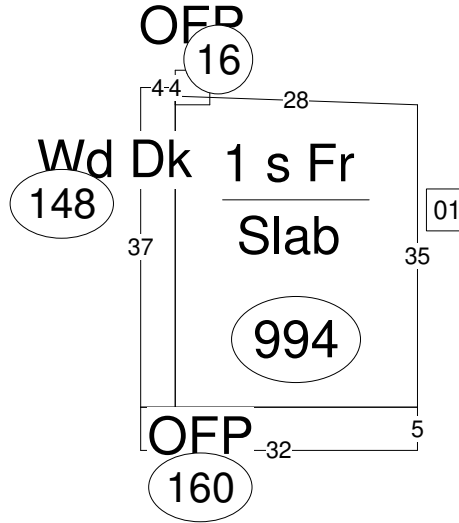
Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

Wd Jst	B	1	2	U
	0	994	0	0

HEATING AND AIR CONDITIONING

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



(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 : SWL-WTR		C	GENRET	0.00	D		1970	1970	F	0.00	N	0.00	994	0	0	0	0	100	20600
		01	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000

Data Collector/Date

SY 01/26/2007

Appraiser/Date

01/01/1900

Neighborhood

Neigh 1 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

27600

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 030A70600C00001
Parent Parcel Number
Property Address 4417 DEEP HOLE RD
Neighborhood 1 CHINCOTEAGUE ISLAND
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 6

RADHE KRISHNA LLC
4417 DEEP HOLE RD
CHINCOTEAGUE, VA 23336
MOTEL
BIRCH & FLETCHER LOTS

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Recipient, Value. Includes entries for 06/26/2023, 02/07/2014, 03/02/2007, and 01/01/1900.

COMMERCIAL

VALUATION RECORD

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

Site Description

Topography: Level
Public Utilities: Water
Street or Road: Paved
Neighborhood:
Zoning: 1 COMMERCIAL
Legal Acres: 1.6900

LAND DATA AND CALCULATIONS

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

Map#: 30A7 6 C1, D1
LOTS C1, D1
CHINCOTEAGUE LODGE
1.69
Memo: Comments
MOTEL CLOSED AT TIME OF INSPECTION. 1/19/07 AG
NC21: New Construction TY2021
1/14/2021 NEW SHED 0%. CWJ
NC22: New Construction TY2022
1/8/2022
New fencing and demolition is 100% complete. New sheds are 0% complete. SRJ
NC23: New Construction TY2023
12/12/2022 NEW SHEDS 0% COMPLETE. NVC. NZ
SI24: Sales Inspection TY 2024
8/29/2023 No changes to be made for SI24. AJR

Supplemental Cards
TRUE TAX VALUE 296600

Supplemental Cards
TOTAL LAND VALUE 296600

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/23/2024 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							

SI24: Sales Inspection TY 2024
8/29/2023 No changes to be made for SI24. AJR
ADDED 8X10 SHED TO RES RECORD. JN

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.00
 Finished Area: 1111
 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
 Base Allowance 1.0

EXTERIOR COVER

Wood siding 1.0, A

INTERIOR FINISH

Sheetrock 1.0

ACCOMMODATIONS

Finished Rooms 7
 Bedrooms 3

HEATING AND AIR CONDITIONING

Primary Heat: Central Warm Air
 Lower Full Part
 /Bsmt 1 Upper Upper

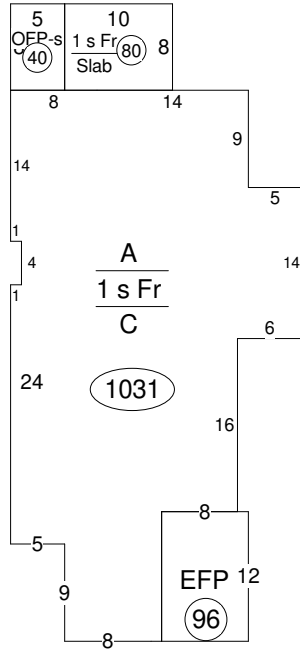
PLUMBING

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

REMODELING AND MODERNIZATION

Amount Date

01



02



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Sty Hgt	Const Type	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01 :SWL-WTR	6400	D	DWELL	0.00	C	1984	1984	AV	0.00	N	0.00	2142	124330	40	0	235	100	175300
01 SWL		01	SWL	0.00	C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
02 UTLSHED		02	UTLSHED	0.00	C	2020	2020	AV	12.80	N	12.80	8x 10	1020	8	0	100	100	900

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

AG 01/19/2007

Neigh 1 AV

TOTAL IMPROVEMENT VALUE

183200

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER
031A00100Y00001
Parent Parcel Number

NRG VA INVESTMENTS LLC
13001 RIGGIN RIDGE RD
OCEAN CITY, MD 21842

Property Address
7039 MADDOX BLVD
Neighborhood
1 CHINCOTEAGUE ISLAND
Property Class
400 400-Commercial & Industrial

PT LOT Y PINEY ISLAND
RES & COTTAGE

TRANSFER OF OWNERSHIP

Date		
02/11/2022	GRACE CORPORATION OF Bk/Pg: 2200, 00754	\$1500000
01/01/1900	Bk/Pg: 0698, 00519	\$0

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 6

VALUATION RECORD

Assessment Year	01/01/2014	01/01/2016	01/01/2018	01/01/2019	01/01/2020	01/01/2022	01/01/2024
Reason for Change	Reval 2014	Reval-2016	Reval-2018	New Construc	Reval-2020	Reval-2022	Reval-2024
VALUATION	L 240300	240300	240300	240300	240300	313700	313700
0	B 661500	620300	611600	613600	604700	607300	668100
	T 901800	860600	851900	853900	845000	921000	981800

Site Description

Topography:
Level
Public Utilities:
Water
Street or Road:
Paved
Neighborhood:
Zoning:
Legal Acres:
0.3500

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table 200 Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 COMMERCIAL	100.0	0.0	150.0	0.89	4700.00	4183.00	418300 0	-25%	313700

Supplemental Cards

TRUE TAX VALUE 313700

Supplemental Cards

TOTAL LAND VALUE 313700

Map#: 31A 1 Y1
BASMENT FINISHED 1008SQ FT AC UNIT IN WALL 2
BEDS UP & 1 FULL BATH KIT & LIV DOWN = 1 HALF BATH
MOTEL SHOULD BE ON 31A-1-ZZ COTTAGES SHOULD
BE ON 31A-1-Y1
Memo: Comments
5 Pics Lots Y1, Z1 & Z2 are all part of "Dove Winds
Efficiencies &
Cottages." Actual structures on Lot YA include pool house,
Cabins 1 & 2, WD Deck 06 & Shed 05 - 1/17/07 RC
Assume dimensions for pool area accurate; unable to verify,
pool area closed for season - 1/17/07 rc
NC19: New Construction
2/14/19 12X16 SHED 100% CW
NC20: New Construction 2020
1/2/2020

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

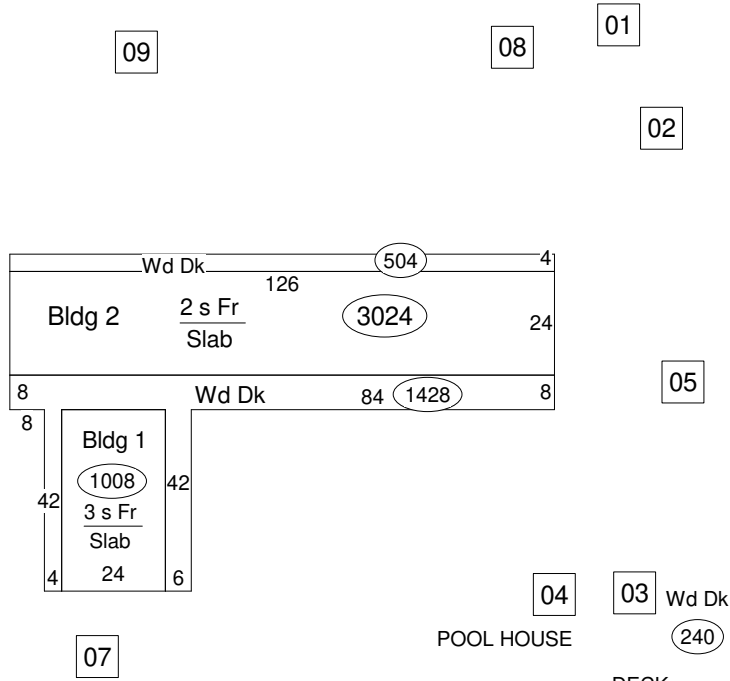
ROOFING
Shingle

WALLS
B 1 2 U
Frame Yes Yes Yes
Brick
Metal
Guard

FRAMING
B 1 2 U
Wd Jst 0 4032 4032 1008

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 4032 4032 1008

PLUMBING Residential Commercial
TF # TF
Full Baths 12 36
Half Baths 12 24
Extra Fixtures 12
TOTAL 72 0



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value	
01 : AC E FB FB SINK		01	CABIN	0.00	0	C	1977	1997	AV	78.24	Y	78.24 24x 57	111300	54	0	100	100	51200	
02 : AC E FB FB SINK		02	CABIN	0.00	0	C	1977	1997	AV	81.76	Y	81.76 21x 44	79820	54	0	100	100	36700	
03 : SWL-WTR		03	POOL	0.00		C	1996	1996	AV	27.80	N	27.80 20x 40	22240	56	0	100	100	9800	
		04	CABIN	10.00	0	C	1976	1996	AV	74.46	N	74.46 37x 55	153440	56	0	100	100	67500	
		05	UTLSHED	0.00		C	1999	1999	AV	12.80	N	12.80 8x 10	1020	50	0	100	100	500	
		07	SIGN	0.00		C	1980	1980	AV	0.00	N	0.00 0	0	0	0	SV	100	100	500
		08	SWL	0.00		C	2000	2000	AV	0.00	Y	0.00 0	7040	0	0	100	100	7000	
		09	UTLSHED	1.00		C	2018	2018	G	10.16	N	10.16 12x 16	1950	6	0	100	100	1800	

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

RC 01/17/2007

01/01/1900

Neigh 1 AV

TOTAL IMPROVEMENT VALUE

668100

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/23/2024 Card No. 1 of 1

PARCEL NUMBER 04500A000000600
Parent Parcel Number
Property Address
Neighborhood 1 CHINCOTEAGUE ISLAND
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 6

CHINCOTEAGUE SEACRETS RE LLC
117 W 49TH ST
OCEAN CITY, MD 21842
MADDOX MARSH
S MAIN ST 1.90AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Recipient, Amount. Includes entries for BIC INC, CAPT FISHS STEAMING WHARF INC, and BIC INC with various dates and amounts.

COMMERCIAL

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 valuation changes.

Site Description

Topography: Level
Public Utilities: Water
Street or Road: Paved
Neighborhood:
Zoning: 1 COMMERCIAL WATERFRONT
Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes row for AV 1.7218 1.00 405000.00 405000.00 697300 697300.

Map#: 45 A 6
NC08: New Construction
4/14/08 NEW REPLACEMENT BULKHEAD ADDED. ES
SI24: Sales Inspection TY 2024
12/15/2023
No changes. SRJ

Supplemental Cards
TRUE TAX VALUE 697300

Supplemental Cards
TOTAL LAND VALUE 697300

PHYSICAL CHARACTERISTICS

IMPROVEMENT DATA

01



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
		01	BULKHD2	0.00	18	C+	2007	2007	G	100.00	N	105.00	400	42000	17	0	100	100	34900

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

AG 10/22/2007

01/01/1900

Neigh 1 AV

TOTAL IMPROVEMENT VALUE

34900