ELLER J RANDALL 407 LUMBER LN INDEPENDENCE, VA 24348 PROPERTY TYPE Residential **KITCHEN CONDO STYLE**

CARD NO. 1 of 2

Parcel ID: 3042134681

Reval Year: 2021 Tax Year: 2021

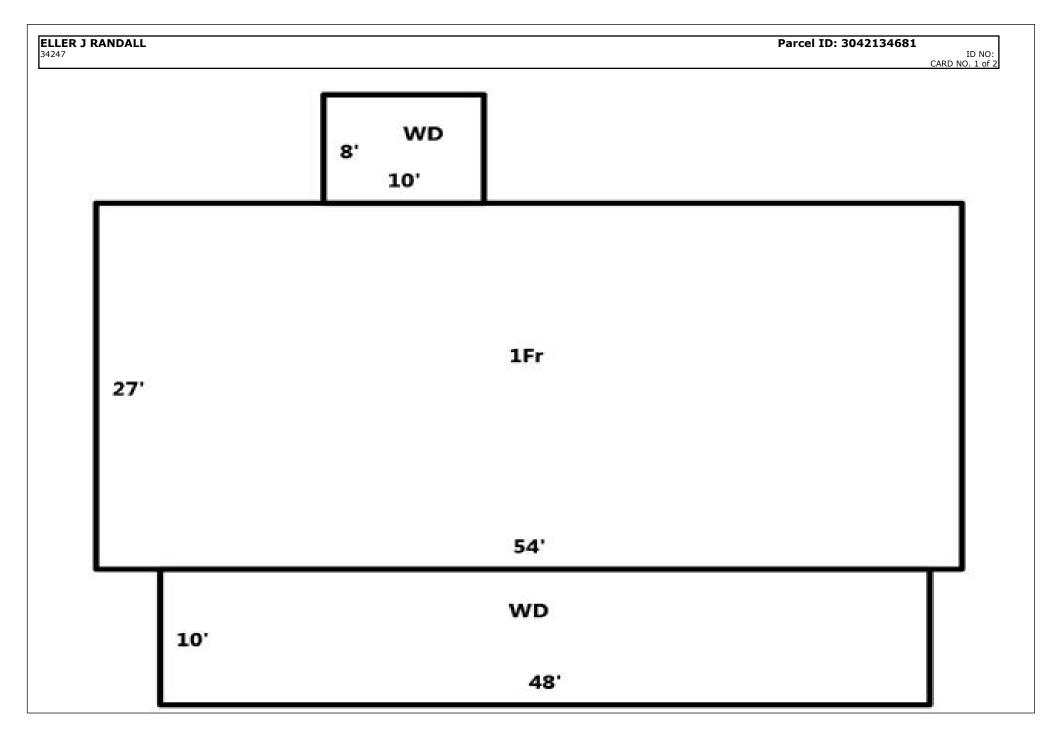
Account: 34247

NB: 100 NEW RIVER AREA **DEED INFORMATION** TWP: PINEY CREEK **DEED DATE: 8/2019** Appraised By TAD on 11/25/2020 69.2500 AC FIRE:PINEY CREE **DEED BOOK/PAGE:** 00401/1108 LAST ACTION 20210603 Property Location: 343 HORSE HAVEN RD MARKET VALUE CORRELATION OF VALUE CDU PHYSICAL CONDITION GRADE CREDENCE TO USE EYB AYB MARKET R-RESIDENTIAL 1999 4-FAIR 1999 FR PARCEL VALUATION SUMMARY **DWELLING DATA** LAND VALUE 443,100 DEFERRED LAND VALUE 273,400 HOUSE BED **FAMILY** FULL HALF STYLE WALLS STORY HT. # ROOMS **KITCHENS** REMODELED COLOR ROOMS ROOMS BATHS **BATHS** BILLABLE LAND VALUE 169,700 BILLABLE IMPROVEMENT VALUE 87200 6-ALUM/VINYL 16-OTHER 1.0 Ω Ω TOTAL APPRAISED VALUE 530,300 BATH HEATING UNFINISHED UNHEATED BSMT LIVING **BSMT REC** ADD'L TOTAL TOTAL BILLABLE VALUE 256,900 **BMST** ATTIC HEATING TYPE FIXTURES REMODELED FIXTURES **SYSTEM AREA AREA AREA AREA** PERMIT 1-NONE -3.00 CODE DATE AMT. WOODBURNING/METAL **BSMT GARAGE** 09/14/2001 4142 3000 MARKET ADJUSTMENT **COST & DESIGN** INT/EXT TRUE GFA TRUE TLA (# CARS) **FIREPLACES** SALES DATA 0/0 1,458.00 1,458.00 TYPE OFF. RECORD DATE **SKETCH INFORMATION** BOOK | PAGE | MO | YR | VALID | V/I | SALES PRICE LOWER LEVEL FIRST FLOOR SECOND FLOOR THIRD FLOOR AREA VALUE 00401 1108 8 2019 O 448,000 ONE STY FRM 1458 00207 0142 8 1998 0 WD DECK 80 **BUILDING VALUATION SUMMARY** WD DECK 480 Base Price 4557 NOTES Plumbing -1200 Additions 2800 Unfin. Area Basement Attic Heat / AC Adj. FBLA Rec Room Fireplace **Basement Garage** SUBTOTAL Grade Factor(C) 1.00000 C & D Factor 0.00000 TOTAL RCN 0.76000 % Good Market Adjustment Factor 0.00 Market Value Per Sq. Ft. 176.20 RCNLD **BUILDING ADJUSTMENTS**

CODE	DESCRIPTION	COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #		АУВ	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
AB2	FLAT BARN	1.000	40	40	1,600	0.00	0.00	_	0.00	1960	0	0		0	
AL1	LEAN TO	1.000	40	12	480	0.00	0.00	_	0.00	1960	0	0		0	
AP4	POLE BRN-FRM 1 OPEN	1.000	80	30	2,400	0.00	0.00	_	0.00	1970	0	0		0	
RS1R	SHED-FRAME	1.000	12	12	144	0.00	0.00	_	0.00	2000	0	0		0	
RC3	CARPORT - PREFAB	1.000	24	18	432	0.00	0.00	_	0.00	2000	0	0		0	
RS1R	SHED-FRAME	1.000	20	14	280	0.00	0.00	_	0.00	2000	0	0		0	
AS2	CNC SILO W/O ROOF	1.000	0	0	1	0.00	0.00		0.00	0	0	0		0	
RM2	MH DOUBLE WD	1.000	54	27	1,458	0.00	0.00	1	0.00	1999	0	0		0	
SM5	MH WOOD DECK	1.000	48	10	480	0.00	0.00	1	0.00	1999	0	0		0	
SM5	MH WOOD DECK	1.000	10	8	80	0.00	0.00	1	0.00	1999	0	0		0	
MHF	MH FOUNDATION	1.000	54	27	1,458	0.00	0.00	1	0.00	1999	0	0		0	
TOTAL OR /YE VALUE															

TOTAL OB/XF VALUE

BLDG DIMENSIONS		=N27E54S27W54Area:1458;=N8E10S8W10Area:80;=S10E48N10W48Area:480;TotalArea:2018															
LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	FRONTAGE	DEPTH	DEPTH / SIZE	COND FACT	INFLUENCES AND TOPOGRAPHY			LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
MOUNT. VIEW	10	0	0		1.0000	0/0				95,000.00	1.000	AC	0.000	95,000.00	95000		
PRIMARY	01	0	0		1.0000	0/0				30,700.00	1.000	AC	0.000	30,700.00	30700		
OPEN LAND	08	0	0		1.0000	0/0				5,000.00	47.250	AC	0.000	4,684.66	221350		
FOREST LAND	09	0	0		1.0000	0/0				5,000.00	20.000	AC	0.000	4,800.00	96000		
TOTAL MARKET LAND DATA									69.25				443050				
CU-MOUNTVIEW	30		0	0		5	1.0000			95,000.00	1.000	AC	0.000	95,000.00	95000		
CU-PRIMARY	21		0	0		5	1.0000			30,700.00	1.000	AC	0.000	30,700.00	30700		
AGR USE	41		0	0		5	1.0000			835.00	47.250	AC	0.000	834.92	39450		
FOREST USE	42		0	0		5	1.0000			229.00	20.000	AC	0.000	229.00	4580		
TOTAL PRESENT U	TOTAL PRESENT USE DATA										69.25		, and the second		169,730		
3042134681 (1104315) Group:0 6/16/2021 10:20:49 AM.																	



ELLER J RANDALL Parcel ID: 3042134681 Account: 34247 407 LUMBER LN Reval Year: 2021 Tax Year: 2021 NB: 100 NEW RIVER AREA CARD NO. 2 of 2 **DEED INFORMATION** TWP: PINEY CREEK **DEED DATE: 8/2019** Appraised By TAD on 11/25/2020 **DEED BOOK/PAGE:** 00401/1108 LAST ACTION 20210603 INDEPENDENCE, VA 24348 Property Location: 633 STRATFORD RD 69.2500 AC FIRE: PINEY CREE MARKET VALUE CORRELATION OF VALUE PROPERTY TYPE CDU PHYSICAL CONDITION GRADE USE EYB AYB CREDENCE TO MARKET R-RESIDENTIAL 3-AVERAGE 2001 Residential ΑV 2001 PARCEL VALUATION SUMMARY **DWELLING DATA** LAND VALUE 443,100 KITCHEN HOUSE BED **FAMILY FULL** HALF DEFERRED LAND VALUE 273,400 STORY HT. CONDO STYLE STYLE WALLS # ROOMS **KITCHENS** REMODELED COLOR ROOMS ROOMS **BATHS BATHS** BILLABLE LAND VALUE 169,700 BILLABLE IMPROVEMENT VALUE 87200 6-ALUM/VINYL 16-OTHER 1.0 Ω TOTAL APPRAISED VALUE 530,300 BATH HEATING UNFINISHED UNHEATED BSMT LIVING BSMT REC ADD'L TOTAL TOTAL BILLABLE VALUE 256,900 **BMST** ATTIC HEATING TYPE **FIXTURES** REMODELED **AREA AREA** FIXTURES SYSTEM **AREA AREA** PERMIT 1-NONE -3.00CODE DATE AMT. WOODBURNING/METAL **BSMT GARAGE** 09/14/2001 4147 3000 INT/EXT MARKET ADJUSTMENT **COST & DESIGN TRUE GFA** TRUE TLA (# CARS) **FIREPLACES** SALES DATA 0/0 720.00 720.00 OFF. RECORD DATE TYPE SKETCH INFORMATION BOOK PAGE MO YR VALID V/I SALES PRICE **LOWER LEVEL** FIRST FLOOR SECOND FLOOR THIRD FLOOR AREA VALUE 00401 1108 8 2019 O 448,000 ONE STY FRM 720 00207 0142 8 1998 Q WD DECK 200 **BUILDING VALUATION SUMMARY** WD DECK 336 Base Price 2850 NOTES Plumbing -120 Additions 2700 Unfin. Area Basement Attic Heat / AC Adj. FBLA Rec Room Fireplace Basement Garage SUBTOTAL Grade Factor(C) 1.00000 C & D Factor 0.0000 TOTAL RCN 0.85000 l% Good Market Adjustment Factor 0.00 Market Value Per Sq. Ft. 356.81 RCNLD BUILDING ADJUSTMENTS OB/XF DEPR CODE DESCRIPTION COUNT LTH WTH SIZE **UNIT PRICE ORIG % COND** BLDG # AYB EYB **DEP SCH** OVR % COND ---**VALUE** 2001 RM1 MH SINGLE WD 1.000 60 12 720 0.00 0.00 2 0.00 0 0 SM5 MH WOOD DECK 1.000 28 12 336 0.00 0.00 2 0.00 2001 0 0 0 SM5 MH WOOD DECK 1.000 20 10 200 0.00 0.00 2 0.00 2001 0 0 0 SM4 MH SKIRTING 1.000 7,500 0.00 0.00 0.00 2001 Λ TOTAL OB/XF VALUE BLDG DIMENSIONS =N12E60S12W60Area:720;=N10E20S10W20Area:200;=S12E28N12W28Area:336;TotalArea:1256

LAND UNIT

PRICE

TOTAL LAND

UNITS

UNIT

TYPE

TOTAL

ADJST

ADJUSTED UNIT

PRICE

OVERRIDE

VALUE

LAND NOTES

6/16/2021 10:20:49 AM.

LAND VALUE

LAND INFORMATION

TOTAL MARKET LAND DATA
TOTAL PRESENT USE DATA
3042134681 (1104315) Group:0

USE

CODE

FRONTAGE DEPTH

HIGHEST AND

BEST USE

COND

FACT

INFLUENCES AND

TOPOGRAPHY

DEPTH .

SIZE

