

T.R. HUFFMAN & SONS INC.

4621 POTATO CREEK RD

MOUTH OF WILSON, VA 24363

NB: 300 BULLHEAD MTN AREA

5 RIVER CREEK

Property Location: RIVER CREEK #5

CARD NO. 1 of 1

TWP: WHITEHEAD

FIRE:SPARTA

DEED INFORMATION

DEED DATE: 9/2010

DEED BOOK/PAGE: 00338/1198

Parcel ID: 3979385604

Account: 11000

Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 12/19/2018

EX- LAST ACTION 20201104

MARKET VALUE												CORRELATION OF VALUE				
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET				
R												PARCEL VALUATION SUMMARY				
DWELLING DATA												BILLABLE LAND VALUE12,800				
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE IMPROVEMENT VALUE0				
												TOTAL BILLABLE VALUE12,800				
												PERMIT				
BMST		ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	CODE		DATE	NO.
												SALES DATA				
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	OFF. RECORD		DATE		TYPE
												BOOK		PAGE	MO	YR
												00338		1198	9	2010
												VALID		V/I	SALES PRICE	
												A		V	50,000	
SKETCH INFORMATION												BUILDING VALUATION SUMMARY				
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Base Price				
NOTES												Plumbing				
												Additions				
												Unfin. Area				
												Basement				
												Attic				
												Heat / AC Adj.				
												FBLA				
												Rec Room				
												Fireplace				
												Basement Garage				
												SUBTOTAL				
												Grade Factor()				
												C & D Factor				
												TOTAL RCN				
												% Good				
												Market Adjustment Factor				
												Market Value Per Sq. Ft.				
												RCNLD				
												BUILDING ADJUSTMENTS				

CODE	DESCRIPTION	COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE															
BLDG DIMENSIONS															
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
UNDEVELOPED	03	0	0		1.0000	ROLLING/0		17,000.00	0.630	AC	0.000	20,269.84	12770		
TOTAL MARKET LAND DATA									0.63				12770		
TOTAL PRESENT USE DATA															

3979385604 (842310) Group:0

6/16/2021 10:29:23 AM.

T.R. HUFFMAN & SONS INC.

11000

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CARD NO. 1 of 1