

ELLER J RANDALL

407 LUMBER LN

NB: 100 NEW RIVER AREA
#1 PERRYDEN FARMS
Property Location: STRATFORD RD

INDEPENDENCE, VA 24348

91.4000 AC

CARD NO. 1 of 1
TWP: PINEY CREEK
FIRE:PINEY CREE

DEED INFORMATION
DEED DATE: 10/2019
DEED BOOK/PAGE: 00403/0919

Parcel ID: 3042412985

Account: 34247
Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 11/18/2019
EX- LAST ACTION 20201102

PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB	
R											
DWELLING DATA											
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA
SKETCH INFORMATION											
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE	
COMBO/SPLIT SEE DEED 403/994											

NOTES

OFF. RECORD

DATE

TYPE

BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE
00403	0994	10	2019	A	V	594,300
00403	0919	10	2019	F	V	22,500
00402	0413	9	2019	F	V	22,500
00388	0135	10	2017	Q	V	0
00333	1333	1	2010	E	I	0
00333	0787	12	2009	E	I	0

BUILDING VALUATION SUMMARY

Base Price

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
AP6	POLE BRN-FRM 4 OPEN	1.000	74	36	2,664	0.00	0.00	—	0.00	1980	0	0		0	
AP4	POLE BRN-FRM 1 OPEN	1.000	50	40	2,000	0.00	0.00	—	0.00	1975	0	0		0	
AP4	POLE BRN-FRM 1 OPEN	1.000	64	41	2,624	0.00	0.00	—	0.00	1980	0	0		0	
AP4	POLE BRN-FRM 1 OPEN	1.000	28	28	784	0.00	0.00	—	0.00	1980	0	0		0	
AB2	FLAT BARN	1.000	80	40	3,200	0.00	0.00	—	0.00	1980	0	0		0	
AP2	POLE BRN-FRM 4 SD	1.000	96	44	4,224	0.00	0.00	—	0.00	2006	0	0		0	
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
OPEN LAND	08	0	0		1.0000	ROLLING/0		5,000.00	91.400	AC	0.000	4,643.76	424440		
TOTAL MARKET LAND DATA									91.4				424440		
AGR USE	41		0	0		5	1.0000	835.00	91.400	AC	0.000	835.01	76320		
TOTAL PRESENT USE DATA									91.4				76,320		

3042412985 (723363) Group:0

6/16/2021 10:20:58 AM.

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