

ELLER J RANDALL

407 LUMBER LN

NN: 05 - UNOCCUPIED
NB: 100 NEW RIVER AREA
#1 PERRYDEN FARMS
Property Location: PERRYDEN FARMS #1

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

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

Parcel ID: 3022854578
Account: 34247
Reval Year: 2021 Tax Year: 2021
Appraised By RK on 03/30/2020
EX- LAST ACTION 20201102

INDEPENDENCE, VA 24348

27.6600 AC

MARKET VALUE												CORRELATION OF VALUE			
PROPERTY TYPE		USE	CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET				
		R													
DWELLING DATA												PARCEL VALUATION SUMMARY			
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	LAND VALUE			
												131,200			
												DEFERRED LAND VALUE			
												108,100			
												BILLABLE LAND VALUE			
												23,100			
												BILLABLE IMPROVEMENT VALUE			
												9500			
												TOTAL APPRAISED VALUE			
												140,700			
												TOTAL BILLABLE VALUE			
												32,600			
PERMIT															
CODE		DATE		NO.		AMT.									
		05/17/2005		MH111								0			
SALES DATA															
OFF. RECORD		DATE				TYPE									
BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE									
00403	0994	10	2019	A	V	187,700									
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	80	36	2,880	0.00	0.00	—	0.00	1975	0	0		0	
AB1	BANK BARN	1.000	20	36	720	0.00	0.00	—	0.00	1975	0	0		0	
RS1R	SHED-FRAME	1.000	20	70	1,400	0.00	0.00	—	0.00	1956	0	0		0	
AP6	POLE BRN-FRM 4 OPEN	2.000	140	10	1,400	0.00	0.00	—	0.00	1956	0	0		0	
AM3	MILK HSE DETACHED	1.000	20	28	560	0.00	0.00	—	0.00	1973	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	27.660	AC	0.000	4,744.76	131240		
TOTAL MARKET LAND DATA									27.66				131240		
AGR USE	41		0	0		5	1.0000	835.00	27.660	AC	0.000	835.14	23100		
TOTAL PRESENT USE DATA									27.66				23,100		

3022854578 (723345) Group:0

6/16/2021 10:20:26 AM.

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34247

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ID NO:
CARD NO. 1 of 1