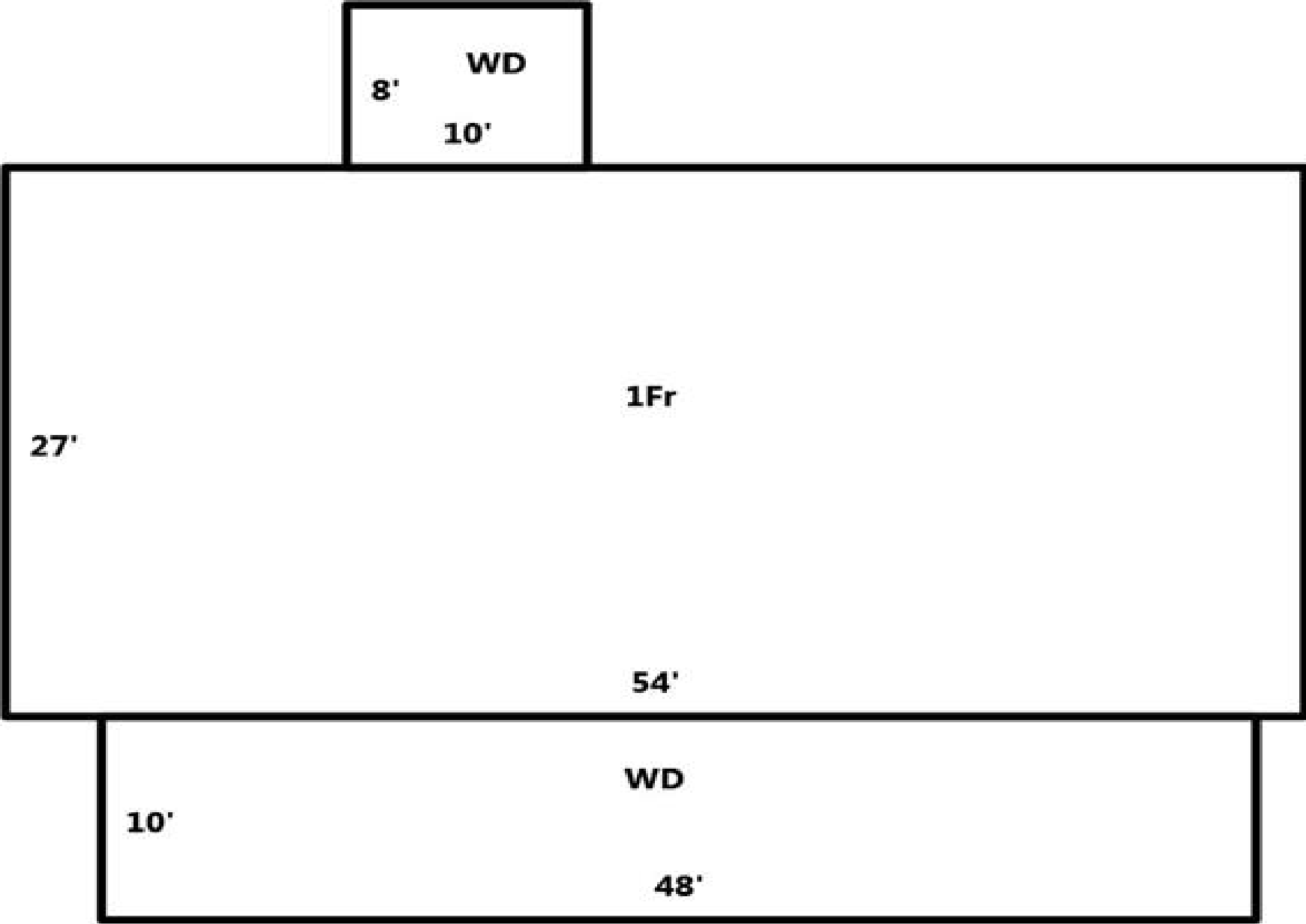


MARKET VALUE												CORRELATION OF VALUE							
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO		MARKET					
Residential		R-RESIDENTIAL		FR	4-FAIR		C	1999		1999		PARCEL VALUATION SUMMARY							
DWELLING DATA												LAND VALUE				443,100			
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	DEFERRED LAND VALUE				273,400			
			16-OTHER	6-ALUM/VINYL	1.0		0			0	0	BILLABLE LAND VALUE				169,700			
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	BILLABLE IMPROVEMENT VALUE				87200			
	1-NONE										-3.00	TOTAL APPRAISED VALUE				530,300			
												TOTAL BILLABLE VALUE				256,900			
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA								
		0/0								1,458.00	1,458.00								
SKETCH INFORMATION												PERMIT							
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		CODE		DATE		NO.		AMT.	
		ONE STY FRM						1458						09/14/2001		4142		30000	
		WD DECK						80				SALES DATA							
		WD DECK						480				OFF. RECORD	DATE			TYPE			
												BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE	
												00401	1108	8	2019	O	I	448,000	
												00207	0142	8	1998	Q	V	0	
BUILDING VALUATION SUMMARY																			
Base Price												45570							
Plumbing												-1200							
Additions												2800							
Unfin. Area												0							
Basement												0							
Attic												0							
Heat / AC Adj.												0							
FBLA												0							
Rec Room												0							
Fireplace												0							
Basement Garage												0							
SUBTOTAL												0							
Grade Factor(C)												1.00000							
C & D Factor												0.00000							
TOTAL RCN												0							
% Good												0.76000							
Market Adjustment Factor												0.00							
Market Value Per Sq. Ft.												176.20							
RCNLD												0							
BUILDING ADJUSTMENTS																			
CODE	DESCRIPTION		COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	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 OB/XF VALUE																			



ELLER J RANDALL

407 LUMBER LN

NB: 100 NEW RIVER AREA

INDEPENDENCE, VA 24348

CARD NO. 2 of 2

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 8/2019

DEED BOOK/PAGE: 00401/1108

Parcel ID: 3042134681

Account: 34247

Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 11/25/2020

EX- LAST ACTION 20210603

PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CORRELATION OF VALUE				
Residential		R-RESIDENTIAL		AV	3-AVERAGE		C	2001		2001		CREDENCE TO		MARKET		
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				
			16-OTHER	6-ALUM/VINYL	1.0		0			0	0	443,100				
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	DEFERRED LAND VALUE				
	1-NONE										-3.00	273,400				
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	BILLABLE LAND VALUE				
		0/0								720.00	720.00	169,700				
SKETCH INFORMATION												PERMIT				
LOWER LEVEL	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		CODE					
	ONE STY FRM								720		DATE					
	WD DECK								200		NO.					
	WD DECK								336		AMT.					
NOTES												SALES DATA				
												OFF. RECORD	DATE		TYPE	
BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE										
00401	1108	8	2019	O	I	448,000										
00207	0142	8	1998	Q	V	0										
BUILDING VALUATION SUMMARY																
Base Price												28500				
Plumbing												-1200				
Additions												2700				
Unfin. Area												0				
Basement												0				
Attic												0				
Heat / AC Adj.												0				
FBLA												0				
Rec Room												0				
Fireplace												0				
Basement Garage												0				
SUBTOTAL												0				
Grade Factor(C)												1.00000				
C & D Factor												0.00000				
TOTAL RCN												0				
% Good												0.85000				
Market Adjustment Factor												0.00				
Market Value Per Sq. Ft.												356.81				
RCNLD												0				
BUILDING ADJUSTMENTS																
CODE	DESCRIPTION	COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
RM1	MH SINGLE WD	1.000	60	12	720	0.00	0.00	2	0.00	2001	0	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	60	125	7,500	0.00	0.00	2	0.00	2001	0	0		0		
TOTAL OB/XF VALUE																
BLDG DIMENSIONS =N12E60S12W60Area:720;=N10E20S10W20Area:200;=S12E28N12W28Area:336;TotalArea:1256																
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
TOTAL MARKET LAND DATA																
TOTAL PRESENT USE DATA																
3042134681 (1104315) Group:0																
6/16/2021 10:20:49 AM.																

