

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	--- Living Areas ---				Bsmt	Baths	Fixt.	AC	Place	Fire- Garages	Porches	Lot	Sale Date	Sale Amount	Totl SqFt	Cert. Value	Work- sheet	Ratio	
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type	SqFt	Decks	Acres				
25 MARKET ST 085A2A0000048F0	0.00		400		0	0	0	0	0	0	0	0	NONE	0	03/08/2023 Q	185,000 Q	0	116000		0.63		
51 MARKET ST 085A2A000005800	0.00		400		0	0	0	0	0	0	0	0	NONE	0	09/01/2023 Q	200,000 Q	0	128800		0.64		
39 MARKET ST 085A2A000006300	0.00		400		0	0	0	0	0	0	0	0	NONE	0	04/22/2022 Q	207,000 Q	0	213400		1.03		
37 MARKET RD 085A2A0000064B0	0.00		400		0	0	0	0	0	0	0	0	NONE	0	04/13/2022 Q	225,000 Q	0	268500		1.19		
40 MARKET ST 085A2A000007700	0.00		400		0	0	0	0	0	0	0	0	NONE	0	04/13/2022 Q	250,000 Q	0	338900		1.36		
8 NORTH ST 085A2A000028900	0.00		400		0	0	0	0	0	0	0	0	NONE	0	10/25/2023 Q	550,000 Q	0	388400		0.71		
71 KERR ST 085A30200A00000	0.00		400		0	0	0	0	0	0	0	0	NONE	0	02/07/2023 Q	250,000 Q	0	226500		0.91		
155 MARKET ST 085A30500000100	0.00		400		0	0	0	0	0	0	0	0	NONE	0	05/18/2022 Q	182,000 Q	0	157100		0.86		
175 MARKET ST 085A30600000100	0.00		400		0	0	0	0	0	0	0	0	NONE	0	01/11/2023 Q	115,000 Q	0	111400		0.97		
200 MARKET ST 085A3A000002600	1.50 Fr	1993	48 400	AV	0	1736	0	532	0	2	0	8	P	0	NONE	1 0	64	03/01/2023 Q	275,000 Q	2268	303600	1.10

Parcel Selection Criteria

Area: 001
Parcel Selection: Neighborhood 85 to 85
Property Classes: Categories Commercial
Taxing District: All Districts

Parcel Selection Options

Process Only Vacant (Non-Improved) Land: No
Process Only Improved Land: No
Memo ID Query: NONE

Analysis Criteria

Comparison Selections: Sale Price to Certified Value
Calculation Selections: All parcels on total value
Oldest sale date: 01/01/2022
Newest sale date: 12/31/2023
Low extreme ratio: 0.00
High extreme ratio: 999.00
Perform Time Adjustment: No
Print Neighborhood Summary(1 line per): No
Print parcel detail: Yes
Print only sale parcel detail: Yes
Update Neighborhood Factor Default
Local Modifier: No
Analysis Data File: F:\Cama2008\Data\CamaAna.txt

Sales Selection

Sales Selection Filter: By Validity Reason
Local Ratio Code: QUALIFIED SALES
Local Analysis Code: QUALIFIED SALES

Land Type Selection

Land Type Selection Filter: All Land Type

Sort Order

Sort Order Selection: Default

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 085A2A0000048F0
Parent Parcel Number
Property Address 25 MARKET ST
Neighborhood 85 Onancock Town
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 14

ORTH,JOHN F
OR DANA SIMSON
PO BOX 200
UPPER FAIRMOUNT, MD 21867
PARCEL A1 & A2
.101 AC

Table with columns: Date, Transferor, Amount. Rows include Jackson-Harper LLC, Lucky Dogs LLC, and James J Szablewicz.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation amounts for years 2013 through 2024.

Site Description

Topography: Level
Public Utilities: Water, Sewer
Street or Road: Paved
Neighborhood:
Zoning: 1 COMMERCIAL
Legal Acres: 0.1010

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

APNC: 2003 APPEAL NO VALUE CHANGE
Map#: 85A2 A 48F, 49B1
NC04: New Construction
10/06/03 -- Front window replacement and fence are both 100% complete for TY2004. EDS.
NC13: New Construction
2/20/13 NO VALUE CHANGE FOR RENOVATIONS. ES
PLAT: REFERENCE
PB 97/49
PB 2005/99 created parcels A-1 & A-2
SI13: Sales Inspection TY 2013
8/30/12 RENOVATIONS HAVE BEEN DONE SINCE SALE. ANY CHANGES WILL BE MADE WITH NC13 PERMIT. ES
SI24: Sales Inspection TY 2024
8-17-23 Changed building to C- in AV condition. AC

Supplemental Cards
TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE 45000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING
Built-up

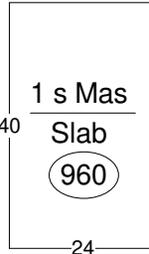
WALLS
B 1 2 U
Frame Yes
Brick
Metal
Guard

FRAMING
B 1 2 U
Wd Jst 0 960 0 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 960 0 0

PLUMBING Residential Commercial
TF # TF
Full Baths
Half Baths 1 2
Extra Fixtures
TOTAL 0 2

01 02



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	AV Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
02 : SWL-PWS		C	GENRET	0.00		C-	1985	1995	AV	0.00	N	0.00	960	0	0	0	0	100	63600
		01	FENCEW	8.00	13	C-	2002	2002	AV	20.20	N	19.19	40	770	44	0	100	100	400
		02	SWL	0.00		C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

LN 06/22/2007

01/01/1900

Neigh 85 AV

TOTAL IMPROVEMENT VALUE

71000

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 03/01/2024 Card No. 1 of 1

PARCEL NUMBER 085A2A000005800
Parent Parcel Number
Property Address 51 MARKET ST
Neighborhood 85 Onancock Town
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 14

OSMANSON, BENJAMIN L
OR ELEN F OSMANSON
15400 MOKETE TRAIL
SMITHFIELD, VA 23420
BRICK STORE
MARKET & NORTH STREETS

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Rows include transfers from 09/01/2023 to 01/01/1900.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Reval 2014, Reval-2016, Reval-2018, Reval-2020, Reval-2022, Appeal 2022, Reval-2024. Rows include VALUATION and 0.

Site Description

Topography: Level
Public Utilities: Water, Sewer
Street or Road: Paved
Neighborhood:
Zoning: 1 COMMERCIAL
Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Soil ID, Acreage, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for Land Type and Zoning.

ADDR: Address Changed
3/4/22 - C/O ADDED & ADDRESS CHGD PER RET'D PAYMENT COUPON. JN
AP22: Appeal/Review 2022
5/12/22 - VALUE CHGD TO REFLECT 50% COMPLETION RATE PER INFO PROVIDED BY OWNER. JN
Map#: 85A2 A 58
Memo: Comments
12/8/2017
Updated effective year. Had been restored due to renovations in rear of dwelling. SRJ
NC11: New Construction
12/10/10 MASONRY REPAIRS ALMOST FINISHED. BLDG. IS GUTTED, CHANGED COMPLETION RATE TO 50%. ES
NC12: New Construction
3/6/12 MASONRY WORK 100%. CHANGED CONDITION TO AVERAGE. NOT SURE IF INSIDE WORK IS FINISHED. ES

Supplemental Cards
TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE 45000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Built-up

WALLS

	B	1	2	U
Frame		Yes	Yes	
Brick				
Metal				
Guard				

FRAMING

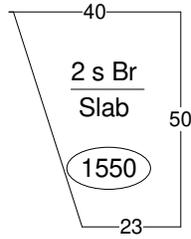
	B	1	2	U
Wd Jst	0	1550	1550	0

HEATING AND AIR CONDITIONING

	B	1	2	U
Heat	0	1550	1550	0

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths			2	4
Half Baths				
Extra Fixtures				
TOTAL	0			4



01



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	AV	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01 : SWL-PWS		C 01	GENRET SWL	0.00	D		1920	1990	AV	0.00	N	0.00	3100	0	0	0	0	50	76800
				0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

LN 06/22/2007

01/01/1900

Neigh 85 AV

TOTAL IMPROVEMENT VALUE

83800

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER
085A2A000006300
Parent Parcel Number

Property Address
39 MARKET ST

Neighborhood
85 Onancock Town

Property Class
400 400-Commercial & Industrial

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 14

39 MARKET LLC
PO BOX 701
ONLEY, VA 23418-0701
BRICK STORE ACE NOVELTY

Date		
04/22/2022	MAGHER CONSTRUCTION CORP Bk/Pg: 2200, 02121	\$207000
10/27/2017	ATLAS NC I SPE LLC Bk/Pg: 2017, 04138	\$203000
08/09/2017	HUNTER, BRYSON J SUB TR Bk/Pg: 2017, 03044	\$263500
12/03/2008	WILLIE C CROCKETT JR ETUX Bk/Pg: 2008, 05849	\$0
01/01/1900	Bk/Pg: 0686, 00420	\$0

COMMERCIAL

VALUATION RECORD

Assessment Year	01/01/2012	01/01/2014	01/01/2016	01/01/2018	01/01/2020	01/01/2022	01/01/2024
Reason for Change	Reval-2012	Reval 2014	Reval-2016	Reval-2018	Reval-2020	Reval-2022	Reval-2024
VALUATION	L 45000	45000	45000	45000	45000	45000	45000
0	B 151700	141200	141200	141200	141200	143800	168400
	T 196700	186200	186200	186200	186200	188800	213400

Site Description

Topography:
Level

Public Utilities:
Water, Sewer

Street or Road:
Paved

Neighborhood:

Zoning: 1 COMMERCIAL

Legal Acres:
0.0000

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor				Influence	
Soil ID	Acreage	200	-or-	Base	Adjusted	Extended	Factor	Value
-or-	-or-	Effective	Depth Factor	Rate	Rate	Value		
Actual	Effective	Effective	-or-					
Frontage	Frontage	Depth	Square Feet					
				45000.00	45000.00	45000		45000

Map#: 85A2 A 63
"CROCKETT REALTY & CROCKETT'S GALLERY"
Memo: Comments
11/06/2017 C/O ADDED PER LETTER FROM DEE COOPER
WITH BB&T. LT.
SI24: Sales Inspection TY 2024
9-14-23 All information is correct. AC
VS14: Site Visit TY 2014
ES

Supplemental Cards
TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE 45000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING
Built-up

WALLS

Frame	B	1	2	U
Brick		Yes	Yes	
Metal				
Guard				

FRAMING

Wd Jst	B	1	2	U
	0	2798	2798	0

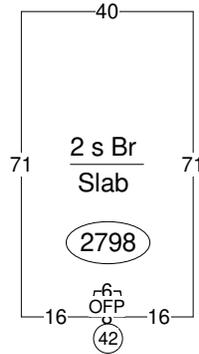
HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	2798	0	0

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths			1	2
Half Baths				
Extra Fixtures				
TOTAL	0		2	

01



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01 : SWL-PWS		C 01	GENOFF SWL	0.00	D		1940	1990	AV	0.00	N	0.00	5596	0	0	0	0	100	161400
				0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	0	100	7000

Data Collector/Date
LN 06/22/2007

Appraiser/Date
01/01/1900

Neighborhood
Neigh 85 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

168400

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 085A2A0000064B0
Parent Parcel Number 085A2A000006400
Property Address 37 MARKET RD
Neighborhood 85 Onancock Town
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 14

OWNERSHIP

TIMOTHY SMITH & SONS LLC
37 MARKET ST
ONANCOCK, VA 23417
PARCEL B
.118 AC

Printed 03/01/2024 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Recipient, Amount. Includes entries for 04/13/2022 and 06/03/2005.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation for years 2012, 2014, 2016, 2018, 2020, 2022, 2024.

Site Description

Topography: Level
Public Utilities: Water, Sewer
Street or Road: Paved
Neighborhood:
Zoning: 1 COMMERCIAL
Legal Acres: 0.1180

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Soil ID, Acreage, Depth, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

Map#: Map Number 85A2 A 64B
NC07: New Construction 11/9/06 -- APARTMENT UPSTAIRS RENOVATIONS ARE 100% COMPLETE FOR TY2007. EDS.
RV09: Property Review/Inspection 6/19/09 CORRECTED THE QUALITY GRADE & THE USES OF THE TWO LEVELS OF THE BUILDING. THE LOWER LEVEL IS GENERAL RETAIL AND THE UPPER LEVEL IS AN APARTMENT. TY2010. EDS.
SI24: Sales Inspection TY 2024
9-14-23 All information is correct. AC
SPLT: PARCEL SPLIT CHILD
TY 2006 200503349 06/03/2005
VS14: Site Visit TY 2014
ES

Supplemental Cards
TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE 45000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Built-up

WALLS

	B	1	2	U
Frame		Yes	Yes	
Brick				
Metal				
Guard				

FRAMING

	B	1	2	U
Wd Jst	0	2332	2232	0

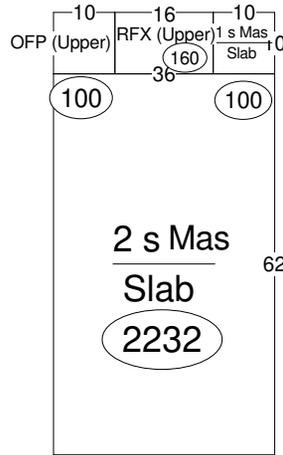
HEATING AND AIR CONDITIONING

	B	1	2	U
Heat	0	2332	2232	0

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths	2	6		
Half Baths				
Extra Fixtures				
TOTAL	6		0	

01



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01 : SWL-PWS		C	GENRET	0.00	D	1940	1990	AV	0.00	N	0.00	4564	0	0	0	0	100	216500
		01	SWL	0.00	C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	0	100	7000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

LN 06/22/2007

01/01/1900

Neigh 85 AV

TOTAL IMPROVEMENT VALUE

223500

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 085A2A000007700
Parent Parcel Number
Property Address 40 MARKET ST
Neighborhood 85 Onancock Town
Property Class 400 400-Commercial & Industrial

PSP LILLISTON LLC
30111 RACETRACK RD
MELFA, VA 23410-0000
BRICK STORE MARKET ST

Table with columns: Date, Transferor, Amount. Rows include transfers to Disaster Medicine Associates LLC, Gulfstream Land LLC, and County of Accomack.

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction
Area 001
District 14

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Valuation (L, B, T) for years 2012, 2014, 2016, 2018, 2020, 2022, 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes zoning information (1 COMMERCIAL).

DE11: Deed Information 2011
IN#201100297 MULTI PARCEL 85A2-A-76
Map#: 85A2 A 77
WAS SOCIAL SERVICES, NOW VACANT.6/25/07 LN
Memo: Comments
TY 2006 Parcel changed to taxable after conveyance
200505078 08/09/2005
PLAT: REFERENCE
PB 2005/102
SI12: Sales Inspection TY 2012
8/16/11 CHANGED EFFECTIVE YEAR TO 1960 SINCE OLD
CARD SHOWED NO CENTRAL AIR. INSIDE LOOKS TO BE
IN FAIR CONDITION. ES
SI24: Sales Inspection TY 2024
9-14-23 All information is correct. AC
VS14: Site Visit TY 2014

Supplemental Cards
TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE 45000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

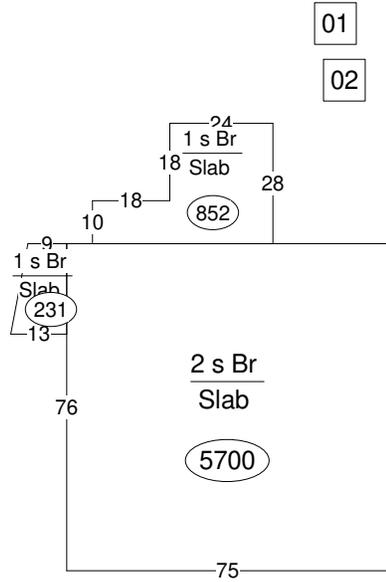
ROOFING
Other

WALLS
B 1 2 U
Frame Yes Yes
Brick
Metal
Guard

FRAMING
B 1 2 U
Wd Jst 0 6783 5700 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 6783 0 0

PLUMBING Residential Commercial
TF # TF
Full Baths
Half Baths 6 12
Extra Fixtures
TOTAL 0 12



01

02



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
02 : PRIVALL		C	GENOFF	0.00	C	1930	1960	F	0.00	N	0.00	12483	0	0	0	0	100	286400
		01	UTLSHED	0.00	D	1930	1960	F	0.00	N	0.00	0	0	0	SV	100	100	500
		02	SWL	0.00	C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

LN 06/25/2007

01/01/1900

Neigh 85 AV

TOTAL IMPROVEMENT VALUE

293900

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 03/01/2024 Card No. 1 of 1

PARCEL NUMBER 085A2A000028900
Parent Parcel Number
Property Address 8 NORTH ST
Neighborhood 85 Onancock Town
Property Class 400 400-Commercial & Industrial

MAOIN LLC
35 MARKET ST
ONANCOCK, VA 23417
BRICK STOREHOUSE
.083 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Description, Value. Rows include transfers from 10/25/2023 to 01/01/1900.

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 14

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Valuation (L, B, T), and various years (2014, 2016, 2018, 2020, 2022, 2024).

Site Description

Topography: Level
Public Utilities:

Street or Road: Paved
Neighborhood:

Zoning: 1 COMMERCIAL
Legal Acres: 0.0830

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

AC20: Acreage Change TY 2020
Minor adjustment made to acreage. NVC. SRJ
ADDR: Address Changed
TY2011-DEC BILL-ADDED C/O AND CHANGED ADDRESS
PER REQUEST TO TREASURERS OFFICE.7/1/11 RJM
Map#: 85A2 A 289
CURRENTLY VACANT
NC09: New Construction
09/17/08 -- RENOVATIONS TO THE COMMERCIAL
BUILDING ARE 100% COMPLETE FOR TY2009. EDS.
NC18: New Construction
1/17/19 ONLY DEMO COMPLETED, JUST A SHELL. 5% CW
NC20: New Construction 2020
02/19/2020 NEW TAPHOUSE IS 100% COMPLETE. PER RENOVATIONS
INCREASED EFFECTIVE AGE AND ADJUSTED GRADE. NZ
PLAT: REFERENCE
PP. 2/20

Supplemental Cards
TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE 45000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Built-up

WALLS

Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

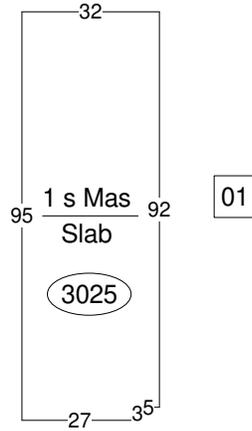
Wd Jst	B	1	2	U
	0	3025	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	3025	0	0

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths			2	4
Half Baths				2
Extra Fixtures				6
TOTAL	0			



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01 : SWL-PWS		C 01	RESTURNT SWL	0.00	C		1940	2005	G	0.00	N	0.00	3025	0	0	0	0	100	336400
				0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	0	100	7000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

LN 06/22/2007

01/01/1900

Neigh 85 AV

TOTAL IMPROVEMENT VALUE

343400

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 085A30200A00000
Parent Parcel Number
Property Address 71 KERR ST
Neighborhood 85 Onancock Town
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 14

OWNERSHIP

223 MONROE STREET CAPE CHARLES LLC
54 MARKET ST
ONANCOCK, VA 23417-0000
LOT A & TEL BLDGS

Printed 03/01/2024 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers from 02/07/2023 to 01/01/1900.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation for years 2012 through 2024.

Site Description

Topography: Level
Public Utilities: Water, Sewer
Street or Road: Paved
Neighborhood:
Zoning: 1 COMMERCIAL
Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, and Value.

Map#: 85A3 2 A
1.2+-AC
NC18: New Construction
02/02/2018 PERMIT FOR REROOF 100%, LT
PLAT: REFERENCE
PB 8/13
SI24: Sales Inspection TY 2024
8-17-23 All information is correct. AC
VS14: Site Visit TY 2014
9/13/12 - JN

Supplemental Cards
TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE 45000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

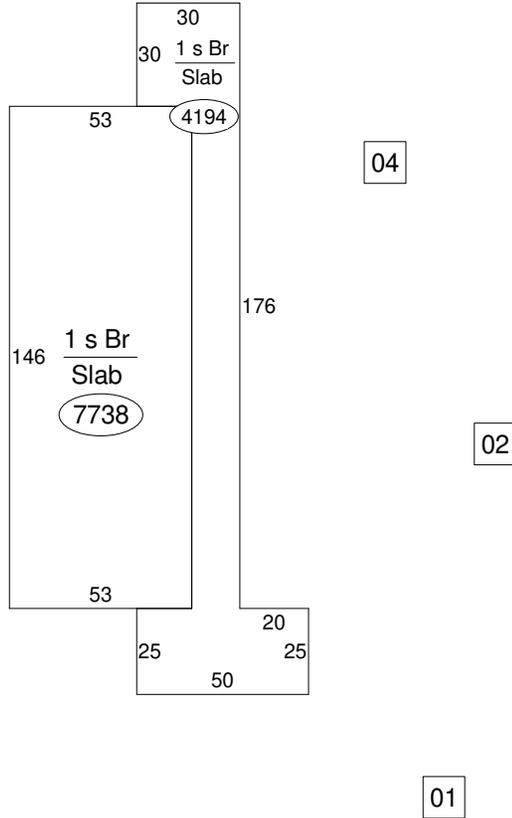
ROOFING
Built-up

WALLS
B 1 2 U
Frame Yes
Brick
Metal
Guard

FRAMING
B 1 2 U
Wd Jst 0 11932 0 0

HEATING AND AIR CONDITIONING
B 1 2 U

PLUMBING Residential Commercial
TF # TF
Full Baths
Half Baths 2 4
Extra Fixtures
TOTAL 0 4



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
04 : SWL-PWS		C	STGMANT	0.00	C		1950	2000	AV	0.00	N	0.00	11932	0	0	0	0	100	174300
		01	FENCECL	0.00	51C	C	1950	1970	F	0.00	N	0.00	0	999999	0	SV	100	100	0
		02	PAVING	0.00	85	C	1950	1950	F	1.30	N	1.30	80x200	20800	99	0	100	100	200
		04	SWL	0.00		C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000

Data Collector/Date
01/01/1900

Appraiser/Date
01/01/1900

Neighborhood
Neigh 85 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

181500

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 085A30500000100
Parent Parcel Number
Property Address 155 MARKET ST
Neighborhood 85 Onancock Town
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 14

OWNERSHIP

HCL PROPERTIES LLC
468 S INDEPENDENCE BLVD SUITE A-100
VIRGINIA BEACH, VA 23452-0000
RESUB OF PT LOT 1 & LOT 2
PENNEWELL SUB

Printed 03/01/2024 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Rows include 05/18/2022 (EASTERN SHORE COALITION, \$182000), 12/05/2013 (COHO INC, \$0), 01/01/1900 (Bk/Pg: 0607, 00076, \$0).

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Reval 2014, Reval-2016, New Construc, Reval-2018, Reval-2020, Reval-2022, Reval-2024. Rows include VALUATION L, 0 B, T.

Site Description

Topography: Level
Public Utilities:

Street or Road: Paved
Neighborhood:

Zoning: 1 COMMERCIAL DENSE
Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Row includes 1 COMMERCIAL DENSE with values 45000.00, 45000.00, 45000.

Map#: 85A3 5 1
85A3-5-4, INCLUDED IN THIS PARCEL
.2+-AC
NC16: New Construction
3/17/16 FRONT MASONRY REPAIRS 100% COMPLETE.
SINCE BUILDING HAS CENTRAL AIR, THE EFFECTIVE YEAR WAS RAISED. ADDED NEW SHED. ES
SI24: Sales Inspection TY 2024
9-1-23 All information is correct. AC
VS14: Site Visit TY 2014
9/17/12 - JN

Supplemental Cards
TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE 45000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

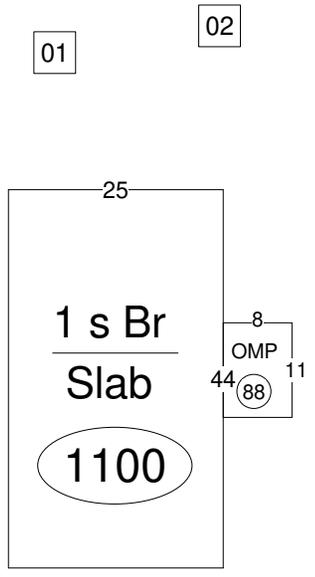
ROOFING
Built-up

WALLS
B 1 2 U
Frame Yes
Brick
Metal
Guard

FRAMING
B 1 2 U
Wd Jst 0 1100 0 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 1100 0 0

PLUMBING Residential Commercial
TF # TF
Full Baths
Half Baths 2 4
Extra Fixtures
TOTAL 0 4



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01 : SWL-PWS		C	GENOFF	0.00	D		1955	2000	AV	0.00	N	0.00	1100	0	0	0	0	100	103100
		01	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		02	UTLSHED	0.00	C-		2015	2015	G	9.60	N	9.12	12x 20	2190	9	0	100	100	2000

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

RC 05/30/2007

01/01/1900

Neigh 85 AV

TOTAL IMPROVEMENT VALUE

112100

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 085A30600000100
Parent Parcel Number
Property Address 175 MARKET ST
Neighborhood 85 Onancock Town
Property Class 400 400-Commercial & Industrial

PEREZ,OVIDEO
OR GRISELDA MEDINA
21116 CARDINAL ACRES DR
PARKSLEY, VA 23421-3402
GULF SERVICE STATION
1/2 AC

Table with columns: Date, Description, Amount. Includes entries for 01/11/2023 and 01/01/1900.

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 14

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation amounts for years 2012 through 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

Map#: 85A3 6 1
85A3-6-2 & 3, INCLUDED IN THIS PARCEL
.SI24: Sales Inspection TY 2024
8-17-23 All information is correct. AC
VS14: Site Visit TY 2014
9/13/12 - JN

Supplemental Cards
TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE 45000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING
Built-up

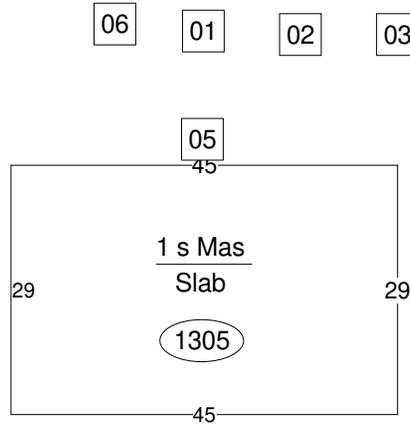
WALLS
B 1 2 U
Yes

FRAMING
B 1 2 U
0 1305 0 0

HEATING AND AIR CONDITIONING
B 1 2 U
0 580 0 0

PLUMBING Residential Commercial
TF # TF

Full Baths
Half Baths 1 2
Extra Fixtures
TOTAL 0 2



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
03 : SWL-PWS		C	SERVSTA	0.00		D	1960	2005	AV	0.00	N	0.00	1305	0	0	0	0	100	56600
		01	PAV	0.00		D	1970	1970	AV	1.44	N	1.22	80x 60	5860	98	0	100	100	100
		02	CARSHEDO	10.00	5	D	1990	1990	AV	20.09	N	17.08	20x 20	6830	68	0	100	100	2200
		03	SWL	0.00		C	2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000
		05	UTLSHED	10.00		D	1960	1960	F	17.07	N	13.66	8x 8	870	99	0	100	100	0
		06	UTLSHED	10.00		D	2005	2005	AV	17.07	N	13.66	8x 8	870	38	0	100	100	500

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

RC 05/30/2007

01/01/1900

Neigh 85 AV

TOTAL IMPROVEMENT VALUE

66400

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 085A3A000002600
Parent Parcel Number
Property Address 200 MARKET ST
Neighborhood 85 Onancock Town
Property Class 400 400-Commercial & Industrial
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 14

SEAJOY LLC
14580 BROADWAY RD
ONANCOCK, VA 23417-3044
LOT .545 AC

Table with columns: Date, Transferor, Amount. Rows include CGM LLC (\$275000), CHANDLER, WILLIAM H JR & (\$0), ANDERSON, JOHN E (\$54000), ROBERT WILLIAM CRUTCHLEY ET UX (\$139000), and Bk/Pg: 0633, 00366 (\$0).

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation for years 2012, 2014, 2016, 2018, 2020, 2022, 2024. Includes rows for VALUATION and 0.

Site Description

Topography: Level
Public Utilities: Water, Sewer
Street or Road: Paved
Neighborhood:
Zoning: 1 COMMERCIAL
Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for Soil ID, Depth Factor, and Land Type.

BE08: Board of Equalization 2008
8/20/08 CORRECTED BUILDINGS AND IMPROVEMENT INFORMATION PER BOE ORDER. ES
Map#: 85A3 A 26
CONVERTED TO OFFICES .545AC
NC18: New Construction
02/02/2018 PERMIT FOR REROOF 100%, LT
SI24: Sales Inspection TY 2024
8-17-23 All information is correct. AC
VS14: Site Visit TY 2014
DHE

Supplemental Cards
TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE 45000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.5
 Finished Area: 2268
 Attic: Unfinished
 Basement: None

ROOFING

Material: Comp sh to 235#
 Type: Gable
 Framing: Std for class
 Pitch: Medium 5/12-8/12

FLOORING

Slab 1.0
 Sub and joists 1.5, A
 Base Allowance 1.0, 1.5

EXTERIOR COVER

Vinyl siding 1.0, 1.5, A

INTERIOR FINISH

ACCOMMODATIONS

Finished Rooms 7

HEATING AND AIR CONDITIONING

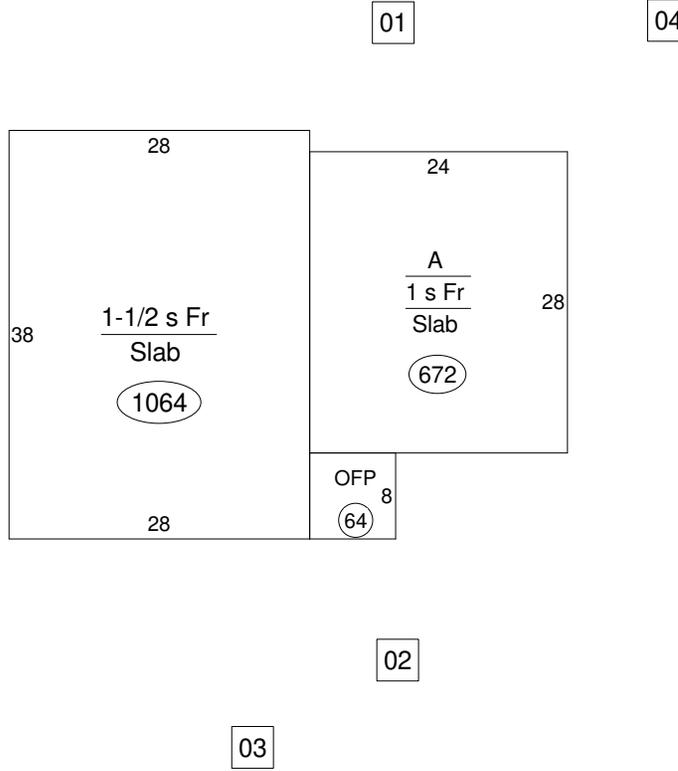
Primary Heat: Heat pump
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

	#
3 Fixt. Baths	2 6
Kit Sink	1 1
Water Heat	1 1
TOTAL	8

REMODELING AND MODERNIZATION

Amount	Date



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Sty Hgt	Const Type	Grade	Year Const	Eff Year	AV	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value	
04 :SWL-PWS	6400	D	DWELL	0.00	C+		1993	1993	AV	0.00	N	0.00	3472	206350	31	0	175	100	249200	
		01	UTLSHED	0.00	C		1980	1980	AV	12.16	N	12.16	8x 12	1170	88	0	100	100	100	
		02	PAV	0.00	C+		1993	1993	AV	1.53	N	1.60	2987	4780	62	0	100	100	1800	
		03	SIGN	0.00	C		1993	1993	AV	0.00	N	0.00	0	0	0	0	SV	0	100	500
		04	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	7040	0	0	100	100	7000	

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

Neigh 85 AV

TOTAL IMPROVEMENT VALUE

258600