

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	--- Living Areas ---				Bsmt	Baths	Fixt.	AC	Place	Fire- O S	Garages Type SqFt	Porches Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	Cert. Value	Work- sheet	Ratio
SIGN POST 01300A000000300	0.00		600	0	0	0	0	0	0	0	0	NONE	0	0	109.740	03/25/2022 Q	526,000 Q	0	297100		0.56	
33405 SIGN POST RD 01300A0000081B0	1.50 Fr	1925 1980	45 AV 500	0	1680	0	470	0	1	1	7 N	0	NONE	2 3	236 200	34.004	04/22/2022 Q	350,000 Q	2150	520300		1.49
028A0A000002400	0.00		500	0	0	0	0	0	0	0	0	NONE	0	0	33.220	12/15/2022 Q	440,000 Q	0	163400		0.37	

Sales from: 01/01/2022 to 12/31/2023

Sales to Certified Ratio

Parcel Selection Criteria

Area: 001
 Parcel Selection: Neighborhood 2 to 2
 Property Classes: Categories Agricultural
 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
01300A000000300
Parent Parcel Number

STEVENS,GEORGE
OR KELLY STEVENS
PO BOX 448
POCOMOKE CITY, MD 21851-0000
JOHN W SILVERTHORN FARM
109.74 AC

Date		
03/25/2022	CHISHOLM, JANE S P	\$526000
	Bk/Pg: 2200, 01610	
01/01/1900		\$0
	Bk/Pg: 0654, 00324	

Property Address
SIGN POST
Neighborhood
2 ATLANTIC HORNTOWN
Property Class
600 600-Agricultural(100+) ac

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

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	398400	273100	273100	273100	273100	273100	297100
	B	0	0	0	0	0	0	0
	T	398400	273100	273100	273100	273100	273100	297100

Site Description

Topography:
Level
Public Utilities:

LAND DATA AND CALCULATIONS

Street or Road: Paved	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Zoning:	1 OPEN LAND - PAVED	AV	16.0000	1.00	4500.00	4500.00	72000		72000
Legal Acres:	2 WOODED - PAVED	AV	93.7400	1.00	2000.00	2000.00	187500		187500
109.7400	3 TIMBER HARDWOOD				400.00	400.00	37600		37600

LNUS: LANDUSE PARCEL
Map#: 13 A 3
SPLIT: PARCEL SPLIT PARENT
TY 2009 26.26 AC LOT 1 TO COX,ERNEST EDWARD
200804730 09/16/2008

Supplemental Cards
TRUE TAX VALUE 297100

Supplemental Cards
TOTAL LAND VALUE 297100

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 01300A0000081B0
Parent Parcel Number 01300A000008100
Property Address 33405 SIGN POST RD
Neighborhood 2 ATLANTIC HORNTOWN
Property Class 500 500-Agricultural(20-100) ac

OWNERSHIP

SIGN POST LLC
4243 RED HOUSE RD
SNOW HILL, MD 21863-3455
ARCHIE PARCEL B
34.004 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers from 04/22/2022 and 02/01/2005.

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

VALUATION RECORD

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

Site Description

Topography:
Public Utilities: Water, Sewer
Street or Road: Paved
Neighborhood:

LAND DATA AND CALCULATIONS

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

Map#: Map Number 13 A 81B
PYFM: 1996
SI24: Sales Inspection TY 2024 6/22/2022
No changes. SRJ
SPLT: PARCEL SPLIT CHILD
TY 2006 200500628 02/01/2005
VS12: Site Visit TY 2012
8/13/10 - ADDED POLEBLDG & SWL. JN

Supplemental Cards
TRUE TAX VALUE 227900

Supplemental Cards
TOTAL LAND VALUE 227900

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.5
 Finished Area: 2150
 Attic: None
 Basement: None

ROOFING

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

FLOORING

Sub and joists 1.0, 1.5
 Base Allowance 1.5
 Carpet 1.0

EXTERIOR COVER

Vinyl siding 1.0, 1.5

INTERIOR FINISH

Sheetrock 1.0

ACCOMMODATIONS

Finished Rooms 5
 Bedrooms 3

HEATING AND AIR CONDITIONING

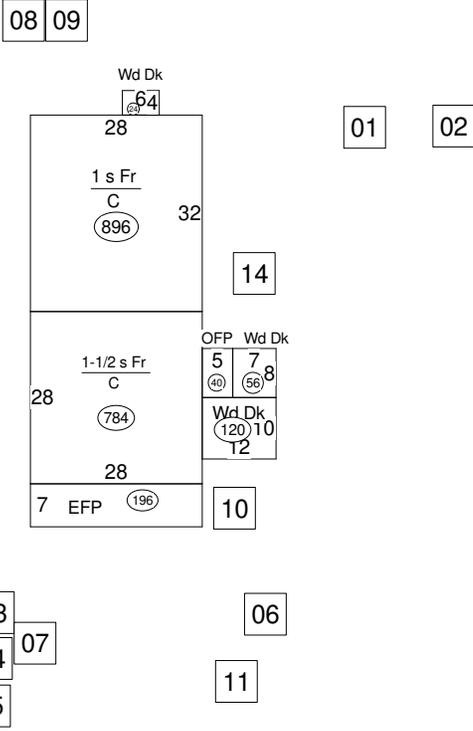
Primary Heat: Forced hot air-oil
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

	#
3 Fixt. Baths	1 3
2 Fixt. Baths	1 2
Kit Sink	1 1
Water Heat	1 1
TOTAL	7

REMODELING AND MODERNIZATION

Amount Date



(LCM: 115.00)

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
14 :PRIVALL	6400	D	DWELL	0.00	C	1925	1980	AV	0.00	N	0.00	2464	215230	44	0	150	100	180800
		01	POULTRY	10.00	C-	1984	1984	F	6.15	N	6.70	40x375	100500	99	0	100	100	1000
		02	POULTRY	10.00	C-	1984	1984	F	6.15	N	6.70	40x390	104520	99	0	100	100	1100
		03	POULTRY	10.00	C-	1996	1996	F	6.15	N	6.70	40x490	131320	84	0	100	100	21000
		04	POULTRY	10.00	C-	1996	1996	F	6.15	N	6.70	40x490	131320	84	0	100	100	21000
		05	POULTRY	10.00	C-	1996	1996	F	6.15	N	6.70	40x490	131320	84	0	100	100	21000
		06	SHEDGP	10.00	C-	1996	1996	F	13.16	N	14.34	12x 15	2580	84	0	100	100	400
		07	SHEDGP	10.00	C-	1996	1996	F	12.96	N	14.13	12x 16	2710	84	0	100	100	400
		08	FLATBARN	10.00	D	1990	1990	F	12.38	N	11.02	25x 33	9090	99	0	100	100	100
		09	SHEDGP	10.00	D	1990	1990	F	9.45	N	8.69	33x 40	11470	99	0	100	100	100
		10	FENCERES	0.00	C	1996	1996	AV	0.00	N	0.00	240	0	0	SV	0	100	400
		11	LEANTO	10.00	C	1990	1990	AV	2.43	N	2.79	45x 75	9420	68	0	100	100	3000
		13	POLEBLDG	10.00	C-	2010	2010	AV	7.12	N	7.76	40x152	47180	28	0	100	100	34000
		14	SWL	0.00	C	1980	1980	AV	0.00	Y	0.00	0	8130	0	0	100	100	8100

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

SM 02/22/2007

Neigh 2 AV

TOTAL IMPROVEMENT VALUE

292400

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 028A0A000002400
Parent Parcel Number
Property Address
Neighborhood 2 ATLANTIC HORNTOWN
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

BEACH, JAMES M
223 ELLICOTT RD
AVONDALE, PA 19311
TYNDALL
33.22 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers to WATSON, BRENDA S and WILLIAMS, FRANK R.

AGRICULTURAL

VALUATION RECORD

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

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

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

ACHG: ACREAGE CHANGE
TY 2008 ACREAGE ADJUSTED PER PB 2007/19 33.22 AC
ADDR: Address Changed
05/05/2017 C/O ADDED AND ADDRESS CHANGED PER
PHONE CALL FROM YVONNE HICKMAN. LT.
Map#: 28A A 24
ACCESS ON HICKMAN FARM LANE - RC
VACANT

Supplemental Cards
TRUE TAX VALUE 163400

Supplemental Cards
TOTAL LAND VALUE 163400