

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

Sales to Certified Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU				--- Living Areas ---				Bsmt Baths				Fixt. O T	Fire- Place		Garages Type SqFt	Porches Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	Cert. Value	Work- sheet	Ratio
			Use	PT	BSF	1ST	2ND	USF	SqFt	F	H	O	S	O		S										
HALL RD 004000100000200	0.00				0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	0.750	03/17/2023 Q Q	39,900	0	21600		0.54	
01200A0000112B1	0.00				0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	10.000	12/21/2022 Q Q	30,000	0	45000		1.50	
SIGN POST RD 01300A000008000	0.00				0	0	0	0	0	0	0	0	0	0	0	NONE	0	0		11/27/2023 Q Q	12,000	0	8000		0.67	
CHINCOTEAGUE LN 02700A000018100	0.00				0	0	0	0	0	0	0	0	0	0	0	NONE	0	0		10/11/2022 Q Q	7,500	0	15000		2.00	
SLAYER LN 028A00400003400	0.00				0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	0.450	01/25/2023 Q Q	19,100	0	19100		1.00	

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: Range 100 to 200
 Taxing District: All Districts

Parcel Selection Options

Process Only Vacant (Non-Improved) Land: Yes
 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

Printed 02/26/2024 Card No. 1 of 1

PARCEL NUMBER 01200A0000112B1
Parent Parcel Number 01200A0000112B0
Property Address
Neighborhood 2 ATLANTIC HORNTOWN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

HICKMAN PROPERTY HOLDINGS LLC
PO BOX 310
HORNTOWN, VA 23395-0310
PT FAIN LOT B
10 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Amount. Row: 12/21/2022, FAIN, MARGARET LISA, \$30000

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Parcel Split, Reval-2024. Rows for 01/01/2023 and 01/01/2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Street or Road, Neighborhood, Land Type, Rating, Measured Acreage, Table, Effective Depth, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

Map#: 12 A 112B1
PLAT: REFERENCE
INS# 220005890 12/21/22
PS23: Parcel Split TY 2023
PARCEL CREATED FROM 12-A-112B PER INS# 220005890 12/21/22

Supplemental Cards
TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE 45000

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 1 of 1

PARCEL NUMBER 01300A000008000
Parent Parcel Number
Property Address SIGN POST RD
Neighborhood 2 ATLANTIC HORNTOWN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

SKWERES,JAMES D JR
810 WALNUT ST
POCOMOKE CITY, MD 25851
LOGAN
4 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows include 11/27/2023 DAVIS,WILLIAM C \$12000 and 11/06/1992 J MILTON LAWS INC \$400.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (Reval-2012 to Reval-2024). Rows include VALUATION L, B, T with corresponding values.

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, Value. Row 1: 1 WOODED - PAVED, AV, 4.0000, 1.00, 2000.00, 2000.00, 8000, 8000.

Map#: 13 A 80

Supplemental Cards
TRUE TAX VALUE 8000

Supplemental Cards
TOTAL LAND VALUE 8000

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 02700A000018100
Parent Parcel Number
Property Address CHINCOTEAGUE LN
Neighborhood 2 ATLANTIC HORNTOWN
Property Class 200 200-Single Family- Suburban

ALEXANDER, KENYA M
7080 CHINCOTEAGUE LANE #49
NEW CHURCH, VA 23415
CRIPPEN LOT
1/2AC

Table with columns: Date, Transferor, Recipient, Amount. Rows include transfers from 10/11/2022 to 10/20/2009.

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

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: Street or Road, Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

Map#: 27 A 181
HOUSE COLLAPSED; FIRE DAMAGE; OVERGROWN
WEEDS -- 3/6/07 AG
SLCK: Sales Inspection
TY 2011 5/4/10 - NO CHANGES. JN
VS16: Site Visit TY 2016
7/13/15 - JN

Supplemental Cards
TRUE TAX VALUE 15000

Supplemental Cards
TOTAL LAND VALUE 15000

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 028A00400003400
Parent Parcel Number
Property Address SLAYER LN
Neighborhood 2 ATLANTIC HORNTOWN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

MOLTEDO,ARTHUR DAVID
6171 OCEAN BOULEVARD
CHINCOTEGUE, VA 23336
G S M LOT 34

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

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (19100) for years 2012 through 2024.

Site Description

Topography: Level
Public Utilities:

Street or Road: Unpaved
Neighborhood:

Zoning: 1 HOMESITE - UNPAVED ROAD
Legal Acres: 0.4500

LAND DATA AND CALCULATIONS

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

Map#: 28A 4 34
VACANT
PLAT: REFERENCE
PB20/80

Supplemental Cards
TRUE TAX VALUE 19100

Supplemental Cards
TOTAL LAND VALUE 19100

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
004000100000200

Parent Parcel Number

Property Address
HALL RD

Neighborhood
2 ATLANTIC HORNTOWN

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01

Area 001

District 2

Section & Plat 88/200

OWNERSHIP

CULLISON,DENNIS E
16 RIDGEVIEW LN
CLINTON, PA 15026

DUCK POND ACRES
LOT 2 32,879 SQ FT

TRANSFER OF OWNERSHIP

Date		
03/17/2023	KRONE,BARRI L Bk/Pg: 2300, 01081	\$39900
04/07/2015	KRONE,BARRI L Bk/Pg: 2015, 01007	\$0
09/18/2008	BARRI L KRONE ETUX Bk/Pg: 2008, 04796	\$0
03/09/2000	NANCY ANN DERRICKSON HALL Bk/Pg: 824, 779	\$13000
07/21/1981	EUGENE PARKER HALL Bk/Pg: WB39, 213	\$0

RESIDENTIAL

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 25300	25300	21600	21600	21600	21600	21600
0	B 0	0	0	0	0	0	0
	T 25300	25300	21600	21600	21600	21600	21600

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Unpaved

Neighborhood:

Zoning:
1 HOMESITE - UNPAVED ROAD

Legal Acres:
0.7500

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor						
Soil ID	Acreage		-or-	Base	Adjusted	Extended	Influence	Value	
-or-	-or-	Effective	Depth Factor	Rate	Rate	Value	Factor		
Actual	Effective	Depth	-or-						
Frontage	Frontage	Effective	Square Feet						
AV	0.7500		1.25	23000.00	28750.00		21600	21600	

Map#: 4 1 2
SOLD 2000 \$13000
VACANT
PLAT: REFERENCE
PB88/200

Supplemental Cards
TRUE TAX VALUE 21600

Supplemental Cards
TOTAL LAND VALUE 21600