

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

Agricultural Parcels
Sales to Certified Ratio

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	Sale	Totl	Cert.	Work-	Ratio	
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type	SqFt	Decks	Acres	Date	Amount	SqFt	Value	sheet
GRETA RD 04200A000001200	0.00			0	0	0	0	0	0	0	0	0	NONE	0			11/07/2022	100,000	0	69000		0.69	
			500											0			Q	Q					
29361 HALLWOOD RD 05500A000000600	1.00 Fr	1950 1960	42 500	P	0	1248	0	0	0	0	0	N	0	CPT	80	1	30	02/24/2023	335,000	1248	264100		0.79
															0		42.607	Q	Q				
32474 HOLLAND FARM RD 05600A0000035B0	0.00 Fr	1990 1998	45 500	AV	0	1636	0	1413	0	2	0	8	P	0	NONE	1	96	01/04/2022	650,000	3049	727900		1.12
															1	180	28.983	Q	Q				
ARBUCKLE NECK RD 05600A000005100	2.00 Fr	1910 1900	25 600	VP	0	800	512	0	0	0	0	2	N	0	NONE	0		03/27/2023	799,000	1312	491200		0.61
																0		Q	Q				
MUTTON HUNK RD 07900A000012100	0.00				0	0	0	0	0	0	0	0	0	NONE	0			08/29/2022	155,000	0	172300		1.11
			500												0			Q	Q				
28352 WHITES NECK RD 07900A000015000	1.00 Fr	1985 1995	45 500	AV	0	1912	0	168	0	2	0	8	P	0	DET	2256	0	05/01/2023	595,000	2080	676600		1.14
																1	594	35.990	Q	Q			
ALICATO RD 08800A000003700	0.00				0	0	0	0	0	0	0	0	0	NONE	0			08/17/2023	425,000	0	446400		1.05
			500												0		85.000	Q	Q				

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

Sales to Certified Ratio

Parcel Selection Criteria

Area: 001
 Parcel Selection: Neighborhood 4 to 4
 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

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

PARCEL NUMBER 04200A000001200
Parent Parcel Number
Property Address GRETA RD
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 500 500-Agricultural(20-100) ac

ELEBASH, MICHAEL C
511 FISHEL RD
WINCHESTER, VA 22602
AYRES
20 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Includes entries for 11/07/2022 and 04/06/2004.

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

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

LNUS: LANDUSE PARCEL
Map#: 42 A 12
VACANT
Memo: Comments
TRANSFER HISTORY:
Will of Helen P. Lewers, Instrument # 220000164
Recorded 02/22/2022

Supplemental Cards
TRUE TAX VALUE 69000

Supplemental Cards
TOTAL LAND VALUE 69000

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 05500A000000600
Parent Parcel Number
Property Address 29361 HALLWOOD RD
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 500 500-Agricultural(20-100) ac

OWNERSHIP

TOWNSEND, WESLEY E
11706 BACK ST
WHALEYVILLE, MD 21872
BROUGHTON
42.607 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for 02/24/2023, 05/01/2006, 12/07/2004, and 01/01/1900.

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

VALUATION RECORD

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

Site Description

Topography: Level
Public Utilities:

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.

AP16: Appeal/Review 2016

JJP 02/26/2016
Map#: 55 A 6
NEW ROOF
VINYL SID
HEAT /AIR

Memo: Comments
ALL OUT-BUILDINGS IN POOR CONDT. SY 5/17/07.
42 LOT SUBDIVISION - POINTE WEST - PER MLS LISTING
SI24: Sales Inspection TY 2024
6-9-23 All information is correct. AC
CHGD TO 42 HOMESITES -75% FOR LACK OF INFRASTRUCTURE. JN
TY08: TY2008:
NOT INHABITED FOR 6 YRS.
VS14: Site Visit TY 2014
JJP 10/28/13

Supplemental Cards
TRUE TAX VALUE 246000

Supplemental Cards
TOTAL LAND VALUE 246000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.0
 Finished Area: 1248
 Attic: Unfinished
 Basement: None

04

01

06

GAR/ STG/ CARPORT OVER GROWN

ROOFING

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

FLOORING

Sub and joists 1.0, A
 Carpet 1.0

EXTERIOR COVER

Vinyl siding 1.0, A

INTERIOR FINISH

Sheetrock 1.0

ACCOMMODATIONS

HEATING AND AIR CONDITIONING

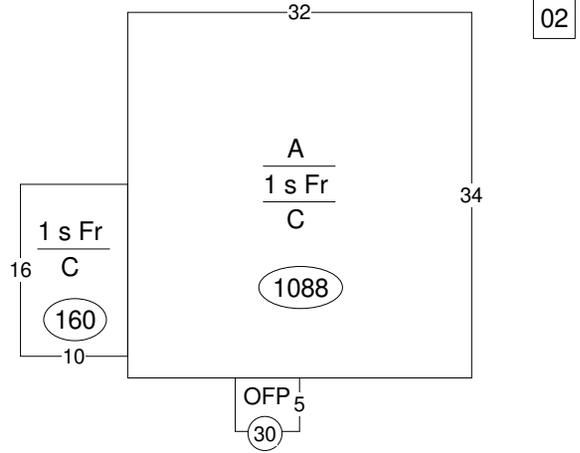
Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

TOTAL # 0

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	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
06 :PRIVALL	6400	D	DWELL	0.00	C-	1950	1960	P	0.00	N	0.00	2336	131850	90	0	150	50	9900
01 UTLSHED	10.00	01	UTLSHED	10.00	E	1950	1950	VP	0.00	N	0.00	16x100	0	0	NV	0	100	0
02 CARSHEDO	10.00	02	CARSHEDO	10.00	E	1950	1950	VP	23.58	N	19.10	8x 10	1530	95	0	100	100	100
04 UTLSHED	0.00	04	UTLSHED	0.00	E	2000	1960	P	0.00	N	0.00	8x 10	0	0	NV	0	100	0
06 SWL	0.00	06	SWL	0.00	C	1960	1960	AV	0.00	Y	0.00	0	8130	0	0	100	100	8100

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

SY 05/17/2007

Neigh 4 AV

TOTAL IMPROVEMENT VALUE

18100

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 1 of 2

PARCEL NUMBER 05600A0000035B0
Parent Parcel Number 05600A000003500
Property Address 32474 HOLLAND FARM RD
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 500 500-Agricultural(20-100) ac

CHAREAS,ZENNY PETER
OR TRACEY GROVE CHAREAS
32474 HOLLAND FARM RD
ASSAWOMAN, VA 23302
ASA FIELD - CONKLIN FARM
PARCEL 35B1 28.983 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Amount. Rows: 01/04/2022 CONKLIN,RICHARD T \$650000; 08/21/2018 CONKLIN,CAROLYN R \$0

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Parcel Split, Reval-2020, Reval-2022, Reval-2024. Rows: VALUATION L 298900 298900 298900 308700; 0 B 252600 248600 256600 419200; T 551500 547500 555500 727900

Site Description

Topography: Level
Public Utilities:

Street or Road: Unpaved
Neighborhood:

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. Rows: 1 WATERFRONT AV 1.0000 1.00 128000.00 128000.00 128000 128000; 3 WATERFRONT AV 1.0000 1.00 128000.00 128000.00 128000 128000; 4 OPEN - UNPAVED G 8.1900 1.00 3600.00 3600.00 29500 29500; 6 WOODED - UNPAVED 13.1720 1.00 1500.00 1500.00 19800 19800; 7 MARSHLAND 5.6210 1.00 600.00 600.00 3400 3400

Zoning: 1 WATERFRONT
Legal Acres: 28.9830
3 WATERFRONT
4 OPEN - UNPAVED
6 WOODED - UNPAVED
7 MARSHLAND

Supplemental Cards
TRUE TAX VALUE 308700

Map#: 56 A 35B
PLAT: REFERENCE
INS# 180000360 1/30/18 52.951 AC
INS# 180002587 7/1/2018 "35B1" 28.983 AC
PS19: Parcel Split TY 2019
PARCEL CREATED PER INS# 180000360 1/30/18
Created parcel 56-A-35B1 from this parcel per instrument # 180002587. SRJ
SI24: Sales Inspection TY 2024
9-7-23 Changed dwelling effective year to 2008. AC
9-20-23 Mobile home All information is correct. AC

Supplemental Cards
TOTAL LAND VALUE 308700

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 0
 Finished Area: 3049
 Attic: None
 Basement: None

06 07

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, 1.75
 Carpet 1.0, 1.5, 1.75

EXTERIOR COVER

Vinyl siding 1.0, 1.5, 1.75

INTERIOR FINISH

Sheetrock 1.0, 1.5, 1.75

ACCOMMODATIONS

Finished Rooms 5
 Bedrooms 3
 Fireplaces: 1

HEATING AND AIR CONDITIONING

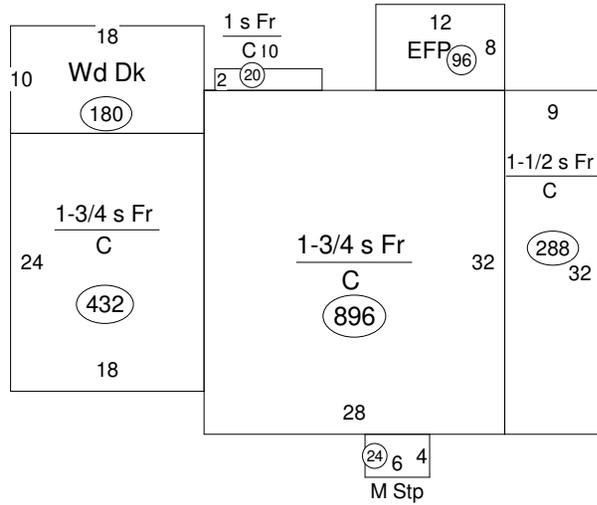
Primary Heat: Heat pump
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

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

REMODELING AND MODERNIZATION

Amount Date



(LCM: 115.00)

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
D :1CHMMASO	780	D	DWELL	0.00	C		1990	1998	AV	0.00	Y	0.00	3252	265550	26	0	150	100	294800
07 :PRIVALL	6400	06	UTLSHED	10.00	C+		1970	1970	AV	9.31	N	11.27	16x 18	3250	98	0	100	100	100
		07	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	8130	0	0	100	100	8100

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

SY 05/04/2007

Neigh 4 AV

TOTAL IMPROVEMENT VALUE

303000

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 2 of 2

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 MH Make:
 MH Model:
 MH Park:
 Story Height: 1.0
 Finished Area: 0
 Attic: None
 Basement: None

ROOFING

Material: Comp sh to 235#
 Type: Gable
 Framing: Std for class
 Pitch: Not available

FLOORING

EXTERIOR COVER
 Vinyl siding

INTERIOR FINISH

ACCOMMODATIONS

HEATING AND AIR CONDITIONING

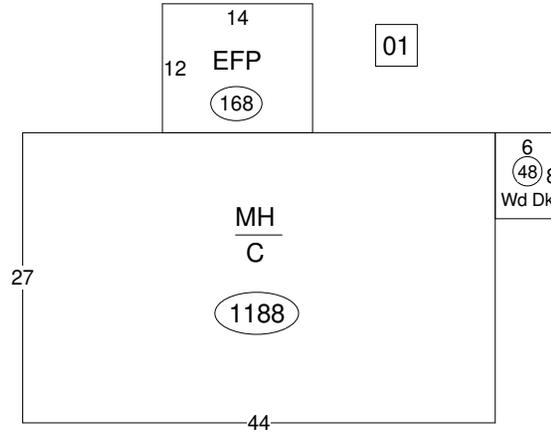
Primary Heat: Heat pump
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

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

REMODELING AND MODERNIZATION

Amount	Date
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02



(LCM: 115.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Sty 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 :PRIVALL	6400	M	MHOME	0.00	D		2000	2000	AV	54.62	N	66.09	27x 44	85500	24	0	150	100	97500
		01	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	8130	0	0	100	100	8100
		02	FLATBARN	10.00	C		1970	1990	AV	10.69	N	11.85	48x 58	32990	68	0	100	100	10600

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

SY 05/04/2007

Neigh 4 AV

TOTAL IMPROVEMENT VALUE

116200

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 05600A000005100
Parent Parcel Number
Property Address ARBUCKLE NECK RD
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 600 600-Agricultural(100+) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

AYRES CREEK II LLC
9919 STEPHEN DECATUR HWY
OCEAN CITY, MD 21842
BURROUGHS
168 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Recipient, Amount. Includes entries for HALL, SANDRA R 60% and HALL, FRED III 60%.

AGRICULTURAL

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:

LAND DATA AND CALCULATIONS

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

ADDR: Address Changed
9/18/2012 CHANGED TO RACHEL H FISHER'S ADDRESS
PER REAL ESTATE ADDRESS CHANGE FORM.
11/10/2016 ADDRESS CHANGED PER CHANGE OF ADDRESS FORM FROM TREASURERS OFFICE. LT.
ASCG: ASSESSOR'S CHANGE:
3/5/07 THE 2003 REASSESSMENT HAD ASSESSED A SMALL TENANT HOUSE FOR THIS PARCEL BY MISTAKE. CORRECTED BUILDING SITE ACREAGE FOR TY07. ES
DEMO: DEMOLITION/REMOVAL
LNUS: LANDUSE PARCEL
Map#: 56 A 51
Memo: Comments
HOUSE VACANT NO WINDOWS, ISWMH
VS14: Site Visit TY 2014
JJP 11/12/13

Supplemental Cards
TRUE TAX VALUE 491200

Supplemental Cards
TOTAL LAND VALUE 491200

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 2.0
 Finished Area: 1312
 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, 2.0
 Base Allowance 2.0
 Carpet 1.0

EXTERIOR COVER

Wood siding 1.0, 2.0

INTERIOR FINISH

Sheetrock 1.0

ACCOMMODATIONS

Finished Rooms 5
 Bedrooms 3

HEATING AND AIR CONDITIONING

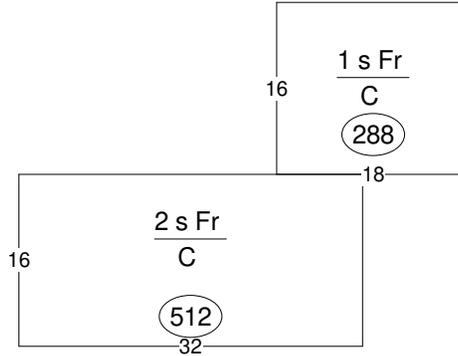
Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

	#
Kit Sink	1 1
Water Heat	1 1
TOTAL	2

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	VP	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
		D	DWELL	0.00	E		1910	1900	VP	0.00	N	0.00	1312	105200	0	NV	0	100	0

Data Collector/Date

SY 04/26/2007

Appraiser/Date

Neighborhood

Neigh 4 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 07900A000012100
Parent Parcel Number
Property Address MUTTON HUNK RD
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 500 500-Agricultural(20-100) ac

EVANS, JAMES ARTHUR &
CLAIRE EDITH EVANS
18342 COUNTY RD
PARKSLEY, VA 23421-3602
BAKER
43.84 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Amount. Rows: 08/29/2022 STERLING, BILL SHAUN \$155000; 12/14/2021 STERLING, JUNE BUNDICK \$0

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, L, B, T, Reval-2012, Reval-2014, Reval-2016, Reval-2018, Reval-2020, Reval-2022, Reval-2024

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Street or Road, Rating, Measured, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for Zoning and Legal Acres.

LNUS: LANDUSE PARCEL
Map#: 79 A 121
43.84
TY08: TY2008:
CUTOVER 1997

Supplemental Cards
TRUE TAX VALUE 172300

Supplemental Cards
TOTAL LAND VALUE 172300

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 1 of 2

PARCEL NUMBER 07900A000015000
Parent Parcel Number
Property Address 28352 WHITES NECK RD
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 500 500-Agricultural(20-100) ac
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

MCNELLY,JAMES R
2 WARWICK RD
VILLAS, NJ 08251
WEBB 35.99 AC
WHITES NECK RD-CHALET

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers from 05/01/2023 to 01/18/2012.

AGRICULTURAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (Reval-2014 to Reval-2024).

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

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

AC20: Acreage Change TY 2020
TOTAL ACREAGE CHGD TO AGREE WITH PLAT INS# 190004309 11/7/19
Map#: 79 A 150
35
Memo: Comments
FINISHED UPPER STUDIO OVER GARAGE
PLAT: REFERENCE
INS# 190004309 11/7/19 35.99 AC
SI24: Sales Inspection TY 2024
9-6-23 Added fireplace, Changed roof to metal. AC
VS12: Site Visit TY 2012
ES

Supplemental Cards
TRUE TAX VALUE 205500

Supplemental Cards
TOTAL LAND VALUE 205500

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.0
 Finished Area: 2080
 Attic: None
 Basement: None

ROOFING

Material: Metal stand seam
 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
 Wood siding 1.5

INTERIOR FINISH

Sheetrock 1.0

ACCOMMODATIONS

Finished Rooms 4
 Bedrooms 2
 Fireplaces: 1

HEATING AND AIR CONDITIONING

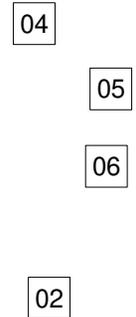
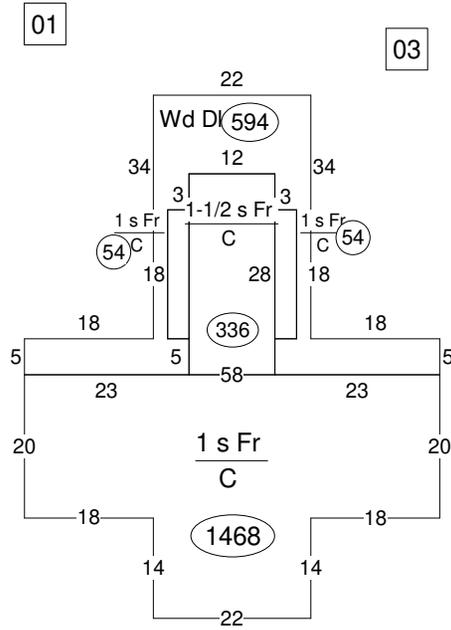
Primary Heat: Heat pump
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

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

REMODELING AND MODERNIZATION

Amount	Date
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(LCM: 115.00)

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	
D :1CHMMASI	700	D	DWELL	0.00	C		1985	1995	AV	0.00	Y	0.00	2248	229230	29	0	150	100	244100	
02 :LQF	18	01	PIER	0.00	D		1985	1985	AV	14.00	N	13.72	3x120	4940	78	0	100	100	1100	
06 :PRIVALL	6400	02	DETGAR	0.00	1	D	1985	1985	AV	21.51	Y	46.33	24x 54	60040	78	0	100	100	13200	
		03	FENCERES	0.00	D		1985	1985	AV	0.00	N	0.00	0	0	0	0	SV	0	100	800
		04	DETGAR	0.00	1	D	1985	1985	AV	21.51	N	24.74	24x 40	23750	78	0	100	100	5200	
		05	BOATD	0.00	D		1985	1985	AV	14.00	N	13.72	22x 28	8450	78	0	100	100	1900	
		06	SWL	0.00	C		2000	2000	AV	0.00	Y	0.00	0	8130	0	0	100	100	8100	

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

SY 06/07/2007

Neigh 4 AV

TOTAL IMPROVEMENT VALUE

274400

ADMINISTRATIVE INFORMATION

OWNERSHIP

Printed 02/26/2024 Card No. 2 of 2

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
Story Height: 2.00
Finished Area: 1296
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 2.0
Base Allowance 2.0

EXTERIOR COVER

Wood siding 2.0

INTERIOR FINISH

ACCOMMODATIONS

HEATING AND AIR CONDITIONING

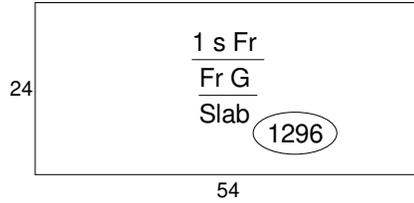
Primary Heat: Heat pump
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

3 Fixt. Baths 1 3
Kit Sink 1 1
Water Heat 1 1
TOTAL 5

REMODELING AND MODERNIZATION

Amount Date



04

06

Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 Wood frame	1296	2.0	1296	108860	

0 Crawl ---- 0

TOTAL BASE 108860

Row Type Adjustment 1.00%
SUB-TOTAL 108860

0 Interior Finish -80
 0 Ext Lvg Units 0
 0 Basement Finish 0
 Fireplace(s) 0
 Heating 2920
 Air Condition 2110
 Frame/Siding/Roof 1210
 Plumbing Fixt: 5 2475

Sub-TOTAL ONE UNIT 117495
Sub-TOTAL 0 UNITS 117495

Description	Value	Garages	Value
0 Integral	0		0
0 Att Garage	0		0
0 Att Carports	0		0
0 Bsmt Garage	0		0
Ext Features	0		0

Sub-TOTAL 117495
Quality Class/Grade C+

GRADE ADJUSTED VALUE 142170

(LCM: 115.00)

SPECIAL FEATURES

Description Value

06 :PRIVALL 6400

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
06 :PRIVALL	6400	D	DWELL	0.00		C+	1985	1995	AV	0.00	N	0.00	1296	142170	29	0	150	100	151400
		G01	ATTGAR	0.00	1	C+	1985	1985	AV	31.90	N	40.51	24x 54	52500	39	0	100	100	32000
		04	DETGAR	0.00	1	D	1985	1985	AV	21.51	N	24.74	24x 40	23750	78	0	100	100	5200
		06	SWL	0.00		C	2000	2000	AV	0.00	Y	0.00	0	8130	0	0	100	100	8100

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

Neigh 4 AV

TOTAL IMPROVEMENT VALUE

196700

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 08800A000003700
Parent Parcel Number
Property Address ALICATO RD
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 500 500-Agricultural(20-100) ac

SCHARF, MICHAEL W
OR TERI D SCHARF
21313 METOMPKIN VIEW LANE
PARKSLEY, VA 23421-3461
ALLICATO
85 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers from 08/17/2023 to 02/16/2001.

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

VALUATION RECORD

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

LNUS: LANDUSE PARCEL
Map#: 88 A 37
Memo: Comments
TY 2004 1 AC TO FAHLMAN, LISSA 200306798 09/25/2003
NC04: New Construction
04/28/04 -- Mr. Brown called this date about house that was placed on this property belonging to Lissa Fahlman along with the 1 ac. parcel that was broken out. House was removed and placed on her parcel. Abatement issued. TY2004. EDS

Supplemental Cards
TRUE TAX VALUE 446400

Supplemental Cards
TOTAL LAND VALUE 446400