

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	Porches SqFt	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										
CROPPER LN 028000300002400	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	0.00	05/25/2023 Q	59,000 Q	0	37300		0.63	
WATTS BAY RD 028000400000600	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	0.00	12/29/2023 Q	95,000 Q	0	84800		0.89	
028000600004700	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	1.260	10/25/2022 Q	48,000 Q	0	30600		0.64	
028000600005100	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	1.130	12/07/2022 Q	30,000 Q	0	29600		0.99	
028000600007400	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	1.970	02/28/2022 Q	85,000 Q	0	86900		1.02	
0280006000080A0	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	2.180	08/29/2022 Q	75,000 Q	0	66400		0.89	
0280006000080A0	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	2.180	01/13/2022 Q	72,000 Q	0	66400		0.92	
028000600008200	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	1.620	08/03/2022 Q	30,000 Q	0	35900		1.20	
028000600009000	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	1.250	11/15/2023 Q	37,000 Q	0	30500		0.82	
028000600009700	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	2.150	12/22/2023 Q	36,000 Q	0	33000		0.92	
028000600009700	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	2.150	05/31/2023 Q	25,000 Q	0	33000		1.32	
028000600009800	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	2.140	02/28/2022 Q	24,900 Q	0	33000		1.33	
028000700002800	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	1.050	02/28/2023 Q	46,500 Q	0	44800		0.96	
028000700006000	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	1.320	11/02/2022 Q	32,000 Q	0	30900		0.97	
028000700006600	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	1.190	06/07/2022 Q	62,000 Q	0	52100		0.84	

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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	Porches SqFt	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										
MAPLE RD 028C10500000300	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	0.340	08/26/2022 Q Q	33,500	0	16200		0.48	
MAPLE RD 028C10500000300	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	0.340	07/11/2022 Q Q	32,500	0	16200		0.50	
028C1A0000021G0	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	0.789	03/25/2022 Q Q	25,000	0	29800		1.19	
028C1A0000021H0	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	0.996	03/25/2022 Q Q	25,000	0	31400		1.26	
028C1A0000021I0	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	0.942	03/25/2022 Q Q	25,000	0	31200		1.25	
042000700000900	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0		07/26/2022 Q Q	35,000	0	31500		0.90	
CHANNEL RD 043000100001900	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	0.584	02/14/2022 Q Q	69,000	0	45000		0.65	
OVERLOOK RD 043000100002400	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	0.804	04/25/2022 Q Q	39,900	0	45000		1.13	
OVERLOOK RD 043000100002700	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	0.580	12/15/2023 Q Q	40,000	0	45000		1.13	
BAYVIEW LN 043000300000300	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	1.150	08/08/2023 Q Q	140,000	0	161800		1.16	
BAYVIEW LN 043000300000600	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0		04/14/2023 Q Q	179,000	0	161700		0.90	
BAYVIEW LN 043000300000800	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0		07/26/2023 Q Q	148,500	0	162400		1.09	
BAYVIEW LN 043000300001400	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0		05/19/2022 Q Q	60,000	0	55900		0.93	
OYSTER COVE LN 043000300002600 122934	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0		10/13/2023 Q Q	57,200	0	55900		0.98	
EAGLET LN 043000400000300	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0		09/29/2023 Q Q	45,000	0	48600		1.08	

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	Porches SqFt	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										
EAGLET LN 043000400001300	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	10/13/2022 Q	40,000 Q	0	48600		1.22		
SANDPIPER LN 043000400001800	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	03/23/2022 Q	53,000 Q	0	48600		0.92		
SANDPIPER LN 043000400001900	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	11/06/2023 Q	55,000 Q	0	48600		0.88		
WATTS BAY DRIVE 043000500000200	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	11/14/2022 Q	75,500 Q	0	88700		1.17		
WATTS BAY DR 043000500001000	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	03/03/2023 Q	115,000 Q	0	93200		0.81		
WATTS BAY DR 043000600001500	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	05/18/2023 Q	76,000 Q	0	87000		1.14		
BEARTOWN RD 055A00500002100	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	12/05/2022 Q	5,000 Q	0	7200		1.44		
LANKFORD HWY 055A0A000003000	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	05/31/2023 Q	4,000 Q	0	11800		2.95		
0560008000007D0	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	04/18/2022 3.845 Q	38,000 Q	0	45700		1.20		
MAPPSVILLE RD 056000800001500	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	02/18/2022 3.159 Q	40,000 Q	0	35800		0.90		
LANKFORD HWY 06900A000012600	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	05/03/2022 Q	110,000 Q	0	26000		0.24		
LEIGH RD 069C00200000700	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	01/09/2023 0.400 Q	19,000 Q	0	17800		0.94		
HOPELAND WAY 070000500001400	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	04/13/2022 Q	84,500 Q	0	80500		0.95		
HOPELAND WAY 070000500001500	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	08/15/2022 Q	82,500 Q	0	78500		0.95		
HOPELAND WAY 070000500001800	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	03/15/2023 Q	79,000 Q	0	75500		0.96		

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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	Porches SqFt	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										
HOPELAND WAY 070000500003500	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0	0.00	02/28/2023 Q	109,000 Q	0	83800		0.77	
070000600002000	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	0.940	0.00	03/22/2023 Q	20,000 Q	0	26600		1.33	
MITCHELL RD 0700011000004A0	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	2.000	0.00	03/11/2022 Q	39,550 Q	0	36500		0.92	
0700011000004C0	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	3.000	0.00	03/11/2022 Q	39,550 Q	0	41500		1.05	
BLOXOM RD 079001200000100	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0		0.00	09/28/2022 Q	20,000 Q	0	29400		1.47	
BLOXOM RD 079001300000300	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	1.720	0.00	01/04/2023 Q	30,000 Q	0	36100		1.20	
07900A0000049B3	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	1.550	0.00	12/21/2022 Q	17,500 Q	0	21600		1.23	
WHISPERWOOD DR 080000400000100	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	3.260	0.00	04/25/2022 Q	26,000 Q	0	42800		1.65	
GARGATHA LNDG 080000400002300	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	1.630	0.00	07/27/2023 Q	25,000 Q	0	35900		1.44	
GARGATHA LNDG 080000400002300	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	1.630	0.00	04/05/2023 Q	25,000 Q	0	35900		1.44	
MEADOW DR & WHISPERWOOD DR 080000400002900	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	1.150	0.00	07/25/2023 Q	25,500 Q	0	33300		1.31	
GARGATHA LNDG 080000400003200	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0	1.530	0.00	09/12/2022 Q	21,500 Q	0	35400		1.65	
GLENN DR 080A00100002800	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0		0.00	05/06/2022 Q	62,000 Q	0	53800		0.87	
080A00200000400	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0		0.00	10/31/2022 Q	135,000 Q	0	136300		1.01	
SEASIDE CIR 080A002000027A0	0.00		200		0	0	0	0	0	0	0	0	0	0	NONE	0		0.00	02/10/2023 Q	10,000 Q	0	37900		3.79	

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Sales to Certified Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU				--- Living Areas ---				Bsmt Baths				Fixt.	AC	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	T	O			S											
080A002000028B0	0.00		200		0	0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	10/26/2023	60,000	0	42500		0.71			
NORTH RD 080A002000031A0	0.00		200		0	0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	04/17/2023	50,000	0	38200		0.76			
FOX GROVE RD 088000700C00004	0.00		200		0	0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	02/24/2023	21,000	0	31700		1.51			
08800A0000011E0	0.00		200		0	0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	09/19/2022	30,000	0	34100		1.14			
ALICATO RD 088B00104000100	0.00		200		0	0	0	0	0	0	0	0	0	0	0	0	NONE	0	0	03/30/2022	25,000	0	5000		0.20			

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

Sales to Certified Ratio

Summary	SIZE ANALYSIS																				AGE ANALYSIS										Median Sale Price: 40000						TOTALS		
	<-----<						----->						<-----<						----->																				
	<1000 sf			1000 - 1999 sf			2000 - 3200 sf			over 3200 sf			over 90		60- 89 years		45 - 59 years		30 - 44 years		15 - 29 years		5 - 14 years		0 - 4 years(new)		Num	Med	COD										
Vacant	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
Improved	65	0.99	29.4	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	65	0.99	29.4
Quality Grade																																							
10 - 19	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
20 - 29	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
30 - 39	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
40 - 49	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
50 - 59	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
60 - 69	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
70 - 79	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
80 - 89	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
90 - 99	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
Condition																																							
V Poor	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
Poor	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
Below	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
Normal	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
Above	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
V Good	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
Excellent	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
House Types																																							
10 - 19	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
20 - 29	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
30 - 39	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
40 - 49	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
50 - 59	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
60 - 69	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
70 - 79	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
80 - 99	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
Other	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0
	Total	Sales	Median	Arith.	Weight	Geo.																																	
	Parcels	Parcels	Ratio	Mean	Mean	Mean																																	
Vacant	0	0																																					
Improved	1694	65	0.99	1.09	0.97	1.00	29.4	50.65	46.31	1.13	12.31																												
House Types																																							
10 - 19	0	0																																					
20 - 29	0	0																																					
30 - 39	0	0																																					
40 - 49	0	0																																					
50 - 59	0	0																																					
60 - 69	0	0																																					
70 - 79	0	0																																					
80 - 99	0	0																																					
Other	0	0																																					

Includes Less than 5 Sales

Includes Less than 5 Sales

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: 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

PARCEL NUMBER
028000400000600

Parent Parcel Number

Property Address
WATTS BAY RD

Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01

Area 001

District 2

OWNERSHIP

WICHELNS,DAVID A
OR KAREN M WICHELNS
75 HONEY LOCUST DR
TOMS RIVER, NJ 08755

WATTS BAY ESTATES SEC 1
LOT 6 3.771 AC

TRANSFER OF OWNERSHIP

Date		
12/29/2023	ODAY,WILLIAM H JR Bk/Pg: 2300, 04961	\$95000
05/30/2006	PHILIP W TATLER Bk/Pg: 2006, 03332	\$129000
07/22/2004	FRANK W BLAKE BY AIF Bk/Pg: 2004, 04860	\$60300
01/01/1900	Bk/Pg: 0610, 00454	\$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 41200	37800	37800	37800	37800	82000	84800
0	B 0	0	0	0	0	0	0
	T 41200	37800	37800	37800	37800	82000	84800

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning: 1 HOMESITE - PAVED ROAD

Legal Acres: 2 RESIDUAL LAND

0.0000

LAND DATA AND CALCULATIONS

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
VG	1.0000		1.00	31500.00	31500.00	31500 0	125%	70900
AV	2.7710		1.00	5000.00	5000.00	13900		13900

Map#: 28 4 6

Memo: Comments

2/26/07 - VACANT. AG

Supplemental Cards

TRUE TAX VALUE 84800

Supplemental Cards

TOTAL LAND VALUE 84800

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 028000600004700
Parent Parcel Number 02800A000000600
Property Address 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban

OWNERSHIP

SAVAGE,AARON T
OR ROCIO E SAVAGE
5451 WOODLAND DR
CHINCOTEAGUE, VA 23336-2110
OLDE MILL POINTE LOT 47
1.26 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transactions from 10/25/2022 to 09/19/2005.

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, and Value.

BE10: Board of Equalization 2010
4/12/10 BOE ORDER LOWERED LAND ASSESSMENT. ES
Map#: 28 6 47
PLAT: REFERENCE
INS 200901419 04/10/2009 OLDE MILL POINTE
SPLT: PARCEL SPLIT CHILD
TY 2010 PARCEL CREATED PER INS 200901419
04/10/2009 OLDE MILL POINTE

Supplemental Cards
TRUE TAX VALUE 30600

Supplemental Cards
TOTAL LAND VALUE 30600

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
028000300002400

Parent Parcel Number

Property Address
CROPPER LN

Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01

Area 001

District 2

OWNERSHIP

BRASS, SHEREE-LYNN
OR RUBEN DIAZ LAGUNAS
4307 HILLARY LN
CHINCOTEAGUE, VA 23336

ASHLYN
LOT 24 3.06 AC

TRANSFER OF OWNERSHIP

Date		
05/25/2023	FRAWLEY, DAVID Bk/Pg: 2300, 02066	\$59000
09/29/2020	MATTHEWS, NANCY S Bk/Pg: 2000, 03934	\$29000
01/09/2019	MATTHEWS, NANCY S Bk/Pg: 1900, 00101	\$29000
07/09/2018	SPENCE, TEDDY HENRY Bk/Pg: 2018, 02415	\$56000
06/09/2014	MATTHEWS, NANCY S TR & Bk/Pg: 2014, 02194	\$60000

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 35200	35200	35200	35200	35200	35200	37300
	B 0	0	0	0	0	0	0
	T 35200	35200	35200	35200	35200	35200	37300

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Unpaved

Neighborhood:

Zoning: 1 HOMESITE - UNPAVED ROAD

Legal Acres: 2 RESIDUAL LAND

0.0000

LAND DATA AND CALCULATIONS

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
AV	1.0000		1.00	27000.00	27000.00	27000		27000
AV	2.0600		1.00	5000.00	5000.00	10300		10300

APNC: 2003 APPEAL NO VALUE CHANGE

DE23: Deed Information 2023

230001582 DEED OF CORRECTION CORRECTING GRANTORS NAME.

Map#: 28 3 24

Memo: Comments

VACANT -3/2/07 AG

PLAT: REFERENCE

PB 89/74

Supplemental Cards

TRUE TAX VALUE 37300

Supplemental Cards

TOTAL LAND VALUE 37300

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 028000600005100
Parent Parcel Number 02800A000000600
Property Address 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

ETTINGER, PHILLIP P &
JAMES R STEVENS
2904 MAPLEWOOD PL
ALEXANDRIA, VA 22302
OLDE MILL POINTE LOT 51
1.13 AC

Table with columns: Date, Owner Name, and Value. Includes entries for 03/10/2023, 12/07/2022, 10/06/2021, 04/27/2021, and 04/23/2019.

RESIDENTIAL

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: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, and Value. Includes rows for Paved and Neighborhood.

BE10: Board of Equalization 2010
4/12/10 BOE ORDER LOWERED LAND ASSESSMENT. ES
Map#: 28 6 51
PLAT: REFERENCE
INS 200901419 04/10/2009 OLDE MILL POINTE
SPLT: PARCEL SPLIT CHILD
TY 2010 PARCEL CREATED PER INS 200901419
04/10/2009 OLDE MILL POINTE

Supplemental Cards
TRUE TAX VALUE 29600

Supplemental Cards
TOTAL LAND VALUE 29600

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 028000600007400
Parent Parcel Number 02800A000000600
Property Address 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

PLANT, CATHY LEE TR &
DONALD R CHANCE TR & JOANNE C CHANCE TR
37045 BLUE CRAB CIR
PAINTER, VA 23420
OLDE MILL POINTE LOT 74
1.97 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for 03/24/2022, 02/28/2022, 08/05/2011, 04/22/2011, and 09/19/2005.

RESIDENTIAL

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: Level
Public Utilities:

Street or Road: Paved
Neighborhood:

Zoning: 1 WATERFRONT, 2 RESIDUAL LAND
Legal Acres: 1.9700

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.

BE10: Board of Equalization 2010
4/12/10 BOE ORDER LOWERED LAND ASSESSMENT. ES
Map#: 28 6 74
Memo: Comments
CHANGED 08/05/2011 SALE TO UNQUALIFIED DUE TO OWNER FINANCING
PLAT: REFERENCE
INS 200901419 04/10/2009 OLDE MILL POINTE
SPLT: PARCEL SPLIT CHILD
TY 2010 PARCEL CREATED PER INS 200901419
04/10/2009 OLDE MILL POINTE

Supplemental Cards
TRUE TAX VALUE 86900

Supplemental Cards
TOTAL LAND VALUE 86900

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER
0280006000080A0

Parent Parcel Number
028000600D00000

Property Address

Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01

Area 001

District 2

WHITE, ERIC A
OR NATALIA RADION WHITE
3546 WILLOW ST
CHINCOTEAGUE, VA 23336

OLDE MILL POINTE
LOT 80A 2.18 AC

Date		
08/29/2022	HOLMES, ANTHONY C Bk/Pg: 2200, 04302	\$75000
01/13/2022	TRIPP, BRANDON M & Bk/Pg: 2200, 00202	\$72000
12/27/2019	OCEAN LAND TRUST LTD Bk/Pg: 1900, 04952	\$69000
04/23/2019	MF OLDE MILL LLC Bk/Pg: 1900, 01369	\$165000

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2019	01/01/2020	01/01/2020	01/01/2022	01/01/2024
Reason for Change	Parcel Split	Reval-2020	Parcel Split	Reval-2022	Reval-2024
VALUATION	L 8700	8700	65200	65200	66400
0	B 0	0	0	0	0
	T 8700	8700	65200	65200	66400

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning:
1 WATERVIEW

Legal Acres:
2 RESIDUAL LAND
2.1800

LAND DATA AND CALCULATIONS

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
F	1.0000		1.00	60500.00	60500.00	60500		60500
G	1.1800		1.00	5000.00	5000.00	5900		5900

Map#:
28 6 80A

PLAT: REFERENCE
1/18/2017

INST# 170000122

PS19: Parcel Split TY 2019
1/18/2017

Parcel renamed as lot 80A from lot D. Inactivated lot D and
created this parcel per INST# 170000122. SRJ

Supplemental Cards

TRUE TAX VALUE 66400

Supplemental Cards

TOTAL LAND VALUE 66400

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 028000600008200
Parent Parcel Number 02800A000000600
Property Address 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

WEBSTER,KARENA-KAZ M
OR GLENN A WEBSTER
6448 OLDE MILL LN
NEW CHURCH, VA 23415-0000
OLDE MILL POINTE LOT 82
1.62 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Description, Value. Rows include transfers from 08/03/2022 to 09/19/2005.

RESIDENTIAL

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.

BE10: Board of Equalization 2010
4/12/10 BOE ORDER LOWERED LAND ASSESSMENT. ES
Map#: 28 6 82
PLAT: REFERENCE
INS 200901419 04/10/2009 OLDE MILL POINTE
SPLT: PARCEL SPLIT CHILD
TY 2010 PARCEL CREATED PER INS 200901419
04/10/2009 OLDE MILL POINTE

Supplemental Cards
TRUE TAX VALUE 35900

Supplemental Cards
TOTAL LAND VALUE 35900

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 028000600009000
Parent Parcel Number 02800A000000600
Property Address 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

JENNINGS,DAVID E
OR SUSAN L JENNINGS
1404 PRIDE TREE CIR
SEVERN, MD 21144
OLDE MILL POINTE LOT 90
1.25 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transfer Details, Value. Includes entries for 11/15/2023, 05/28/2020, 04/23/2019, 04/22/2011, and 09/19/2005.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (Reval-2012 to Reval-2024). Shows valuation changes over time.

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. Includes zoning and legal acres information.

BE10: Board of Equalization 2010
4/12/10 BOE ORDER LOWERED LAND ASSESSMENT. ES
Map#: 28 6 90
PLAT: REFERENCE
INS 200901419 04/10/2009 OLDE MILL POINTE
SPLT: PARCEL SPLIT CHILD
TY 2010 PARCEL CREATED PER INS 200901419
04/10/2009 OLDE MILL POINTE

Supplemental Cards
TRUE TAX VALUE 30500

Supplemental Cards
TOTAL LAND VALUE 30500

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 028000600009700
Parent Parcel Number 02800A000000600
Property Address 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

OWNERSHIP

PETTY, EDWARD G
9716 KISCONKO RD
FORT WASHINGTON, MD 20744
OLDE MILL POINTE LOT 97
2.15 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Book/Page, Value. Includes entries for COGAN, JEFFREY, LAROSA, MICHAEL T, MF OLDE MILL LLC, SHORELAND/PARKER LLC.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation for years 2012 through 2024. Includes rows for L, B, and T categories.

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. Includes rows for Paved and Neighborhood.

BE10: Board of Equalization 2010
4/12/10 BOE ORDER LOWERED LAND ASSESSMENT. ES
Map#: 28 6 97
PLAT: REFERENCE
INS 200901419 04/10/2009 OLDE MILL POINTE
SPLT: PARCEL SPLIT CHILD
TY 2010 PARCEL CREATED PER INS 200901419
04/10/2009 OLDE MILL POINTE

Supplemental Cards
TRUE TAX VALUE 33000

Supplemental Cards
TOTAL LAND VALUE 33000

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 028000600009800
Parent Parcel Number 02800A000000600
Property Address OLDE MILL POINTE LOT 98 2.14 AC
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban

YOUNGBLOOD,JAMES
OR LUCINDA BROWN-YOUNGBLOOD
9008 MORRISSETT CT
CLINTON, MD 20735
OLDE MILL POINTE LOT 98
2.14 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Value. Rows include transactions from 02/28/2022 to 09/19/2005.

RESIDENTIAL

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.

BE10: Board of Equalization 2010
4/12/10 BOE ORDER LOWERED LAND ASSESSMENT. ES
Map#: 28 6 98
PLAT: REFERENCE
INS 200901419 04/10/2009 OLDE MILL POINTE
SPLT: PARCEL SPLIT PARENT OR CHILD
TY 2010 PARCEL CREATED PER INS 200901419
04/10/2009 OLDE MILL POINTE

Supplemental Cards
TRUE TAX VALUE 33000

Supplemental Cards
TOTAL LAND VALUE 33000

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 028000700002800
Parent Parcel Number 02800A000000600
Property Address 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

LURING,KEVIN J
OR MARSHA N LURING
100 CARRAIGE HILL LN
YORK, PA 17406
OLDE MILL POINTE
PHASE 2 LOT 28 1.05 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor/Property, Value. Rows include dates from 02/28/2023 to 04/22/2011 and values from \$46500 to \$165000.

RESIDENTIAL

VALUATION RECORD

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

BE18: Board of Equalization 2018
Changed land value of homesite land to 44,000 to put in line with 28-7-31. SRJ
BE20: Board of Equalization 2020
6/26/20 - REDUCED LAND TO 41000
DE19: Deed Information 2019
IN#190003672 MULTI PARCEL 28-7-29
Map#: 28 7 28
PLAT: REFERENCE
INS 201304430 10/17/2013
PS14: Parcel Split TY 2014
TY 2014 INS 201304430 10/17/2013

Supplemental Cards
TRUE TAX VALUE 44800

Supplemental Cards
TOTAL LAND VALUE 44800

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 028000700006000
Parent Parcel Number 02800A000000600
Property Address 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

SANDY PAUSE LLC
5533 AMRIEN CIRCLE DR
CHINCOTEAGUE ISLAND, VA 23336-3520
OLDE MILL POINTE
PHASE 2 LOT 60 1.32 AC

Table with columns: Date, Owner Name, and Value. Includes entries for 11/02/2022, 04/10/2014, and 04/22/2011.

RESIDENTIAL

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:

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, and Value.

Map#: 28 7 60
PLAT: REFERENCE
INS 201304430 10/17/2013
PS14: Parcel Split TY 2014
TY 2014 INS 201304430 10/17/2013

Supplemental Cards
TRUE TAX VALUE 30900

Supplemental Cards
TOTAL LAND VALUE 30900

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 028000700006600
Parent Parcel Number 02800A000000600
Property Address 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

CARPENTER, CLAIRE
2185 EVANS ST
RAHWAY, NJ 07065
OLDE MILL POINTE
PHASE 2 LOT 66 1.19 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers to HOFFNAGLE, KEITH, NICHOLS, GARY L, and SHORELAND/PARKER LLC.

RESIDENTIAL

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:

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. Includes rows for Land Type and Zoning.

Map#: 28 7 66
PLAT: REFERENCE
INS 201304430 10/17/2013
PS14: Parcel Split TY 2014
TY 2014 INS 201304430 10/17/2013

Supplemental Cards
TRUE TAX VALUE 52100

Supplemental Cards
TOTAL LAND VALUE 52100

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 028C10500000300
Parent Parcel Number
Property Address MAPLE RD
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban

TAYLOR, KAREN GWEN
OR TIMOTHY WAYNE DAISEY
33320 MAPLE LN
WALLOPS ISLAND, VA 23337-2241
GILLESPIE LOT 3

Table with columns: Date, Name, Amount. Rows include transfers to STEWART, SANDRA JANE, MARDIS, MICHELLE, MARGARET SUE KILIANSKI, and Bk/Pg: 2005, 02583.

RESIDENTIAL

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 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. Includes zoning information.

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
028C1A000021G0

Parent Parcel Number
028C1A00002100

Property Address
Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

OWNERSHIP

FREEDOM PLUMBING HEATING AND AIR LLC
33312 HOLLY LN
WALLOPS ISLAND, VA 23337-2288

LOT 21G
.789 AC

TRANSFER OF OWNERSHIP

Date		
03/25/2022	TULLOUS, TODD B SR Bk/Pg: 2200, 01621	\$25000
02/01/2007	TODD B TULLOUS SR ETUX Bk/Pg: 2007, 00583	\$0
09/29/2004	GENE WAYNE TAYLOR Bk/Pg: 2004, 06767	\$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 29800	29800	29800	29800	29800	29800	29800
0	B 0	0	0	0	0	0	0
	T 29800	29800	29800	29800	29800	29800	29800

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning:
Legal Acres:
0.7890

LAND DATA AND CALCULATIONS

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
Land Type								
1 HOMESITE - PAVED ROAD	0.7890		1.20	31500.00	37800.00	29800		29800

Map#:
28C1 A 21G
SPLT: PARCEL SPLIT CHILD
TY 2007 PARCEL CREATED PER PB 2006/170

Supplemental Cards
TRUE TAX VALUE 29800

Supplemental Cards
TOTAL LAND VALUE 29800

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
028C1A000021H0

Parent Parcel Number
028C1A00002100

Property Address
Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

OWNERSHIP

FREEDOM PLUMBING HEATING AND AIR LLC
33312 HOLLY LN
WALLOPS ISLAND, VA 23337-2288

LOT 21H
.996 AC

TRANSFER OF OWNERSHIP

Date		
03/25/2022	TULLOUS, AMY B Bk/Pg: 2200, 01622	\$25000
02/01/2007	TODD B TULLOUS SR ET UX Bk/Pg: 2007, 00584	\$0
09/29/2004	GENE WAYNE TAYLOR Bk/Pg: 2004, 06767	\$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 31400	31400	31400	31400	31400	31400	31400
0	B 0	0	0	0	0	0	0
	T 31400	31400	31400	31400	31400	31400	31400

Site Description

Topography:

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning:
Legal Acres:
0.9960

LAND DATA AND CALCULATIONS

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
Land Type								
1 HOMESITE - PAVED ROAD	0.9960		1.00	31500.00	31500.00	31400		31400

Map#:
28C1 A 21H
SPLIT: PARCEL SPLIT CHILD
TY 2007 PARCEL CREATED PER PB 2006/170

Supplemental Cards
TRUE TAX VALUE 31400

Supplemental Cards
TOTAL LAND VALUE 31400

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 028C1A0000021I0
Parent Parcel Number 028C1A000002100
Property Address 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

FREEDOM PLUMBING HEATING AND AIR LLC
33312 HOLLY LN
WALLOPS ISLAND, VA 23337-2288
LOT 21I
.942 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor/Recipient, Amount. Includes entries for 03/25/2022, 03/30/2010, 02/01/2007, and 09/29/2004.

RESIDENTIAL

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:
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. Includes zoning information.

Map#: 28C1 A 21I
SPLT: PARCEL SPLIT CHILD
TY 2007 PARCEL CREATED PER PB 2006/170

Supplemental Cards
TRUE TAX VALUE 31200

Supplemental Cards
TOTAL LAND VALUE 31200

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 042000700000900
Parent Parcel Number
Property Address
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

OWNERSHIP

ALBERT, WILLIAM KARL
OR MARY ANN PREGNOR
PO BOX 367
ATLANTIC, VA 23303-0000
REVELL LOT 9 9A
1 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for 07/26/2022, 11/10/2020, 09/07/2004, and 01/01/1900.

RESIDENTIAL

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: Level
Public Utilities:

Street or Road: Paved

Neighborhood:

Zoning: 1 HOMESITE - PAVED ROAD

Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

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

Map#: 42 7 9
VACANT
NC24: New Construction TY2024
CHAMPION MFH TO BE PICKED UP AS RE FOR TY24 PER AFA INS#
230003799 9/28/23

Supplemental Cards
TRUE TAX VALUE 31500

Supplemental Cards
TOTAL LAND VALUE 31500

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
042A2A0000072A0

Parent Parcel Number

Property Address
32438 WISHART'S PT RD

Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01

Area 001

District 2

OWNERSHIP

JOHNSON, BRENOLDER
730 OAK MILL LN
NEWPORT NEWS, VA 23602

WISHART LOT DIXIE
.441 AC

TRANSFER OF OWNERSHIP

Date		
06/06/2023	WILSON/PEREZ HOLDINGS LLC	\$18500
	Bk/Pg: 2300, 02202	
12/06/2018	ELLIOTT, JAMES W SPEC COMM	\$6200
	Bk/Pg: 2018, 04471	
01/01/1900		\$0
	Bk/Pg: 67, 203	

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2014	01/01/2015	01/01/2016	01/01/2018	01/01/2020	01/01/2022	01/01/2024
Reason for Change	Demolition	Demolition	Reval-2016	Reval-2018	Reval-2020	Reval-2022	Reval-2024
VALUATION	L 22100	22100	22100	22100	22100	22100	22100
	B 4000	0	0	0	0	0	0
	T 26100	22100	22100	22100	22100	22100	22100

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning:
Legal Acres:
0.0000

LAND DATA AND CALCULATIONS

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
F	0.4410		1.59	31500.00	50085.00	22100		22100

Land Type
1 HOMESITE - PAVED ROAD

DEMO: DEMOLITION/REMOVAL

TY 2011 12/06/2010 Permit Inspection. Demolition not done yet. DHE House still here but in very poor condition, no value.

JJP 03/11/2014, 08/05/2014 Still there JJP, Burned No Value but still some structure left. JJP 01/23/2015

Map#: 42A2 A 72A

OB'S NV

Memo: Comments

C/O ADDED 10/05/2018 PER LETTER FROM JAMES W ELLIOTT.

DB

NC16: New Construction

JJP 03/24/2016

SI24: Sales Inspection TY 2024

11/8/2023

No changes. SRJ

VS12: Site Visit TY 2012

10/15/2010 TY 2012 No Changes DHE

Supplemental Cards

TRUE TAX VALUE 22100

Supplemental Cards

TOTAL LAND VALUE 22100

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.0
 Finished Area: 672
 Attic: None
 Basement: None

ROOFING

Material: Other
 Type: Gable
 Framing: Std for class
 Pitch: Medium 5/12-8/12

FLOORING

Sub and joists 1.0
 Carpet 1.0

EXTERIOR COVER

Vinyl siding 1.0

INTERIOR FINISH

Sheetrock 1.0

ACCOMMODATIONS

Finished Rooms 5
 Bedrooms 3

HEATING AND AIR CONDITIONING

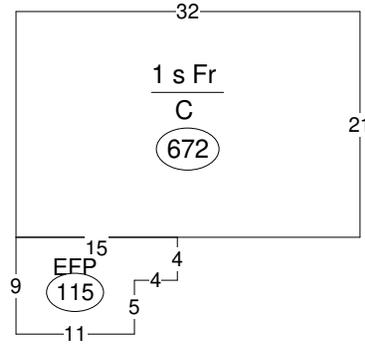
Primary Heat: Space heater
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

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

REMODELING AND MODERNIZATION

Amount Date



(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
		D	DWELL	0.00		D-	1965	1970	VP	0.00	N	0.00	672	60940	0	NV	0	100	0

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

ML 04/17/2007

Neigh 4 AV

TOTAL IMPROVEMENT VALUE

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER
043000100001900
Parent Parcel Number

Property Address
CHANNEL RD

Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
200 200-Single Family- Suburban

REPP, MICHAEL D
OR STEPHANIE R REPP
350 KNOXLYN ORRTANNA RD
GETTYSBURG, PA 17325

WISHART'S POINT SECTION I
LOT 19 .584 AC

Date		
02/14/2022	BROTHERS, GEORGE B Bk/Pg: 2200, 00803	\$69000
01/01/1900	Bk/Pg: 0646, 00076	\$0

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2014	01/01/2016	01/01/2018	01/01/2018	01/01/2020	01/01/2022	01/01/2024
Reason for Change	Reval 2014	Reval-2016	Reval-2018	BOE Change	Reval-2020	Reval-2022	Reval-2024
VALUATION	L 90800	90800	60500	45000	45000	45000	45000
0	B 0	0	0	0	0	0	0
	T 90800	90800	60500	45000	45000	45000	45000

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning: 1 WATERVIEW
Legal Acres: 0.5840

LAND DATA AND CALCULATIONS

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
	1 WATERVIEW			60500.00	60500.00	60500 0	-15500	45000

APNC: 2003 APPEAL NO VALUE CHANGE
ASCG: ASSESSOR'S CHANGE:
4/13/10 - LAND VALUE MADE CONSISTENT WITH BOE
CHANGES TO LOTS 18 & 39.
BE08: Board of Equalization 2008
UPHELD 11/19/08
BE18: Board of Equalization 2018
Land value changed to be consistent with lot 21. SRJ
Map#: 43 1 19
Memo: Comments
12/10/2019 REMOVED EMILY H BROTHERS FROM OWNERSHIP PER COPY OF
DEATH CERTIFICATE AND DB 646/76 TBE/ROS. DB

Supplemental Cards
TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE 45000

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
043000100002400

Parent Parcel Number

Property Address
OVERLOOK RD

Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01

Area 001

District 2

OWNERSHIP

MCQUAIDE, MARTIN W &
ELIZABETH F PARSONS
52 MEADOWVIEW CT
MAGNOLIA, DE 19962

WISHART'S POINT SECTION I
LOT 24 .804 AC

TRANSFER OF OWNERSHIP

Date		
04/25/2022	HENRY, RICHARD C Bk/Pg: 2200, 02164	\$39900
08/28/2003	EMMETT G TAYLOR JR TE Bk/Pg: 2003, 06088	\$28500
01/01/1900	Bk/Pg: 832, 156	\$0

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2014	01/01/2016	01/01/2018	01/01/2018	01/01/2020	01/01/2022	01/01/2024
Reason for Change	Reval 2014	Reval-2016	Reval-2018	BOE Change	Reval-2020	Reval-2022	Reval-2024
VALUATION	L 90800	90800	60500	45000	45000	45000	45000
0	B 0	0	0	0	0	0	0
	T 90800	90800	60500	45000	45000	45000	45000

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning:
1 WATERVIEW

Legal Acres:
0.8040

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor				Influence	Value
Soil ID	Acreage		-or-	Base	Adjusted	Extended	Factor	
-or-	-or-	Effective	Depth Factor	Rate	Rate	Value		
Actual	Effective	Depth	-or-					
Frontage	Frontage	Effective	Square Feet					
				60500.00	60500.00			45000
						60500 0	-15500	

ASCG: ASSESSOR'S CHANGE:
4/13/10 - LAND VALUE MADE CONSISTENT WITH BOE
CHANGES TO LOTS 18 & 39.
BE18: Board of Equalization 2018
Land value changed to be consistent with lot 21. SRJ
Map#: 43 1 24

Supplemental Cards
TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE 45000

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
043000100002700

Parent Parcel Number

Property Address
OVERLOOK RD

Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

OWNERSHIP

KELLY, HOWARD JR
OR AMY KELLY
PO BOX 82
SAXIS, VA 23427

WISHART'S POINT SECTION I
LOT 27 .580 AC

TRANSFER OF OWNERSHIP

Date		
12/15/2023	JONES, DONALD RICHARD TR & Bk/Pg: 2300, 04816	\$40000
06/27/2022	JONES, DONALD R Bk/Pg: 2200, 03143	\$0
01/01/1900	Bk/Pg: 808, 524	\$0

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2014	01/01/2016	01/01/2018	01/01/2018	01/01/2020	01/01/2022	01/01/2024
Reason for Change	Reval 2014	Reval-2016	Reval-2018	BOE Change	Reval-2020	Reval-2022	Reval-2024
VALUATION	L 90800	90800	60500	45000	45000	45000	45000
0	B 0	0	0	0	0	0	0
	T 90800	90800	60500	45000	45000	45000	45000

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning:
1 WATERVIEW

Legal Acres:
0.5800

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor				Influence	
Soil ID	Acreage		-or-	Base	Adjusted	Extended	Factor	Value
-or-	-or-	Effective	Depth Factor	Rate	Rate	Value		
Actual	Effective	Depth	-or-					
Frontage	Frontage	Depth	Square Feet					
				60500.00	60500.00	60500 0	-15500	45000

ASCG: ASSESSOR'S CHANGE:
4/13/10 - LAND VALUE MADE CONSISTENT WITH BOE
CHANGES TO LOTS 18 & 39.
BE18: Board of Equalization 2018
Land value changed to be consistent with lot 21. SRJ
Map#: 43 1 27

Supplemental Cards
TRUE TAX VALUE 45000

Supplemental Cards
TOTAL LAND VALUE 45000

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
043000300000600

Parent Parcel Number

Property Address
BAYVIEW LN

Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01

Area 001

District 2

OWNERSHIP

BIELECKI,BRIAN
OR ANDREA BIELECKI
105 QUARTZ RIDGE RD
HANOVER, PA 17331

NOCKS LANDING PHASE I
LOT 6 1.14 AC

TRANSFER OF OWNERSHIP

Date		
04/14/2023	COLE, THOMAS S Bk/Pg: 2300, 01491	\$179000
10/17/2005	DUANE A MADDY ET UX Bk/Pg: 2005, 06853	\$250000
09/17/2004	EAGLES SOUND ESTATES LLC Bk/Pg: 2004, 06498	\$85000
02/07/2003	ESTES, DOUGLAS R JR ETALS Bk/Pg: 2003, 00949	\$665000
02/04/2003	ESTES, DOUGLAS R JR ETALS Bk/Pg: 2003, 00849	\$36700

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 181400	181400	181400	181400	181400	129400	161700
0	B 0	0	0	0	0	0	0
	T 181400	181400	181400	181400	181400	129400	161700

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning:
1 WATERFRONT
2 RESIDUAL LAND

Legal Acres:
0.0000

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor				Influence	
Soil ID	Acreage		-or-	Base	Adjusted	Extended	Factor	Value
-or-	-or-		Depth Factor	Rate	Rate	Value		
Actual	Effective	Effective	-or-					
Frontage	Frontage	Depth	Square Feet					
G	1.0000		1.00	160000.00	160000.00	160000		160000
VG	0.1400		2.46	5000.00	12300.00	1700		1700

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER
043000300000300
Parent Parcel Number
Property Address
BAYVIEW LN
Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class
200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

RUBLE,STACY LEE
OR ISORA MARIA RUBLE
3564 ASHLAND DR
DAVIDSONVILLE, MD 21035
NOCKS LANDING PHASE I
LOT 3 1.15 AC

Date		
08/08/2023	PARASKEWICH,ROBERT A Bk/Pg: 2300, 03090	\$140000
02/28/2005	EAGLES SOUND ESTATES LLC Bk/Pg: 2005, 01179	\$205000
11/04/2004	JAE IK SHIM ET UX Bk/Pg: 2004, 07537	\$0
10/06/2003	EAGLES SOUND ESTATES LLC Bk/Pg: 2003, 07016	\$150000
02/07/2003	ESTES,DOUGLAS R JR ETALS Bk/Pg: 2003, 00949	\$665000

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 181400	181400	181400	181400	181400	129400	161800
0	B 0	0	0	0	0	0	0
	T 181400	181400	181400	181400	181400	129400	161800

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 WATERFRONT	G 1.0000		1.00	160000.00	160000.00	160000		160000
Legal Acres: 1.1500	2 RESIDUAL LAND	0.1500		2.40	5000.00	12000.00	1800		1800

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
043000300000800

Parent Parcel Number

Property Address
BAYVIEW LN

Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01

Area 001

District 2

OWNERSHIP

JUSTICE, SANDRA R
27376 WHITES NECK RD
PARKSLEY, VA 23421-3057

NOCKS LANDING PHASE I
LOT 8 1.23 AC

TRANSFER OF OWNERSHIP

Date		
07/26/2023	SHIRA, TERRY L Bk/Pg: 2300, 02914	\$148500
02/18/2005	WILLIAM B WANEX ET UX Bk/Pg: 2005, 01028	\$225000
08/15/2003	EAGLES SOUND ESTATES LLC Bk/Pg: 2003, 05710	\$115000
02/07/2003	ESTES, DOUGLAS R JR ETALS Bk/Pg: 2003, 00949	\$665000
02/04/2003	ESTES, DOUGLAS R JR ETALS Bk/Pg: 2003, 00849	\$36700

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 181900	181900	181900	181900	181900	129900	162400
0	B 0	0	0	0	0	0	0
	T 181900	181900	181900	181900	181900	129900	162400

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning:
Legal Acres:
0.0000

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	Depth	Square Feet						
1 WATERFRONT	G	1.0000	1.00	160000.00	160000.00	160000		160000	
2 RESIDUAL LAND	VG	0.2300	2.08	5000.00	10400.00	2400		2400	

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
043000300001400

Parent Parcel Number

Property Address
BAYVIEW LN

Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01

Area 001

District 2

OWNERSHIP

BROWN, MARIAN
935 PARKWAY
SOUTHOLD, NY 11971

NOCKS LANDING PHASE I
LOT 14 .69 AC

TRANSFER OF OWNERSHIP

Date		
05/19/2022	RAINER, CHRISTOPHER D Bk/Pg: 2200, 02589	\$60000
08/26/2021	WILLIAMS, ANNETTE Bk/Pg: 2100, 04428	\$30000
08/09/2021	WILLIAMS, RON Bk/Pg: 2100, 04086	\$0
06/19/2009	MONTGOMERY, JEFFREY D Bk/Pg: 2009, 02624	\$60000
06/01/2004	EAGLES SOUND ESTATES LLC Bk/Pg: 2004, 03668	\$45000

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 62400	55900	55900	55900	55900	55900	55900
0	B 0	0	0	0	0	0	0
	T 62400	55900	55900	55900	55900	55900	55900

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning:
1 WATERVIEW

Legal Acres:
0.0000

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						
Land Type									
	F	0.6900	1.34	60500.00	81070.00	55900		55900	

Supplemental Cards

TRUE TAX VALUE 55900

Supplemental Cards

TOTAL LAND VALUE 55900

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 043000400000300
Parent Parcel Number
Property Address EAGLET LN
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

OWNERSHIP

SCHWARZKOPF,ROBERT M
OR NORMA J SCHWARZKOPF
103 DREXEL CT
REHOBOTH BEACH, DE 19971
NOCKS LANDING PHASE II
LOT 3 .69 AC

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

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for BOWSER, ROY L (\$45000), LAND HOLDING LLC (\$25000), WFF LLC SUB TR (\$64870), EAGLES SOUND ESTATES LLC (\$37600), and ESTES, DOUGLAS R JR ETALS (\$665000).

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation for years 2012, 2014, 2016, 2018, 2020, 2022, and 2024. Shows values ranging from 0 to 48600.

Site Description

Topography: Level
Public Utilities:

Street or Road: Paved
Neighborhood:
Zoning: 1 HOMESITE - PAVED ROAD
Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, and Value. Includes values for 0.6900 acreage and 48600 value.

ADDR: Address Changed
02/24/2016 CALL FROM LAURA HOWARD TO ADD #C/O AND CHANGE ADDRESS. LT.
BE08: Board of Equalization 2008
10/29/08 REDUCED LAND ASSESSMENT PER BOE ORDER. ES
Map#: 43 4 3
PLAT: REFERENCE
PB 90/172

Supplemental Cards
TRUE TAX VALUE 48600

Supplemental Cards
TOTAL LAND VALUE 48600

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 043000400001300
Parent Parcel Number
Property Address EAGLET LN
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

STERLING HOMES CUSTOM BUILDERS INC
PO BOX 74
PRESTON, MD 21655
NOCKS LANDING PHASE II
LOT 13 .69 AC

Table with columns: Date, Owner Name, and Value. Includes entries for 10/13/2022, 02/13/2006, 06/02/2004, 02/07/2003, and 02/04/2003.

RESIDENTIAL

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

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 122934

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

PARCEL NUMBER
043000300002600
Parent Parcel Number

Property Address
OYSTER COVE LN

Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

MCCLURE,DONALD R
OR KATHY G MCCLURE
114 EAST WOOD ST
MCCONNELLSBURG, PA 17233

NOCKS LANDING PHASE I
LOT 26 .69 AC

TRANSFER OF OWNERSHIP

Date		
10/13/2023	THORNTON,RICHARD E Bk/Pg: 2300, 04010	\$57200
06/15/2005	EAGLES SOUND ESTATES LLC Bk/Pg: 2005, 03565	\$120000
02/07/2003	ESTES,DOUGLAS R JR ETALS Bk/Pg: 2003, 00949	\$665000
02/04/2003	ESTES,DOUGLAS R JR ETALS Bk/Pg: 2003, 00849	\$36700
01/01/1900	Bk/Pg: 0618, 00605	\$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 62400	55900	55900	55900	55900	55900	55900
0	B 0	0	0	0	0	0	0
	T 62400	55900	55900	55900	55900	55900	55900

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning:
1 WATERVIEW

Legal Acres:
0.0000

LAND DATA AND CALCULATIONS

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
	F 0.6900		1.34	60500.00	81070.00	55900		55900

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 043000400001800
Parent Parcel Number
Property Address SANDPIPER LN
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

ALHAMAD, MAHMOUD & SHADI HASAN
209 BARBARY COAST DR
BERLIN, MD 21811-2691
NOCKS LANDING PHASE II
LOT 18 .69 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for 03/23/2022, 08/30/2021, 07/08/2005, 05/19/2004, and 02/07/2003.

RESIDENTIAL

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

Map#: 43 4 18

Supplemental Cards
TRUE TAX VALUE 48600

Supplemental Cards
TOTAL LAND VALUE 48600

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER
043000400001900
Parent Parcel Number

Property Address
SANDPIPER LN
Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class
200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

BACSA,JOSEPH S
OR JEANNINE E BACSA
16 GRIST MILL LN
FRANKLIN PARK, NJ 08823
NOCKS LANDING PHASE II
LOT 19 .69 AC

Date		
11/06/2023	KLECKNER,LEE PAUL & Bk/Pg: 2300, 04309	\$55000
02/24/2017	MOESLE,MICHAEL O Bk/Pg: 2017, 00665	\$12000
03/03/2004	EAGLES SOUND ESTATES LLC Bk/Pg: 2004, 01431	\$32900
02/07/2003	ESTES,DOUGLAS R JR ETALS Bk/Pg: 2003, 00949	\$665000
02/04/2003	ESTES,DOUGLAS R JR ETALS Bk/Pg: 2003, 00849	\$36700

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 29100	29100	29100	29100	29100	29100	48600
0	B 0	0	0	0	0	0	0
	T 29100	29100	29100	29100	29100	29100	48600

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
Neighborhood: Zoning: Legal Acres: 0.0000	1 HOMESITE - PAVED ROAD	AV 0.6900		1.34	31500.00	42210.00	29100 6	67%	48600

Map#: 43 4 19
PLAT: REFERENCE
PB 90/172

Supplemental Cards
TRUE TAX VALUE 48600

Supplemental Cards
TOTAL LAND VALUE 48600

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 043000500000200
Parent Parcel Number
Property Address WATTS BAY DRIVE
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

FOWLER, BRIAN
OR SUSAN FOWLER
107 S LEE ST
FALLS CHURCH, VA 22046-0000
WATTS BAY ESTATES SEC 2
3.61 AC LOT 2

Table with columns: Date, Owner Name, and Value. Includes entries for 11/14/2022, 02/12/2013, 07/26/2010, 06/24/2004, and 01/01/1900.

RESIDENTIAL

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: 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, and Value.

APNC: 2003 APPEAL NO VALUE CHANGE
DE13: Deed Information 2013
INS 201300023 01/22/2013 WILL OF WILLIAM M NEWSOM
JR
Map#: 43 5 2

Supplemental Cards
TRUE TAX VALUE 88700

Supplemental Cards
TOTAL LAND VALUE 88700

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER
043000500001000
Parent Parcel Number

Property Address
WATTS BAY DR

Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
200 200-Single Family- Suburban

ESPOSITO, ANTHONY D ETUX 1/2
ANTHONY ESPOSITO JR ETUX 1/2
99 FALLS RD
MILTON, DE 19968

WATTS BAY ESTATES SEC 2
4.51 AC LOT 10

TRANSFER OF OWNERSHIP

Date		
03/03/2023	LONERGAN, JOHN J ETUX Bk/Pg: 2300, 00816	\$115000
01/01/1900	Bk/Pg: 793, 492	\$0

RESIDENTIAL

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 44800	42000	42000	42000	42000	89600	93200
0	B 0	0	0	0	0	0	0
	T 44800	42000	42000	42000	42000	89600	93200

Site Description

Topography:
Level
Public Utilities:

Street or Road:
Paved
Neighborhood:

Zoning:
Legal Acres:
0.0000

Land Type	Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
	Soil ID	Acreage		-or- Depth Factor					
	-or- Actual	-or- Effective	Effective	-or- Square Feet	Rate	Rate	Value	Factor	
1 HOMESITE - PAVED ROAD	G	1.0000		1.00	31500.00	31500.00	31500	140%	75600
2 RESIDUAL LAND	AV	3.5100		1.00	5000.00	5000.00	17600		17600

LAND DATA AND CALCULATIONS

Map#: 43 5 10
LOT SOLD 1999 - \$25,000.

Supplemental Cards
TRUE TAX VALUE 93200

Supplemental Cards
TOTAL LAND VALUE 93200

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 043000600001500
Parent Parcel Number
Property Address WATTS BAY DR
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban

WHEALTON,DANIEL R
OR RENEE A WHEALTON
2206 ORCHARD DR
POCOMOKE CITY, MD 21851-2836
WATTS BAY ESTATES SEC III
LOT 15 3.277 AC

Table with columns: Date, Name, Amount. Rows include transfers to YOUNG, TERRY L and FRANK W BLAKE.

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (Reval-2012 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, Value.

Map#: 43 6 15
PLAT: REFERENCE
PB 99/130

Supplemental Cards
TRUE TAX VALUE 87000

Supplemental Cards
TOTAL LAND VALUE 87000

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 055A00500002100
Parent Parcel Number
Property Address BEARTOWN RD
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban

LEBO, JOHN
16819 WEST HUDSON POND RD
LINCOLN, DE 19960
UNIONTOWN LOTS 21 & 40
.22 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Rows: 12/05/2022 TESSIER, TAMMY \$5000; 01/01/1900 \$0

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

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.

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

TRANSFER OF OWNERSHIP

PARCEL NUMBER
055A0A000003000
Parent Parcel Number

EASTERN SHORE MERMAID LLC
21362 LEPLEY LN
ONANCOCK, VA 23417-4130
CROPPER LOT
100 X 150 1/3AC

Date		
05/31/2023	WILLIAMS, VERNON	\$4000
	Bk/Pg: 2300, 02133	

Property Address
LANKFORD HWY
Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class
200 200-Single Family- Suburban

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

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	11800	11800	11800	11800	11800	11800	11800
	B	0	0	0	0	0	0	0
	T	11800	11800	11800	11800	11800	11800	11800

Site Description

Topography:

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning:

Legal Acres:
0.0000

Land Type	Rating	Measured	Table	Prod. Factor						
	Soil ID	Acreage		-or-						
	-or-	-or-		Depth Factor						
	Actual	Effective	Effective	-or-	Base	Adjusted	Extended	Influence		Value
	Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor		
1 HOMESITE - PAVED ROAD	F	0.3300		1.79	20000.00	35800.00	11800			11800

LAND DATA AND CALCULATIONS

Supplemental Cards

TRUE TAX VALUE 11800

Supplemental Cards
TOTAL LAND VALUE

11800

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 0560008000007D0
Parent Parcel Number
Property Address
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 2

TOLBERT, MICHAEL T II
OR ALLISON B TOLBERT
31049 MAPPSVILLE RD
HALLWOOD, VA 23359
SEASIDE ACRES LOT 7D
3.8454 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers to BRINKMAN, STEPHEN R and RAYMOND LEONARD KLEIN JR.

RESIDENTIAL

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:

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, and Value.

Map#: 56 8 7D
SPLT: PARCEL SPLIT CHILD
TY 2008 PER PB 2007/139 PARCELS 7A, 7B, 7C VACTED TO FORM PARCEL 7D 3.8454 AC

Supplemental Cards
TRUE TAX VALUE 45700

Supplemental Cards
TOTAL LAND VALUE 45700

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
056000800001500

Parent Parcel Number

Property Address
MAPPSVILLE RD

Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 2

OWNERSHIP

WARD,MARK A JR
31031 MAPPSVILLE RD
HALLWOOD, VA 23359-2115

SEASIDE ACRES
LOT 15 3.159

TRANSFER OF OWNERSHIP

Date		
02/18/2022	HARMON,ORVILLE L Bk/Pg: 2200, 00881	\$40000
01/01/1900	Bk/Pg: 0659, 00353	\$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 38400	35800	35800	35800	35800	35800	35800
0	B 0	0	0	0	0	0	0
	T 38400	35800	35800	35800	35800	35800	35800

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning: 1 HOMESITE - PAVED ROAD
Legal Acres: 2 WOODED - PAVED
3.1590

LAND DATA AND CALCULATIONS

Land Type	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
1	G	1.0000		1.00	31500.00	31500.00	31500		31500
2	G	2.1590		1.00	2000.00	2000.00	4300		4300

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER
06900A000012600

Parent Parcel Number

Property Address
LANKFORD HWY

Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01

Area 001

District 3

HUYNH,DANSON
12211 DALEBURY CT
HOUSTON, TX 77066

POULSON WOODS
13.02 AC

Date		
05/03/2022	EASTERN SHORE COMMERCIAL Bk/Pg: 2200, 02308	\$110000
03/23/2007	M CARTER DAVIS JR ET ALS Bk/Pg: 2007, 01548	\$0
01/01/1900	Bk/Pg: 809, 259	\$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 41700	26000	26000	26000	26000	26000	26000
0	B 0	0	0	0	0	0	0
	T 41700	26000	26000	26000	26000	26000	26000

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning: 1 WOODED - PAVED

Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

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
AV	13.0200		1.00	2000.00	2000.00	26000		26000

Map#: 69 A 126
SIGNS ON SITE

Supplemental Cards
TRUE TAX VALUE 26000

Supplemental Cards
TOTAL LAND VALUE 26000

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 069C00200000700
Parent Parcel Number
Property Address LEIGH RD
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban

BROWN, BRYAN S
OR PATRICIA BROWN
PO BOX 772
ATLANTIC, VA 23303
POULSON LOT 7

Table with columns: Date, Transferor, Recipient, Amount. Includes entries for 01/09/2023, 12/02/2003, 11/26/2001, and 01/01/1900.

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation for years 2012 through 2024. Includes rows for L, B, and T categories.

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. Includes zoning information.

Map#: 69C 2 7
STILL ON STEEL BEAMS
CB FOUNDATION IN PLACE
MOVED FROM 69C A 43
09/23 HSE MAY BE ON LOT 8 FP
BOB SMITH APPRAISED
LETTER OF APPEAL RECIEVED 1/21/03
Memo: Comments
5/16/03 HOUSE IS ON LOT 8. REMOVED BUILDING VALUE.

Supplemental Cards
TRUE TAX VALUE 17800

Supplemental Cards
TOTAL LAND VALUE 17800

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER
070000500001400

Parent Parcel Number

Property Address
HOPELAND WAY

Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01

Area 001

District 3

ST JEAN, EDWARD III
OR KATHERINE MARIE ST JEAN
569 BAY AVE
MILFORD, DE 19963

HOPELAND LOT 14
3.0 AC

Date		
04/13/2022	MEARS, DENVER H JR Bk/Pg: 2200, 01929	\$84500
10/16/2014	EVANS, WAYNE K Bk/Pg: 2014, 03955	\$75000
07/06/2011	RIVER PLACE LLC Bk/Pg: 2011, 02538	\$75000
04/06/2009	EVANS, WAYNE K ET UX Bk/Pg: 2009, 01327	\$0
10/21/2003	JEFFREY D MONTGOMERY Bk/Pg: 2003, 07619	\$138500

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 87500	80500	80500	80500	80500	80500	80500
0	B 0	0	0	0	0	0	0
	T 87500	80500	80500	80500	80500	80500	80500

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning:
1 WATERVIEW
2 RESIDUAL LAND

Legal Acres:
0.0000

LAND DATA AND CALCULATIONS

Land Type	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
1 WATERVIEW	VG	1.0000		1.00	60500.00	60500.00	60500		60500
2 RESIDUAL LAND	VG	2.0000		1.00	10000.00	10000.00	20000		20000

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 070000500001800
Parent Parcel Number
Property Address HOPELAND WAY
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban

KISKADDON, PAMELA L
OR ROBERT S KISKADDON
26 PINWOOD AVE
LITITZ, PA 17543
HOPELAND LOT 18
2.5 AC

Table with 3 columns: Date, Owner Name, and Value. Includes entries for 03/15/2023, 01/05/2007, and 07/23/2002.

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

VALUATION RECORD

Table with 8 columns: Assessment Year, Reason for Change, and Valuation for years 2012, 2014, 2016, 2018, 2020, 2022, and 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with 10 columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, and Value.

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
070000500001500

Parent Parcel Number

Property Address
HOPELAND WAY

Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01

Area 001

District 3

OWNERSHIP

KELLER, ROSEMARY
OR DAVID C KELLER
214 UPPER BROOK TERRACE
PURCELLVILLE, VA 20132-9700

HOPELAND LOT 15
2.8 AC

TRANSFER OF OWNERSHIP

Date		
08/15/2022	JONES, JOHN A Bk/Pg: 2200, 04081	\$82500
03/29/2004	STEVEN J CIRILE Bk/Pg: 2004, 02083	\$185000
07/02/2002	SWAN/ONLEY PARTNERSHIP Bk/Pg: 2002, 03945	\$64900

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 85500	78500	78500	78500	78500	78500	78500
0	B 0	0	0	0	0	0	0
	T 85500	78500	78500	78500	78500	78500	78500

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning:
1 WATERVIEW
2 RESIDUAL LAND

Legal Acres:
0.0000

LAND DATA AND CALCULATIONS

Land Type	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
1 WATERVIEW	VG	1.0000		1.00	60500.00	60500.00	60500		60500
2 RESIDUAL LAND	VG	1.8000		1.00	10000.00	10000.00	18000		18000

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
070000500003500

Parent Parcel Number

Property Address
HOPELAND WAY

Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01

Area 001

District 3

OWNERSHIP

TORBETT,RYAN M
28372 LITTLETON RD
BLOXOM, VA 23308-1173

HOPELAND LOT 35
4.1 AC

TRANSFER OF OWNERSHIP

Date		
02/28/2023	DANZI,RICHARD A ETUX Bk/Pg: 2300, 00720	\$109000
05/06/2004	ROBERT J HAHN ET UX Bk/Pg: 2004, 02971	\$135000
08/05/2002	DAVID B SHULTZ ET UX Bk/Pg: 2002, 04627	\$69900

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 90800	83800	83800	83800	83800	83800	83800
0	B 0	0	0	0	0	0	0
	T 90800	83800	83800	83800	83800	83800	83800

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning:
1 WATERVIEW
2 RESIDUAL LAND
Legal Acres:
0.0000

LAND DATA AND CALCULATIONS

Land Type	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
1 WATERVIEW	G	1.0000		1.00	60500.00	60500.00	60500		60500
2 RESIDUAL LAND	G	3.1000		1.00	7500.00	7500.00	23300		23300

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 070000600002000
Parent Parcel Number 07000A0000083C0
Property Address 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

ANNIS,TERESA LYNN
24160 ANNIS ST
PARKSLEY, VA 23421
LOT 20
.94 AC

Table with columns: Date, Transferor, Amount. Includes entries for 03/22/2023 and 07/07/2005.

RESIDENTIAL

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#: 70 6 20
PLAT: REFERENCE
PB 2006/226 LOT 20 .94 AC
SPLT: PARCEL SPLIT CHILD
TY 2007 PB 2006/226 LOT 20 .94 AC

Supplemental Cards
TRUE TAX VALUE 26600

Supplemental Cards
TOTAL LAND VALUE 26600

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 0700011000004A0
Parent Parcel Number 07000A0000083A5
Property Address MITCHELL RD
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban

HYDE,JOSEPH CHARLES JR &
ERICA LEE KEEN
35549 SEA GULL RD
SELBYVILLE, DE 19975
RICHARDSON LOT 4A
2 AC

Table with 3 columns: Date, Transferor/Grantee, and Amount. Includes entries for 03/11/2022, 02/09/2005, and 04/14/2004.

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

VALUATION RECORD

Table with 8 columns: Assessment Year, Reason for Change, and Valuation for years 2012, 2014, 2016, 2018, 2020, 2022, and 2024.

Site Description

Topography: Level
Public Utilities:

LAND DATA AND CALCULATIONS

Table with 10 columns: Rating, Measured, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, and Value. Includes rows for Zoning and Legal Acres.

Map#: 70 11 4A
PLAT: REFERENCE
PB 92/148

Supplemental Cards
TRUE TAX VALUE 36500

Supplemental Cards
TOTAL LAND VALUE 36500

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 0700011000004C0
Parent Parcel Number 07000A0000083A5
Property Address RICHARDSON LOT 4C 3 AC
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

HYDE,JOSEPH CHARLES JR &
ERICA LEE KEEN
35549 SEA GULL RD
SELBYVILLE, DE 19975
RICHARDSON LOT 4C
3 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Value. Rows include 03/11/2022 SLAYTON,LINDA L ET VIR \$39550 and 03/04/2004 DAVID RICHARDSON ET UX \$35000.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation for years 2012, 2014, 2016, 2018, 2020, 2022, 2024. Includes rows for L, B, and T valuation changes.

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. Includes rows for 1 HOMESITE - PAVED ROAD and 2 RESIDUAL LAND.

Map#: 70 11 4C
PLAT: REFERENCE
PB 92/148

Supplemental Cards
TRUE TAX VALUE 41500

Supplemental Cards
TOTAL LAND VALUE 41500

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 079001200000100
Parent Parcel Number
Property Address BLOXOM RD
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

BROWN, LAKEISA B
28224 BLOXOM RD
PARKSLEY, VA 23421-3100
BLAKE LOT 1
.74 AC

Table with columns: Date, Transferor, Amount. Rows include transfers from 09/28/2022 to 11/07/2002.

RESIDENTIAL

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.

ADDR: Address Changed
TY2011- ADDED C/O PER REQUEST FROM DAUGHTER.1/3/11 RJM
DE18: Deed Information 2018
IN#201800001 ETALS JAMES WARREN BLAKE & ESTHER ANN BLAKE HOLMES.
Map#: 79 12 1
.74
SOLD \$10,000 (1997)

Supplemental Cards
TRUE TAX VALUE 29400

Supplemental Cards
TOTAL LAND VALUE 29400

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 079001300000300
Parent Parcel Number
Property Address BLOXOM RD
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban

POWER, WILLIAM III
PO BOX 321
HORNTOWN, VA 23395-0321
BLAKE LOT 3
1.72 AC

Table with columns: Date, Name, Amount. Rows include Lewis, Terry A (\$30000), Maxine L Blake (\$18000), Henry P Custis Sub Tr (\$14120), and Bk/Pg: 738, 131 (\$0).

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (Reval-2012 to Reval-2024). Shows valuation of 35200 and 36100.

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. Includes zoning and legal acres information.

Map#: 79 13 3
1.72

Supplemental Cards
TRUE TAX VALUE 36100

Supplemental Cards
TOTAL LAND VALUE 36100

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 07900A0000049B3
Parent Parcel Number 07900A0000049B0
Property Address 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

NAVA, IDALIA SARMIENTO &
ANGEL LARREINAGA SARMIENTO
28108 GARGATHA LANDING RD
PARKSLEY, VA 23421-3258
METOMPKIN POINT LOT 49B3
1.55 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows include THORNTON, SARAH E (\$17500) and BAGWELL, KENNETH (\$0).

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Parcel Split, Reval 2014, Reval-2016, Reval-2018, Reval-2020, Reval-2022, Reval-2024. Includes VALUATION rows for L, B, and T.

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. Includes rows for Paved and Neighborhood.

Map#: 79 A 49B3
PLAT: REFERENCE
INS 201201142 03/29/2012
PS13: Parcel Split TY 2013
TY 2013 PARCEL CREATED PER INS 201201142
03/29/2012 LOT 49B3 1.55 AC

Supplemental Cards
TRUE TAX VALUE 21600

Supplemental Cards
TOTAL LAND VALUE 21600

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER 080000400000100
Parent Parcel Number 08000A000001100
Property Address WHISPERWOOD DR
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN

HERNANDEZ,MATEO PEREZ
OR LORENA DE SANTIAGO RAMIREZ
PO BOX 304
TASLEY, VA 23441-0304
WOODFIELD LOT 1
3.26 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for GILLISS,E NEIL, JOHNSON,J MICHAEL, NELL P CUSTIS, and HENRY P CUSTIS JR ET ALS.

RESIDENTIAL

Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (Reval-2012 to Reval-2024). Shows valuation changes over time.

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, and Value. Includes zoning and legal acres information.

Map#: 80 4 1
PLAT: REFERENCE
PB 2004/102
SPLT: PARCEL SPLIT CHILD
TY 2005 200408091 12/02/2004

Supplemental Cards
TRUE TAX VALUE 42800

Supplemental Cards
TOTAL LAND VALUE 42800

ADMINISTRATIVE INFORMATION
 PARCEL NUMBER
 080000400002300
 Parent Parcel Number
 08000A000001100
 Property Address
 GARGATHA LNDG
 Neighborhood
 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
 Property Class
 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
 Jurisdiction 01
 Area 001
 District 3

OWNERSHIP
 DIX,BETTY Y
 PO BOX 1319
 PARKSLEY, VA 23421-1319
 WOODFIELD LOT 23
 1.63 AC

TRANSFER OF OWNERSHIP

Date		
07/27/2023	GRAZIANO,MARK	\$25000
	Bk/Pg: 2300, 02945	
04/05/2023	DIX,THOMAS B SR	\$25000
	Bk/Pg: 2300, 01293	
08/16/2005	ANTOINETTE ELLAM-TREPANIER ET AL	\$62000
	Bk/Pg: 2005, 05351	
12/30/2004	A TAYLOR CUSTIS	\$219500
	Bk/Pg: 2004, 08688	
12/02/2004	CUSTIS,HENRY P JR &	\$0
	Bk/Pg: 2004, 08091	

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 35100	35100	35100	35100	35100	35100	35900
0	B 0	0	0	0	0	0	0
	T 35100	35100	35100	35100	35100	35100	35900

Site Description

Topography:
 Level
 Public Utilities:

Street or Road:
 Paved
 Neighborhood:

Zoning: 1 HOMESITE - PAVED ROAD
 Legal Acres: 2 RESIDUAL LAND
 1.6300

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor				Influence	
Soil ID	Acreage		-or-	Base	Adjusted	Extended	Factor	Value
-or-	-or-		Depth Factor	Rate	Rate	Value		
Actual	Effective	Effective	-or-					
Frontage	Frontage	Depth	Square Feet					
EX	1.0000		1.00	31500.00	31500.00	31500		31500
	0.6300		1.41	5000.00	7050.00	4400		4400

Map#: Map Number
 80 4 23
 PLAT: REFERENCE
 PB 2004/102
 SPLT: PARCEL SPLIT CHILD
 TY 2005 200408091 12/02/2004

Supplemental Cards
 TRUE TAX VALUE 35900

Supplemental Cards
TOTAL LAND VALUE 35900

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER
080000400002900

Parent Parcel Number
08000A000001100

Property Address
MEADOW DR & WHISPERWOOD DR

Neighborhood
4 ASSAWOMAN/WATTSVILLE/METOMPKIN

Property Class
200 200-Single Family- Suburban

TAXING DISTRICT INFORMATION

Jurisdiction 01

Area 001

District 3

CMH HOMES INC
5000 CLAYTON RD
MARYVILLE, TN 37804

WOODFIELD LOT 29
1.15 AC

Date		
07/25/2023	HINKHAUS, HAYWARD Bk/Pg: 2300, 02905	\$25500
05/05/2017	FF & H PROPERTIES LLC Bk/Pg: 2017, 01627	\$0
12/29/2004	HENRY P CUSTIS JR ET UX Bk/Pg: 2004, 08604	\$464286
12/02/2004	HENRY P CUSTIS JR ET ALS Bk/Pg: 2004, 08091	\$0
12/02/2004	CUSTIS, HENRY P JR & Bk/Pg: 2004, 08091	\$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 32900	32900	32900	32900	32900	32900	33300
0	B 0	0	0	0	0	0	0
	T 32900	32900	32900	32900	32900	32900	33300

Site Description

Topography:
Level

Public Utilities:

Street or Road:
Paved

Neighborhood:

Zoning: 1 HOMESITE - PAVED ROAD

Legal Acres: 2 RESIDUAL LAND
1.1500

LAND DATA AND CALCULATIONS

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
EX	1.0000		1.00	31500.00	31500.00	31500		31500
	0.1500		2.40	5000.00	12000.00	1800		1800

Map#: Map Number
80 4 29

PLAT: REFERENCE
PB 2004/102

SPLIT: PARCEL SPLIT CHILD
TY 2005 200408091 12/02/2004

Supplemental Cards

TRUE TAX VALUE 33300

Supplemental Cards

TOTAL LAND VALUE 33300

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 080000400003200
Parent Parcel Number 08000A000001100
Property Address GARGATHA LNDG
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

ONTIVEROS, HEIDI
PO BOX 512
TASLEY, VA 23441-0512
WOODFIELD LOT 32
1.53 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Value. Includes entries for 09/12/2022, 05/05/2017, 12/29/2004, 12/02/2004, and 12/02/2004.

RESIDENTIAL

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: Street or Road, Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for Paved and Neighborhood.

Map#: Map Number 80 4 32
PLAT: REFERENCE PB 2004/102
SPLT: PARCEL SPLIT CHILD
TY 2005 200408091 12/02/2004

Supplemental Cards
TRUE TAX VALUE 35400

Supplemental Cards
TOTAL LAND VALUE 35400

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 080A00100002800
Parent Parcel Number
Property Address GLENN DR
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban

SCRIMGEOUR, HAROLD C
12965 NW 110TH AVE
REDDICK, FL 32686-0000
GARGATHA LANDING LOT 28
1.51 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Amount. Rows: 05/06/2022 SORG, FRANCIS J \$62000; 01/01/1900 \$0

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

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.

Map#: 80A 1 28

Supplemental Cards
TRUE TAX VALUE 53800

Supplemental Cards
TOTAL LAND VALUE 53800

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 080A00200000400
Parent Parcel Number
Property Address
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

BOUTTE, ROBERT JOSEPH
PO BOX 402
FLINTHILL, VA 22627
GARGATHA LANDING SEC II
LOT 4 3.5 AC

Table with columns: Date, Owner Name, and Value. Includes entries for 10/31/2022, 08/23/2004, 03/23/2004, and 01/01/1900.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation for years 2012 through 2024. Includes rows for L, B, and T categories.

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. Includes rows for CREEK FRONT LOT, MARSHLAND, and RESIDUAL LAND.

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 080A002000031A0
Parent Parcel Number
Property Address NORTH RD
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

LANAHAN,TIMOTHY S
25378 MASON RD
BLOXOM, VA 23308-2658
GARGATHA LANDING SEC II
SW PART OF LOT 31 3.34 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Includes entries for 04/17/2023, 02/16/2017, 01/14/2016, 10/01/2013, and 08/21/2006.

RESIDENTIAL

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: Street or Road, Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, and Value. Includes rows for Unpaved road and Residual Land.

Map#: 80A 2 31A

Supplemental Cards
TRUE TAX VALUE 38200

Supplemental Cards
TOTAL LAND VALUE 38200

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 080A002000027A0
Parent Parcel Number
Property Address SEASIDE CIR
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

OWNERSHIP

PARKS, MICKEY ALLEN
OR ALISON W PARKS
29297 GARGATHA LANDING RD
PARKSLEY, VA 23421
GARGATHA LANDING SEC II
LOT 27B 3.18 AC

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

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers from 02/10/2023, 04/18/2014, and 01/01/1900.

RESIDENTIAL

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: Level
Public Utilities:

Street or Road: Unpaved
Neighborhood:

Zoning: 1 HOMESITE - UNPAVED ROAD
Legal Acres: 2 RESIDUAL LAND
0.0000

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.

Map#: 80A 2 27A
PLAT: REFERENCE
PB 89/6

Supplemental Cards
TRUE TAX VALUE 37900

Supplemental Cards
TOTAL LAND VALUE 37900

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 080A002000028B0
Parent Parcel Number 080A00200002800
Property Address HANOVER, PA 17331
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban

BUDZYNSKI,PAUL JOSEPH
OR KAREN L BUDZYNSKI
53 MUMMERT AVE
GARGATHA LANDING SEC II
LOT 28B 3.2 AC

Table with 3 columns: Date, Name, Amount. Rows include 10/26/2023 SNYDER,RICHARD W \$60000 and 05/22/2006 CRETER,LOUIS G \$185500.

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

VALUATION RECORD

Table with 8 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:
Public Utilities:

LAND DATA AND CALCULATIONS

Table with 10 columns: Rating, Measured, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for Paved and Neighborhood.

Map#: 80A 2 28B
SPLT: PARCEL SPLIT CHILD
TY 2007 PARCEL 28B 3.2 AC INS 200604048

Supplemental Cards
TRUE TAX VALUE 42500

Supplemental Cards
TOTAL LAND VALUE 42500

ADMINISTRATIVE INFORMATION

OWNERSHIP

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

PARCEL NUMBER 088000700C00004
Parent Parcel Number
Property Address FOX GROVE RD
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 3

ALLWEIN,DREW C
22517 FOX GROVE RD
PARKSLEY, VA 23421-3343
PARKERS CREEK LANDING
LOT C4 1.015 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, and Value. Rows include transfers from 02/24/2023 to 01/01/1900.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (Reval-2012 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.

Map#: 88 7 C4

Supplemental Cards
TRUE TAX VALUE 31700

Supplemental Cards
TOTAL LAND VALUE 31700

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 08800A0000011E0
Parent Parcel Number 08800A000001100
Property Address 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban
TAXING DISTRICT INFORMATION
Jurisdiction 01
Area 001
District 4

OWNERSHIP

MILLER, RICHARD C
22 OAK COURT
NESQUEHONING, PA 18240
MOORE FARM PARCEL E
2.194 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Value. Rows include HAHN, CARLA ROSSI and JOHN DALE PARKES.

RESIDENTIAL

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

PLAT: REFERENCE
PB 2003/85
VS16: Site Visit TY 2016
12/7/15 - CHGD LAND FROM CREEK FRONT. JN

Supplemental Cards
TRUE TAX VALUE 34100

Supplemental Cards
TOTAL LAND VALUE 34100

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER 088B00104000100
Parent Parcel Number
Property Address ALICATO RD
Neighborhood 4 ASSAWOMAN/WATTSVILLE/METOMPKIN
Property Class 200 200-Single Family- Suburban

BIBBINS,PAUL E JR
OR BETTY B BIBBINS 2/3 PAUL E BIBBINS III 1/3
5296 COBBS STATION RD
CAPE CHARLES, VA 23310
ALICATO FARM
LOT 1 SEC IV

Table with columns: Date, Description, Value. Includes entries for 03/30/2022, 12/07/2021, and 09/15/2008.

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 01
Area 001
District 3

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, and Valuation (Reval-2012 to 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.

Map#: 88B 1 4 1
.50ACS

Supplemental Cards
TRUE TAX VALUE 5000

Supplemental Cards
TOTAL LAND VALUE 5000