



Orange County, VA Real Estate

PROPERTY

Parcel Information

Parcel Record Number (PRN) **17742** Town/District **GORDON**

Account Name **RAPIDAN HOLDINGS LLC**

Account Name2

Address1 **214 WINDSOR RD**

Address2

City, State Zip **WABAN, MA 02468**

Business Name

Location Address(es) **35448 SOMERSET RIDGE RD**

Map Number

004A00000000A0

Total Acres **153.055**

Deed **DB-2012-5034**

Additional Deed **DB#120005034/DB#170009279**

Will **NONE**

Plat **NONE**

Additional Plat **PC-F 119/125 PLAT J-11,Q-8**

Route

Legal Desc 1 **4A-A,B,C,D,&E PART OSE**

Legal Desc 2 **DE#120005168 OSE EASEMENT**

Zoning **R3; PLANNED RESIDENTIAL**

State Class **AGR/UNDEV 100 UP ACR**

Topology **ROLLING /SLOPING**

Utilities **NONE**

Assessed Values

Type	Current Value (2020)	Previous Value (2019)
Land Use	\$659,700	\$659,700
Land	\$1,082,400	\$1,082,400
Main Structures	\$202,300	\$202,300
Other Structures	\$469,700	\$469,700
TOTALS	\$1,754,400	\$1,754,400

Sales History

Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
DOWNCITY CAPITAL PARTNERS LTD	\$0	DEED BOOK-2012-5034	0	07/17/2012
SOMERSET GOLF CLUB LLC	\$2,000,000	DEED BOOK-2009-297	0	01/15/2009
	\$0	OLD DEED BOOK-576-635	0	

Land Segments

Seg	Description	Size	AdjRate	Value	Water	Sewer
1	COMMERCIAL	1.00	\$100,000	\$100,000	NONE	NONE
2	OTHER ACREAGE	63.59	\$7,000	\$445,095	NONE	NONE
3	COMMERCIAL	1.00	\$100,000	\$100,000	NONE	NONE
4	OTHER ACREAGE	87.47	\$5,000	\$437,350	NONE	NONE



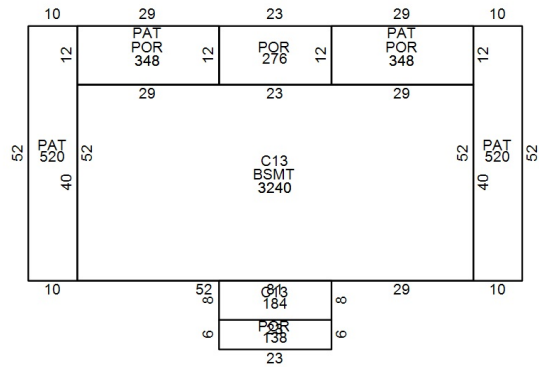
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Rooms	2	Deprec Schedule	MANUAL DEPREC
Main Structure 1 Bedrooms	0	Heated Sq Ft	5,044
Cost/Heated SqFt	\$17.73	Constr Style	COMMERCIAL

Main Structure Photo



Main Structure Sketch



Main Structure Attributes

Type	Code	# Of
A/C	A/C	5,044
BASEMENTS	FULL	
CARPORTS	NO CARPORT	1
ELECTRIC	PUBLIC ELECTRIC	5,044
EXTFIN	FRAME	5,044
FLOOR	CARPET	5,044
FLOOR	VINYL	5,044
FOUNDATION	CINDERBLOCK	
FUEL	ELECTRIC	5,044
GARAGES	NONE	1
GAS	NO PUBLIC GAS	5,044
HEAT	HT. PUMP	5,044
PLUMBING	HALF BATHS	2
ROOF MATERIAL	HVY COMP SHG	5,044
ROOF TYPE	GABLE	5,044
WALL	DRYWALL	5,044

Main Structure Sections

Sec	% Cmpl	Class	Description	Area	Story Hgt	Yr Built	Eff Yr	Value
1-0	100	C13	PUBLIC BUILDING	3,240	1.50	2000	2000	\$178,605
2-0	100	PAT	PATIO	348	1.00	2000	2000	\$584
3-0	100	POR	PORCH	276	2.00	2000	2000	\$2,318



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4-0	100	PAT	PATIO	348	1.00	2000	2000	\$584
5-0	100	PAT	PATIO	520	1.00	2000	2000	\$873
6-0	100	C13	PUBLIC BUILDING	184	1.00	2000	2000	\$6,762
7-0	100	POR	PORCH	138	1.00	2000	2000	\$579
8-0	100	PAT	PATIO	520	1.00	2000	2000	\$873
9-0	100	POR	PORCH	348	1.00	2000	2000	\$1,461
10-0	100	POR	PORCH	348	1.00	2000	2000	\$1,461
11-0	100	BSMT	BASEMENT	3,240	1.00	2000	2000	\$8,165

Other Structures

Sec	Description	Class	Grade	Area	BaseRate	Deprec	Story Height	YearBlt	Value
1	MISC STRUCTURE	1999	SOUND VALUE	1	\$0.00	MANUAL	1.00	0	\$450,000
2	SHOP-CINDERBLOCK	1782	SOUND VALUE	2,100	\$0.00	MANUAL	1.00	0	\$14,700
3	PAVEMENT	1570	SOUND VALUE	1	\$0.00	MANUAL	1.00	0	\$5,000

Data last updated: 04/25/2020