

Parcel Detail for PIN 6994-89-5521-000

Street Address: 5831 RAY CT

Legal Description: CEDAR KNOLLS LOT 25 PH 2

Current Assessment Summary

Improvements Value	Land Value	Deferment	Total Taxable Value
\$296,400	\$125,000	\$0	\$421,400

Parcel	Improvements	Land	Transfers
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Owners : LESLIE-FRASER, SUSAN

Subdivision : CEDAR KNOLLS PH 2

Map Sheet : 6994.02

Landscape : AVERAGE

Road Type : PAVED

Topography : BELOW GRADE

ROLLING

Book/Page 898/922 DEED

& Instrument :

Ancestors :

Mailing Address : PO BOX 147
WARRENTON, VA 20188

Neighborhood : CEDAR KNOLLS PH 2

Neighborhood Group : 0003

Tax District : CEDAR RUN

Class : SINGLE FAMILY-SUBURBAN

Acreage : 0.6413

Utilities : PUBLIC WATER

SEPTIC TANK

[View 1 more](#)

Zoning : RES, 1 DWELL/AC

Descendents :

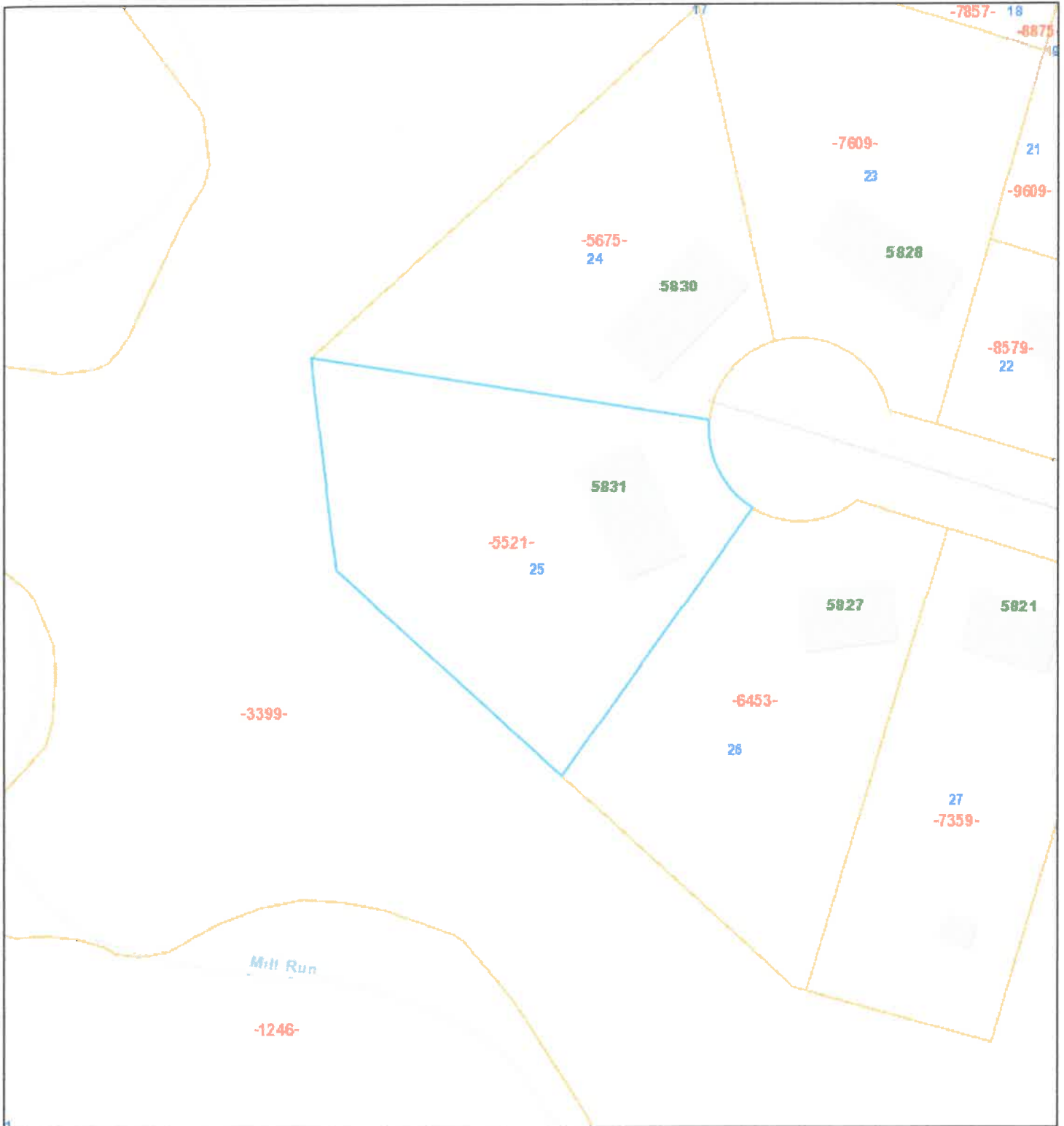
Transfer Notes : 1993-FR WOODCOCK,D.L. & C.J. - DB 668/257 2002-FR BOOKWALTER,RICH- ARD E & AMY S-DB 898/922 2002-NAME CHANGE RECRD FOR FRASER, SUSAN LESLIE TO LESLIE-FRASER, SUSAN BY DECREE - DB 929/1668

Land Conservation Easement Summary

Purchase of Development Rights	County of Fauquier	Open Space Easement	Other
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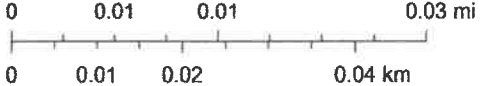
Tax Parcel Viewer - Property Report



8/20/2020, 9:47:58 AM

1:1,128

-  School Location_1K
-  TaxParcel_1K
-  Municipal
-  Road Centerlines_without labels_1K
-  Current
-  MAJOR
-  Railroad_1K
-  MINOR; RAMP
-  Encumbrances_1K
-  COUNTY
-  LOCAL



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Bloomfield Township MI, Esri.,

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Improvement Value Summary

Total Improvements	Improvement Value
2	\$296,400

Detail - Improvements

Expand all

1.	Building Use:	RESIDENTIAL	+
	Valuation Method:	RESIDENTIAL	
	Structure:	2 STY VINYL DWG	
	Improvement Value:	\$295,300	
2.	Building Use:	PAV ASP	-
	Valuation Method:	OUTBUILDING	
	Structure:		
	Improvement Value:	\$1,100	

Valuation Method	OUTBUILDING	
Depreciation Factors	Physical %	
	Functional %	
	Economic %	
Other Factors	Market Adj.	
	% Complete	100
Improvement Value		\$1,100

Building Use :	PAV ASP
Quality :	AVERAGE

Structure :

Square Feet:

760.00

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Parcel	Improvements	Land	Transfers
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Improvement Value Summary

Total Improvements	Improvement Value
2	\$296,400

Detail - Improvements

Collapse all

1.	Building Use:	RESIDENTIAL	—
	Valuation Method:	RESIDENTIAL	
	Structure:	2 STY VINYL DWG	
	Improvement Value:	\$295,300	

Valuation Method	RESIDENTIAL	
Depreciation Factors	Physical %	20
	Functional %	
	Economic %	
Other Factors	Market Adj.	YES
	% Complete	
Improvement Value		\$295,300

Building Use :	RESIDENTIAL
Condition :	AVERAGE
Grade :	C+
Stories :	2.0
Year Built :	1987
Effective Year :	1990
Rooms :	9

Bedrooms : 4
Full Baths : 4
Half Baths :
Structure : 2 STY VINYL DWG
Occupancy : DWELLING
Heating Type : GAS FLR FURNACE
Heating Fuel : GAS
Roof Style : GABLE
Roof Material : ASPHALT
Foundation : WOOD
% Air Conditioned : 100
Fireplace Opens :
Chimney Stacks :
Style : CONVENTIONAL
Quality :
Fireplace Types :
Floor Cover : CARPET
 TILE
Interior Walls : DRYWALL
Exterior Wall : VINYL

Building Sections	Square Feet	Stories
BASE SECTION	2536	2.0
FIN WALK-OUT BSM	1556	
FRAME GARAGE	480	1.0
ADDITION	288	1.0
DECK	160	1.0
ADDITION	12	1.0
OPEN PORCH	12	1.0
DECK	48	1.0
DECK	56	1.0
UNF WALK-OUT BSM	1556	

2. **Building Use:** PAV ASP —
Valuation Method: OUTBUILDING
Structure:
Improvement Value: \$1,100

Valuation Method	OUTBUILDING	
Depreciation Factors	Physical %	
	Functional %	
	Economic %	
Other Factors	Market Adj.	
	% Complete	100
Improvement Value		\$1,100

Building Use : PAV ASP
Quality : AVERAGE
Structure :
Square Feet: 760.00

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Parcel Improvements **Land** Transfers

Land Valuation Summary

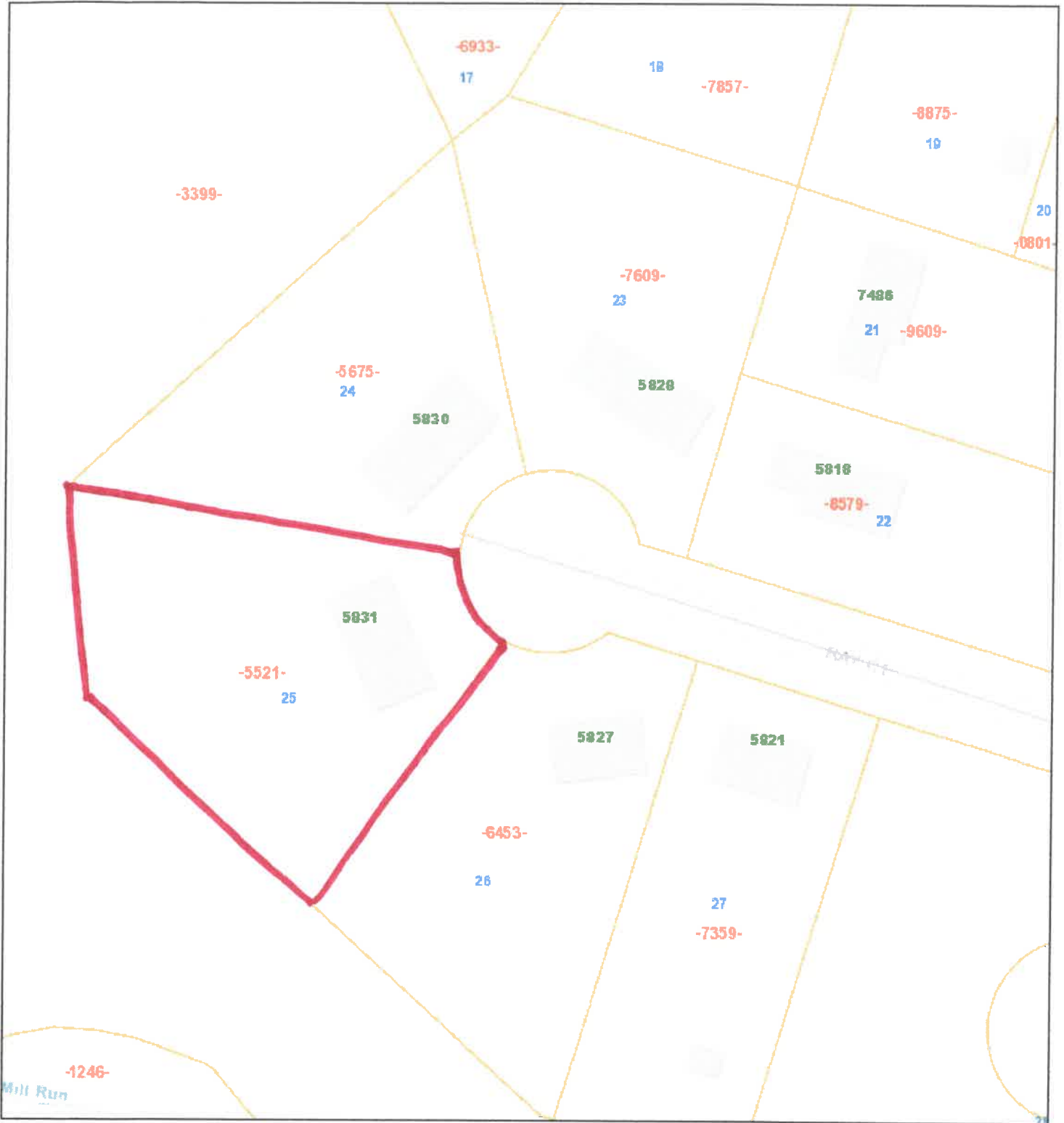
Segments	2
Acreage	0.6400
Total Value	\$125,000
Deferment	\$0
Taxable Value	\$125,000

Detail - Segment











Segment Type	HOMESITE(Z)
Valuation Method	SOUND (MARKET) VALUE
Acreage	0.6400
Sq. Ft.	0.00
Unit price	\$125,000
Adj. Code and %	
Zone Class	3
Total Value	\$125,000

Segment Type	COMM ELMNT/AREA
Valuation Method	SOUND (MARKET) VALUE
Acreage	0.0000
Sq. Ft.	0.00
Unit price	\$0
Adj. Code and %	
Zone Class	
Total Value	\$0

Tax Parcel Viewer - Property Report



8/21/2020, 10:54:04 AM

-  School Location_1K
-  TaxParcel_1K
-  Municipal
-  MAJOR
-  Current
-  MINOR; RAMP
-  Railroad_1K
-  COUNTY
-  Encumbrances_1K
-  LOCAL











Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Bloomfield Township MI, Esri.,

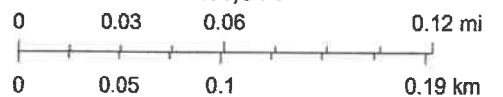
Tax Parcel Viewer - Property Report



8/21/2020, 10:55:10 AM

1:4,514

-  School Location_4K
-  MAJOR
-  Municipal
-  MINOR; RAMP
-  Railroad_4K
-  COUNTY
-  Encumbrances_4K
-  LOCAL
-  TaxParcel_4K
-  PRIVATE



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Bloomfield Township MI, Esri.