

# 1100 Floyd Ave, Richmond, VA 23220-4828, Richmond City

|   |              |                  |                  |                   |
|---|--------------|------------------|------------------|-------------------|
|  | <b>Beds</b>  | <b>MLS Sq Ft</b> | <b>Lot Sq Ft</b> | <b>Sale Price</b> |
|   | <b>4</b>     | <b>2,742</b>     | <b>2,607</b>     | <b>\$218,000</b>  |
|   | <b>Baths</b> | <b>Yr Built</b>  | <b>Type</b>      | <b>Sale Date</b>  |
|   | <b>3</b>     | <b>1920</b>      | <b>TH/RH</b>     | <b>08/26/2009</b> |

| OWNER INFORMATION    |                      |                      |       |
|----------------------|----------------------|----------------------|-------|
| Owner Name           | Floyd Properties LLC | Mailing Zip          | 23229 |
| Mailing Address      | 611 Westham Woods Dr | Mailing Zip + 4 Code | 6544  |
| Mailing City & State | Richmond, VA         | Owner Occupied       | No    |

| LOCATION INFORMATION |               |                   |            |
|----------------------|---------------|-------------------|------------|
| MLS Area             | 10            | Zoning            | R-6        |
| Magisterial          | North Central | Topography        | Flat/Level |
| Zip Code             | 23220         | Census Tract      | 404.00     |
| Zip + 4              | 4828          | Neighborhood Name | Fan        |
| Carrier Route        | C041          |                   |            |

| TAX INFORMATION   |                          |            |     |
|-------------------|--------------------------|------------|-----|
| PID               | W000-0453-016            | % Improved | 79% |
| Parcel ID         | W0000453016              |            |     |
| Legal Description | 0017.75X0146.90 0000.000 |            |     |

| ASSESSMENT & TAX          |           |             |            |
|---------------------------|-----------|-------------|------------|
| Assessment Year           | 2020      | 2019        | 2018       |
| Assessed Value - Total    | \$606,000 | \$573,000   | \$524,000  |
| Assessed Value - Land     | \$125,000 | \$125,000   | \$105,000  |
| Assessed Value - Improved | \$481,000 | \$448,000   | \$419,000  |
| Market Value - Total      | \$606,000 | \$573,000   | \$524,000  |
| Market Value - Land       | \$125,000 | \$125,000   | \$105,000  |
| Market Value - Improved   | \$481,000 | \$448,000   | \$419,000  |
| YOY Assessed Change (%)   | 5.76%     | 9.35%       |            |
| YOY Assessed Change (\$)  | \$33,000  | \$49,000    |            |
| Tax Year                  | Total Tax | Change (\$) | Change (%) |
| 2018                      | \$4,803   |             |            |
| 2019                      | \$5,886   | \$1,083     | 22.55%     |
| 2020                      | \$6,777   | \$891       | 15.14%     |

| CHARACTERISTICS               |                    |                       |                 |
|-------------------------------|--------------------|-----------------------|-----------------|
| Lot Acres                     | 0.0599             | NumFireplaces         | 2               |
| Lot Sq Ft                     | 2,607              | Cooling Type          | Central         |
| Lot Frontage                  | 17.75              | Heat Type             | Heat Pump       |
| Lot Depth                     | 146.9              | Heat Fuel Type        | Oil             |
| Land Use - County             | Two Story          | Garage Type           | Detached Garage |
| Land Use - CoreLogic          | Townhouse/Rowhouse | Parking Type          | Detached Garage |
| Style                         | Contemporary       | Garage Capacity       | MLS: 1.5        |
| Stories                       | Tax: 2 MLS: 1      | Garage Sq Ft          | 396             |
| Year Built                    | 1920               | Roof Type             | Flat            |
| Effective Year Built          | 1979               | Roof Material         | Other           |
| Bldg Area - Finished Sq Ft    | 2,742              | Roof Shape            | Flat            |
| Bldg Area - Total Sq Ft       | 3,084              | Interior Wall         | Drywall         |
| Bldg Area - Ground Fl Sq Ft   | 1,371              | Exterior              | Brick           |
| Bldg Area - Above Grade Sq Ft | 2,742              | Floor Cover           | Wood            |
| Bldg Area - 2nd Fl Sq Ft      | 1,371              | Construction          | Wood            |
| Basement Sq Ft                | 342                | Water                 | Type Unknown    |
| Basement - Unfinished Sq Ft   | 342                | Sewer                 | Type Unknown    |
| Basement Type                 | Partial            | Electric Service Type | Type Unknown    |

|               |   |
|---------------|---|
| Total Rooms   | 8 |
| Bedrooms      | 4 |
| Baths - Total | 3 |
| Baths - Full  | 2 |
| Baths - Half  | 1 |

|              |            |
|--------------|------------|
| Condition    | Good       |
| Porch Type   | Open Porch |
| Porch        | Open Porch |
| Porch 1 Area | 124        |

|                 |
|-----------------|
| <b>FEATURES</b> |
|-----------------|

Feature Type  
Residential Detached Garage

|                      |               |
|----------------------|---------------|
| Building Description | Building Size |
| 1.0 Level            | 1,371         |
| 2.0 Level            | 1,371         |
| Basement Level       | 342           |

|                   |
|-------------------|
| <b>SELL SCORE</b> |
|-------------------|

|            |      |             |                     |
|------------|------|-------------|---------------------|
| Rating     | High | Value As Of | 2020-10-13 23:09:45 |
| Sell Score | 769  |             |                     |

|                        |
|------------------------|
| <b>ESTIMATED VALUE</b> |
|------------------------|

|                |                       |                             |    |
|----------------|-----------------------|-----------------------------|----|
| RealAVM™       | \$616,300             | Confidence Score            | 60 |
| RealAVM™ Range | \$517,692 - \$714,908 | Forecast Standard Deviation | 16 |
| Value As Of    | 10/20/2020            |                             |    |

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

|                            |
|----------------------------|
| <b>LISTING INFORMATION</b> |
|----------------------------|

|                        |               |                        |                        |
|------------------------|---------------|------------------------|------------------------|
| MLS Listing Number     | 2828174       | MLS Orig. List Price   | \$375,000              |
| MLS Status             | Expired       | MLS Status Change Date | 08/05/2009             |
| MLS Area               | 10 - RICHMOND | MLS List. Agent Name   | 48719-Michael Maloney  |
| MLS Listing Date       | 08/04/2008    | MLS List. Broker Name  | KELLER WILLIAMS REALTY |
| MLS Current List Price | \$375,000     |                        |                        |

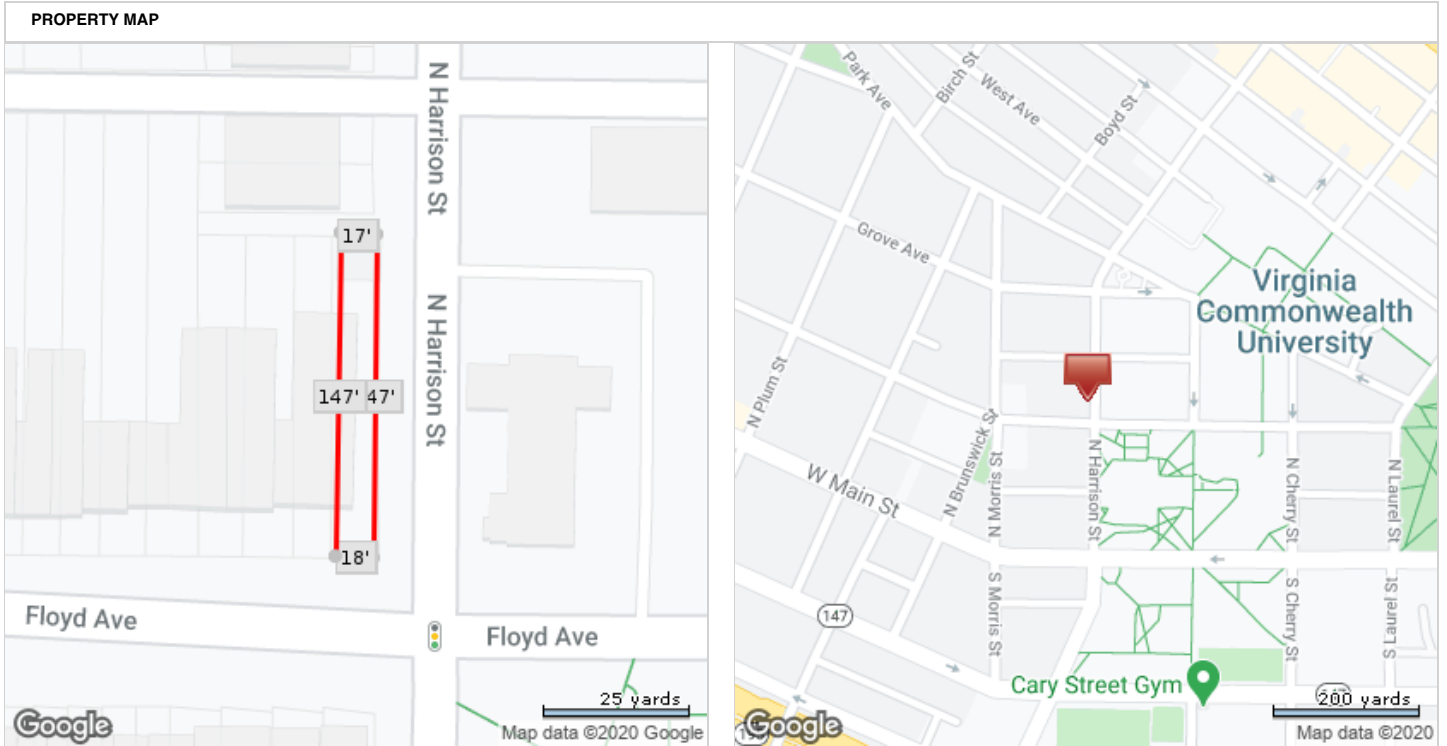
|                             |            |            |
|-----------------------------|------------|------------|
| MLS Listing #               | 2641510    | 2532412    |
| MLS Listing Date            | 12/21/2006 | 11/22/2005 |
| MLS Listing Price           | \$399,950  | \$349,000  |
| MLS Orig Listing Price      | \$500,000  | \$349,000  |
| MLS Close Date              |            | 03/24/2006 |
| MLS Listing Close Price     |            | \$321,000  |
| MLS Listing Expiration Date | 08/31/2007 | 03/21/2006 |
| MLS Status                  | Expired    | Sold       |

|   |
|---|
| <b>LAST MARKET SALE &amp; SALES HISTORY</b> |
|---|

|                       |            |                 |                      |
|-----------------------|------------|-----------------|----------------------|
| Recording Date        | 08/28/2009 | Seller          | Corrado Richard L    |
| Settle Date           | 08/26/2009 | Owner Name      | Floyd Properties LLC |
| Sale Price            | \$218,000  | Document Number | 19591                |
| Price Per Square Foot | \$79.50    | Deed Type       | Deed (Reg)           |

|                      |                               |                    |                      |                     |                  |
|----------------------|-------------------------------|--------------------|----------------------|---------------------|------------------|
| Recording Date       | 08/28/2009                    | 08/28/2009         | 03/28/2006           | 01/13/2005          |                  |
| Sale/Settlement Date | 08/28/2009                    | 08/26/2009         | 03/15/2006           | 12/31/2004          | 01/08/1969       |
| Sale Price           |                               | \$218,000          | \$321,000            |                     | \$16,000         |
| Nominal              | Y                             |                    |                      | Y                   |                  |
| Buyer Name           | Floyd Properties LLC          | Blakenship Richard | Corrado Rick         | 110-02-04 Floyd LLC | Gratz Virginia L |
| Buyer Name 2         |                               | Blankenship Roslyn |                      |                     |                  |
| Seller Name          | Blakenship Richard M & Roslyn | Corrado Richard L  | 1100-02-04 Floyd LLC | Gratz George O      |                  |
| Document Number      | 19594                         | 19591              | 9878                 | 1339                | 656C-3334        |

| Document Type           | Deed (Reg)   | Deed (Reg)         | Deed (Reg)               | Deed (Reg)          | Deed (Reg) |
|-------------------------|--------------|--------------------|--------------------------|---------------------|------------|
| <b>MORTGAGE HISTORY</b> |              |                    |                          |                     |            |
| Mortgage Date           | 12/17/2015   | 08/28/2009         | 03/28/2006               | 03/28/2006          |            |
| Mortgage Amount         | \$250,000    | \$650,000          | \$256,800                | \$64,200            |            |
| Mortgage Lender         | Union Bk&Tr  | Branch Bk&Tr Co/Va | Metrocities Mtg LLC      | Metrocities Mtg LLC |            |
| Mortgage Term           |              |                    | 30                       | 15                  |            |
| Mortgage Term           |              |                    | Years                    | Years               |            |
| Mortgage Int Rate Type  |              |                    | Adjustable Int Rate Loan |                     |            |
| Mortgage Purpose        | Refi         | Construction       | Resale                   | Resale              |            |
| Mortgage Type           | Conventional |                    | Conventional             | Conventional        |            |
| Mortgage Doc #          | 23968        | 19595              | 9879                     | 9880                |            |



\*Lot Dimensions are Estimated