

# 74 Cypress Ln, Topping, VA 23169, Middlesex County

	<b>Beds</b>	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Sale Price</b>
	<b>3</b>	<b>1,809</b>	<b>45,607</b>	<b>N/A</b>
	<b>Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>Sale Date</b>
	<b>2</b>	<b>1990</b>	<b>MBL HM</b>	<b>N/A</b>

## OWNER INFORMATION

Owner Name	Muse John S Jr	Mailing City & State	Urbanna, PA
Owner Name 2	Brown Marilyn	Mailing Zip	19124
Mailing Address	1479 Warner Rd		

## LOCATION INFORMATION

Magisterial	Saluda	Topography	Flat/Level
Zip Code	23169	Census Tract	9511.00
Zoning	LDR	Parcel Comments	LIGHT GREY RANCH

## TAX INFORMATION

PID	29-23-3	Parcel ID	02900230000030000000
Old Map #	7062	% Improved	68%
Legal Description	SANDY HOOK 1.047 AC DB184-40 0,PL184-402,WB18-82		

## ASSESSMENT & TAX

Assessment Year	2019	2018	2017
Assessed Value - Total	\$102,900	\$102,900	\$102,900
Assessed Value - Land	\$32,700	\$32,700	\$32,700
Assessed Value - Improved	\$70,200	\$70,200	\$70,200
Market Value - Total	\$102,900		\$102,900
Market Value - Land	\$32,700		\$32,700
Market Value - Improved	\$70,200		\$70,200
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2017	\$76		
2018	\$146	\$70	91.55%
2019	\$638	\$492	336.85%

## CHARACTERISTICS

Lot Acres	1.047	Parking Type	Frame Garage
Lot Sq Ft	45,607	Garage Sq Ft	440
Total Units	1	Roof Type	Gable
Land Use - County	Dw Mob Home	Roof Material	Composition Shingle
Land Use - CoreLogic	Mobile Home	Roof Shape	Gable
Stories	1	Interior Wall	Drywall
Year Built	1990	Exterior	Vinyl
Bldg Area - Finished Sq Ft	1,809	Floor Cover	Carpet
Bldg Area - Total Sq Ft	1,809	Foundation	Concrete Block
Bldg Area - Main Floor Sq Ft	1,809	Water	Well
Bldg Area - Ground Fl Sq Ft	1,809	Sewer	Septic Tank
Bldg Area - Above Grade Sq Ft	1,809	Electric Service Type	Type Unknown
Total Rooms	5	Condition	Average
Bedrooms	3	Porch Type	Porch
Baths - Total	2	Patio Type	Deck
Baths - Full	2	No. of Patios	1
Cooling Type	Yes	Patio/Deck 1 Area	36
Heat Type	Floor Furnace	Porch	Porch
Heat Fuel Type	Gas	Porch 1 Area	36
Garage Type	Garage		

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Value
Garage-Frame	S	440	22	20	\$3,960
Building Description			Building Size		
Base Section			1,809		
Porch			36		
Deck			36		

SELL SCORE			
Rating	Very Low	Value As Of	2020-04-13 23:35:29
Sell Score	214		

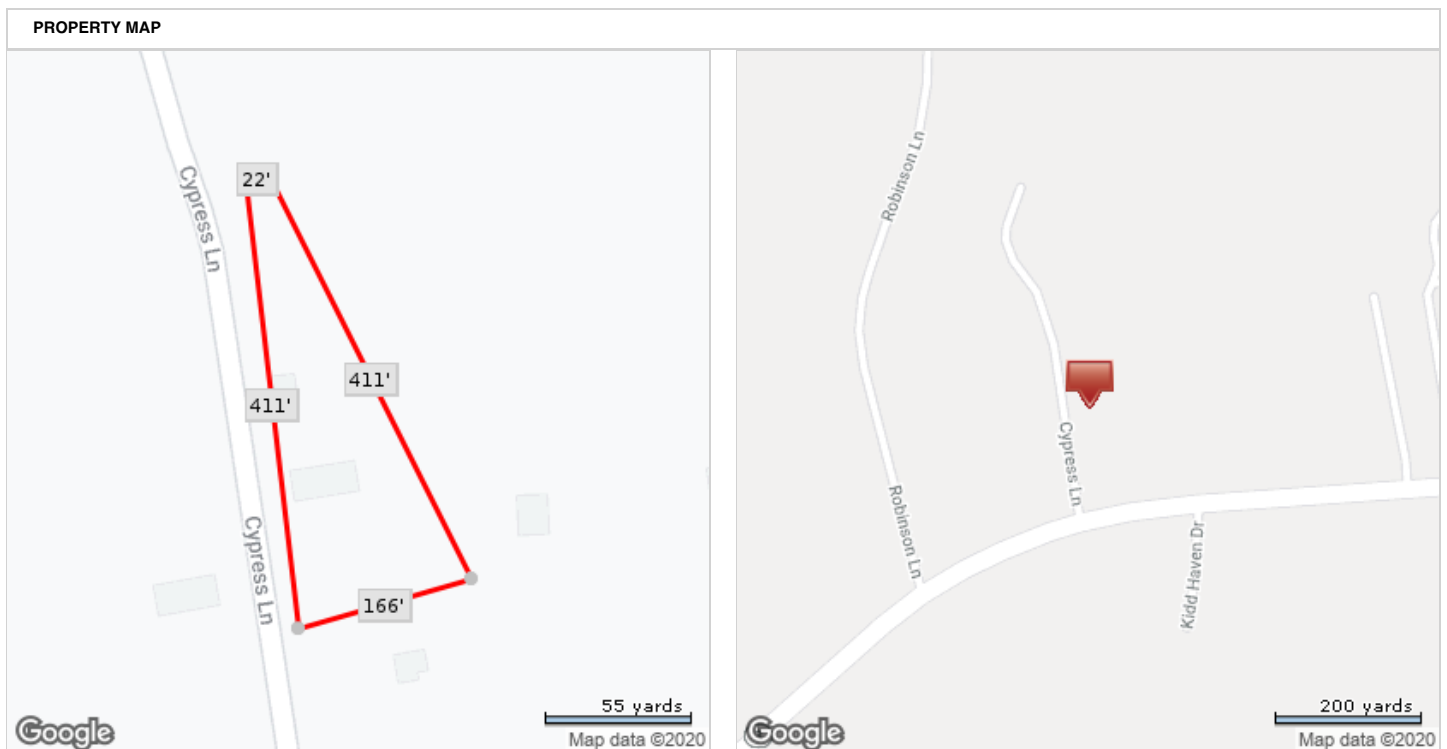
ESTIMATED VALUE			
RealAVM™	\$122,300	Confidence Score	57
RealAVM™ Range	\$102,732 - \$141,868	Forecast Standard Deviation	16
Value As Of	04/23/2020		

(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.

LAST MARKET SALE & SALES HISTORY			
Owner Name	Muse John S Jr	Owner Name 2	Brown Marilyn
Sale Price	\$750		
Nominal	Y		
Buyer Name	Muse John S Sr & Virginia M		
Buyer Name 2	Muse Virginia M		
Seller Name	Owner Record		
Document Number	184-400		
Document Type	Deed (Reg)		



\*Lot Dimensions are Estimated