

Property Identification Run Dt: 9/15/2020 Owner Name/Address Legal Description 001 of 02  
 Map #: 137 114 HUSKETH KENDRA NOEL & JOSHUA DAVID RT 15 - 1/2 MI S OF  
 Acct #: 000007681-001 BAILEY SPROUSES CORNER 0.6 AC  
 Address: 014481 S JAMES MADISON HWY 14481 S JAMES MADISON HWY  
 City/St: DILLWYN, VA 23936 DILLWYN VA 23936

Occupancy: DWELLING Year Built: 1940 Deed Bk/Pg: 459/ 639/  
 Dwl Type: CAPE MH/Type:N/ Year Rmld: Plat Bk/Pg: 459/ 641/  
 Use/Class: /SINGLE FAMILY: 0-19.99 AC Year Effct: 1965 Acreage: .600  
 Year Assd: 2020 Condition: AVERAGE Land Use:  
 Zoning: On Site Date: (KS ) 5/30/2019 Total Mineral:  
 Dist: 05 MAYSVILLE Review Date: ( ) Total Land: 17900  
 Total Imp: 96300  
 Total Value: 114200

----- Improvement Description -----

Exterior	Interior	Site		
EXTERIOR-CINDERBLO	NO. ROOMS - 7	SITE-PAVED		
EXTERIOR-VINYL	NO. BEDROOMS - 3	SITE-LEVEL	+-----31-----+	
EXTERIOR-COMPOSITI	NO. BATHS - 1	SITE-SEPTIC	:	:
CONSTRUCTION-FRAME	INTERIOR-CARPET	SITE-WELL	:	8
	INTERIOR-WOOD		:	:
	INTERIOR-DRY WALL		:	+4-+
			:	:OPF:
			:	6 6:

----- Dwelling Valuation -----

Item	Size	Rate	Value		
DWELLING	1386	81.29	112667	28	
HEAT CENTR	1386	2.50	3465	:	+4-+
AIR COND	1386	3.00	4158	+--7--+	:
BATH FULL	1	4000.00	4000	:	:
WELL	1	5000.00	5000	:	14:
SEPTIC	1	5000.00	5000	:	11
PORCH FRM	24	18.00	432	:	:
PORCH FRM	172	18.00	3096	16 :DWL	:
Grade Factor ( C-5 )			.95	:	+-----12-----+-----23-----+
Replacement Cost New			130910	:	OPF :
Phys Depr. % (.275 ) 1965 - AVG			36000	:	5
Total Bldg. Value			94900	+-----19-----+	

----- Other Improvements Valuation -----

Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value	Sec	Type	Str	Description	Area
STOR FRAM	10.0	8.0	80		8.00		600		DWL DWELLING	1.50	N28E31S8S6E4S14W23	1386
CP FR	12.0	20.0	240				800		OPF PORCH FRM	1.00	E4S6W4N6	24
Total Imp Value							1400		OPF PORCH FRM	1.00	S5W19N16E7S11E12	172
									Total Square Feet			1582

----- Land Valuation -----

M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value		Cur. Value	Prev. Value	%Chg.
A	1 H/S PAVED	E	.600		29820.00		17892	Land	17900	11800	52%
	Total Land Value		.600				17900	Improvements	96300	59800	61%
								Total	114200	71600	59%

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Bk/Pg: 459/ 639/  
 Plat Bk/Pg: 459/ 641/

Comments	Average Price Per Acre	
10 GTR WILLIAM W L TERRELL DB384-590	Sale Date/Amount	3/28/2019 88400
11 GRTR WILLIAM WINFREY LAYNE TERRELL JR ETAL 11 DB389-476		
LILLIAN S TERRELL DEC 03/24/11 ROS DB389-476		
16 GRTR WILLIAM W L TERRELL SR DB432-659 \$56,000		
16 06/08/16		
19 GRTR DAVID F SEAY DB459-639 PM641 \$88,400 03/28		
19 AC CHG FM 0.33 TO 0.6AC		
Total Property Value		114200