

2621 Darbytown Rd, Henrico, VA 23231-6004, Henrico County

	Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
	3	1,412	212,573	\$132,000
	Baths	Yr Built	Type	Sale Date
	1	1938	SFR	01/11/2008

OWNER INFORMATION

Owner Name	Rjg LLC	Mailing Zip	23231
Mailing Address	2601 Darbytown Rd	Mailing Zip + 4 Code	6004
Mailing City & State	Henrico, VA	Owner Occupied	No

LOCATION INFORMATION

Municipality	Henrico	Zip + 4	6004
MLS Area	40	Carrier Route	R008
Magisterial	Varina	Zoning	A1
Subdivision	Acreage	Topography	Flat/Level
Zip Code	23231	Census Tract	2015.02

TAX INFORMATION

PID	815-699-6667	Parcel ID	8156996667
Old Map #	0204-0A-000000-000063-1	% Improved	60%
Legal Description	ACREAGE AC 4.88 30 B1 23		

ASSESSMENT & TAX

Assessment Year	2020	2019	2018
Assessed Value - Total	\$153,300	\$148,200	\$145,100
Assessed Value - Land	\$62,000	\$62,000	\$62,000
Assessed Value - Improved	\$91,300	\$86,200	\$83,100
Market Value - Total	\$153,300	\$148,200	\$145,100
Market Value - Land	\$62,000	\$62,000	\$62,000
Market Value - Improved	\$91,300	\$86,200	\$83,100
YOY Assessed Change (%)	3.44%	2.14%	
YOY Assessed Change (\$)	\$5,100	\$3,100	

Tax Year	Total Tax	Change (\$)	Change (%)
2018	\$1,262		
2019	\$1,289	\$27	2.14%
2020	\$1,334	\$44	3.44%

CHARACTERISTICS

Lot Acres	4.88	Baths - Total	1
Lot Sq Ft	212,573	Baths - Full	1
Land Use - County	Res-Improved < 5 Acres	Other Rooms	Dining Room, Living Room
Land Use - CoreLogic	SFR	Cooling Type	None
Style	Cape Cod	Heat Type	Gravity
Stories	1.5	Roof Material	Composition Shingle
Year Built	1938	Exterior	Brick
Effective Year Built	1952	Foundation	3
Bldg Area - Finished Sq Ft	1,412	Water	Type Unknown
Bldg Area - Total Sq Ft	1,412	Sewer	Septic Tank
Bldg Area - Main Floor Sq Ft	1,168	Condition	Fair
Bldg Area - Above Grade Sq Ft	1,412	Quality	Fair
Basement Type	Crawl	Porch Type	Enclosed/Finished Porch
Total Rooms	6	Porch	Enclosed/Finished Porch
Bedrooms	3	Porch 1 Area	332

FEATURES

Feature Type	Unit	Size/Qty
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Building Description	Building Size
1st Fl Finished	1,168
Upper Flr Unfin	244
Upper Flr Finished	244
Porch Encl Finished	332

SELL SCORE

Rating	High	Value As Of	2020-08-13 23:10:55
Sell Score	789		

ESTIMATED VALUE

RealAVM™	\$149,000	Confidence Score	58
RealAVM™ Range	\$129,630 - \$168,370	Forecast Standard Deviation	13
Value As Of	08/22/2020		

(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

Recording Date	01/15/2008	Owner Name	Rjg LLC
Settle Date	01/11/2008	Document Number	4460-2331
Sale Price	\$132,000	Deed Type	Bargain & Sale Deed
Price Per Square Foot	\$93.48	Title Company	United General Title Insurance
Seller	Glass Samuel C Jr		

Recording Date	01/22/2008	01/15/2008	05/23/2007	10/1995	10/1995
Sale/Settlement Date	01/11/2008	01/11/2008	04/17/2007	10/1995	10/1995
Sale Price		\$132,000	\$30,900		
Nominal	Y				
Buyer Name	Rjg LLC	Sprouse Henry R	Glasser & Glasser Plc Sub Te	Batten Michael A & Bg & Batten Bc	Adams Ila Mae
Buyer Name 2		Giberson Gary		Batten Bc	
Seller Name	Sprouse Henry R	Glass Samuel C Jr	Glass Samuel C		
Document Number	4462-856	4460-2331	4345-1641	W0105-578	W0105-578
Document Type	Gift Deed	Bargain & Sale Deed	Administrator's Deed	Deed (Reg)	Deed (Reg)
Title Company	Attorney Only	United General Title Insurance			

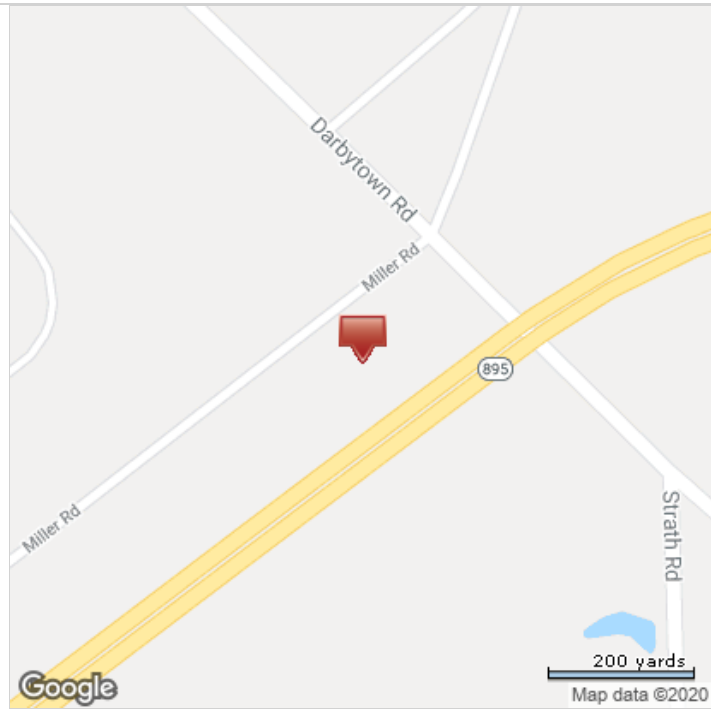
Recording Date	02/1990				
Sale/Settlement Date	02/1990				
Sale Price					
Nominal					
Buyer Name					
Buyer Name 2					
Seller Name					
Document Number		2230-194		345-207	
Document Type		Deed (Reg)		Deed (Reg)	
Title Company					

MORTGAGE HISTORY

Mortgage Date	01/15/2008	04/28/2004	10/14/2003
Mortgage Amount	\$118,800	\$30,900	\$86,000
Mortgage Lender	Amtrust Bk	Wachovia Mtg Co	Impac Fndg Corp
Mortgage Term	30	40	30
Mortgage Term	Years	Years	Years

Mortgage Int Rate	7.125		
Mortgage Purpose	Resale	Refi	Refi
Mortgage Type	Conventional	Conventional	Conventional
Mortgage Doc #	4460-2336	3657-2264	3557-1826

PROPERTY MAP



*Lot Dimensions are Estimated