

PROPERTY

**Parcel Information**

Parcel Record Number (PRN) **28805001** District **HEATHSVILLE DISTRICT**  
 Account Name **BANK OF LANCASTER**  
 Account Name2  
 Care Of  
 Address1 **P O BOX 1869**  
 Address2  
 City, State Zip **KILMARNOCK, VA 22482**  
 Business Name  
 E911 Address(es) **3735 RIDGE RD**

**Assessed Values**

Type	Current Value (2021)	Previous Value (2020)
Land	\$58,000	\$58,000
Main Structures	\$192,400	\$192,400
Other Structures	\$61,300	\$61,300
<b>TOTALS</b>	<b>\$311,700</b>	<b>\$311,700</b>

**Map Number**

Map Insert	Double Circle	Block	Parcel Number
<b>22</b>	<b>1</b>		<b>001</b>

Total Acres **8.0**  
 Deed **DB-2009-2938**  
 Will **NONE**  
 Plat **PB--PB6-184**  
 Route  
 Legal Desc 1 AT RAINSWOOD  
 Legal Desc 2 #20151500002015  
 Zoning  
 State Class **COMMERCIAL/INDUSTRIAL**  
 Topology  
 Utilities **NONE**

**Sales History**

Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
F.F.F.H.2, LLC	\$0	DEED BOOK-2009-2938	1	09/02/2009
JONES-ASH & ALDERWOODS INC	\$350,000	DEED BOOK-585-346	1	08/12/2004

**Land Segments**

Seg	Description	Avg Cost/Acre	Size	AdjRate	Value
1	COMM/INDUSTRIAL (5000 - 250000)	25000.00	1.00	\$25,000	\$25,000
2	OPEN LAND (3000 - 4000)	3500.00	6.00	\$3,500	\$21,000
3	B/S - LOT (1500-26000)	12000.00	1.00	\$12,000	\$12,000

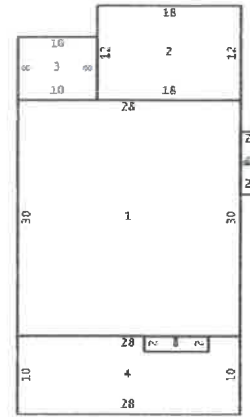
**Main Structures**

Rooms	9	Deprec Schedule	AVERAGE DEPRECIATION
Main Structure 1 Bedrooms	4	Heated Sq Ft	1,928
Cost/Heated SqFt	\$38.54	Constr Style	CONVENTIONAL

Main Structure Photo



Main Structure Sketch



Main Structure Attributes

Type	Code	# Of
BASEMENTS	INGROUND UNFINISHED BASEMENT	840
CHIMNEYS	2 STORY MASONRY	1
FLOOR	SOFTWOOD	1,928
FOUNDATION	CONCRETE BLOCK	1,928
FUEL	OIL	1,928
PLUMBING	3 FIXTURE BATH	2
ROOF MATERIAL	METAL	1,928
ROOF TYPE	HIP	1,928
WALL	PLASTER	1,928

Main Structure Sections

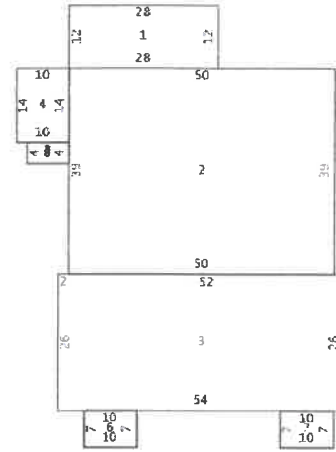
Sec	% Cmpl	Description	HVAC	Ext Finish	Grade	Area	Story Hgt	Wall Hgt	Yr Built	Eff Yr
1-0	100	SINGLE FAMILY	CENTRAL AIR CENTRAL HEAT	ALUMINUM/VINYL	C	840	2.00	1.00	1923	1970
2-0	100	SINGLE FAMILY	CENTRAL AIR CENTRAL HEAT	ALUMINUM/VINYL	C	216	1.00	1.00	1923	1970
3-0	100	ENCLOSED PORCH		ALUMINUM/VINYL	C	80	1.00	1.00	1923	1970
4-0	100	OPEN FRAME PORCH			C	280	1.00	1.00	1923	1970
5-0	100	SINGLE FAMILY	CENTRAL AIR CENTRAL HEAT	ALUMINUM/VINYL	C	16	1.00	1.00	1923	1970
6-0	100	SINGLE FAMILY	CENTRAL AIR CENTRAL HEAT	ALUMINUM/VINYL	C	16	1.00	1.00	1923	1970

Main Structure	2	Rooms	14	Deprec Schedule	COMM AVERAGE DEPR
		Bedrooms	0	Heated Sq Ft	4,654
		Cost/Heated SqFt	\$21.60	Constr Style	COMMERCIAL

Main Structure Photo



Main Structure Sketch



Main Structure Attributes

Type	Code	# Of
BASEMENTS	WALKOUT FINISHED BASEMENT	1,544
BASEMENTS	WALKOUT UNFINISHED BASEMENT	3,370
FLOOR	CARPET	4,654
FOUNDATION	CONCRETE BLOCK	4,654
FUEL	ELECTRIC	4,654
PLUMBING	2 FIXTURE BATH	3
ROOF MATERIAL	COMPOSITION SHINGLE	1
ROOF MATERIAL	METAL	4,654
ROOF TYPE	MANSARD	4,654
WALL	DRY WALL	4,654

Main Structure Sections

Sec	% Cmpl	Description	HVAC	Ext Finish	Grade	Area	Story Hgt	Wall Hgt	Yr Built	Eff Yr
1-0	100	MORTUARY	CENTRAL AIR CENTRAL HEAT	ALUMINUM/VINYL	C	336	2.00	1.00	1935	1970
2-0	100	MORTUARY	CENTRAL AIR CENTRAL HEAT	ALUMINUM/VINYL	C	1,950	1.25	1.00	1935	1970
3-0	100	MORTUARY	CENTRAL AIR CENTRAL HEAT	ALUMINUM/VINYL	C	1,404	1.00	1.00	1935	1970
4-0	100	MORTUARY	CENTRAL AIR CENTRAL HEAT	ALUMINUM/VINYL	C	140	1.00	1.00	1935	1970
5-0	100	STOOP			C	32	1.00	1.00	1935	1970
6-0	100	OPEN MASONRY PORCH			C	70	1.00	1.00	1935	1980
7-0	100	OPEN MASONRY			C	70	1.00	1.00	1935	1980

PORCH

**Other Structures**

Sec	Description	Grade	Area	Story Height	YearBlt	Value
1	SHED - STORAGE - FRAME/CIN BLOCK	SOUND VALUE	120	1.00	0	\$300
2	GARAGE - FR/CIN BLOCK - UNFINISHED	C	1,400	1.00	0	\$22,400
3	ASPHALT	SOUND VALUE	1	1.00	0	\$5,000
4	ASPHALT	SOUND VALUE	1	1.00	0	\$5,000
5	GARAGE - FR/CIN BLOCK - UNFINISHED	C	1,680	1.00	0	\$28,560

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