

# 9324 RIXEYVILLE RD

Location 9324 RIXEYVILLE RD

Parcel ID 21// 10//

Acct# 14810

Owner CHRISTENSEN, JUANITA R

Land Use & Impro \$261,800

Appraisal \$753,900

PID 12765

Building Count 1

Legal Description NEAR RIXEYVILLE LOT 10 & 11

Magisterial Dist: 03

## Historic District

## Current Value

Appraisal					
Valuation Year	Improvements		Land	Total	
2023	\$104,600		\$649,300	\$753,900	
Assessment					
Valuation Year	Improvements	Land	Total	Land Use Value	Land Use & Impro
2023	\$104,600	\$649,300	\$753,900	\$157,200	\$261,800

## Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

## Owner of Record

Owner CHRISTENSEN, JUANITA R  
 Address PO BOX 563  
 RIXEYVILLE, VA 22737-0563

Sale Price \$0  
 Parcels in sale 0  
 Book & Page 0/0  
 Sale Date 01/08/2001

## Ownership History

Ownership History					
Owner	Sale Price	Parcels in sale	Book & Page	Sale Date	Instrument
CHRISTENSEN, JUANITA R	\$0	0	0/0	01/08/2001	0
RAY, NAOMI C ET ALS	\$0	0	0/0	01/01/1900	0

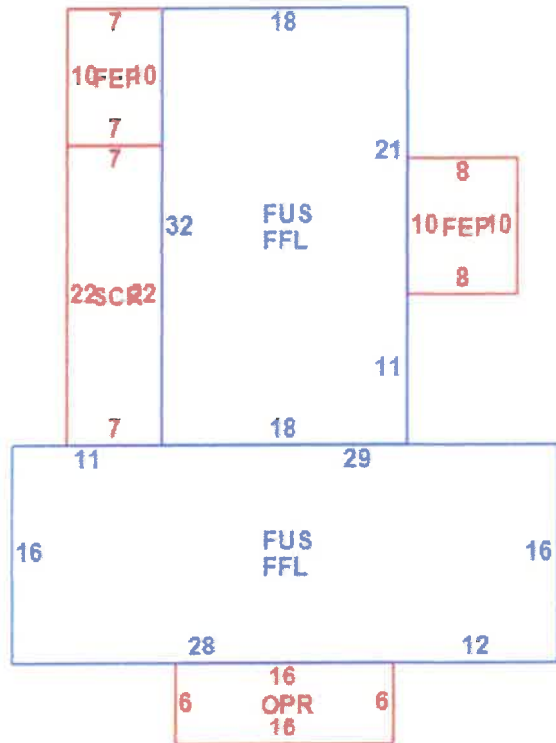
## Building Information

### Building 1 : Section 1

**Year Built:** 1900  
**Living Area:** 2,432  
**Replacement Cost:** \$331,157  
**Building Percent Good:** 30  
**Replacement Cost Less Depreciation:** \$99,300

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade	C
Stories	2
Occupancy	1
Exterior Wall 1	ASBESTOS
Exterior Wall 2	Typical
Roof Type	GABLE
Roof Cover	METAL
Interior Wall 1	DRYWALL
Interior Wall 2	PLASTER
Interior Floor 1	WOOD FLOORING
Interior Floor 2	CARPET
Heat Fuel	PROPANE
Heat Type	FORCED AIR
AC Percent	0
Bedroom(s)	4
Full Bath(s)	1
Half Bath(s)	1
Extra Fixture(s)	
Total Room(s)	9
Bathrm Style	Average
Kitchen Style	Average
Extra Kitchen(s)	0
FBM Quality	N/A
Interior Floor 3	
Interior Floor 1	
Basement Area	0
Fin Basement Area	0
Heat Fuel	
Gas Fireplace	

### Building Layout



([ParcelSketch.ashx?pid=12765&bid=12765](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FFL	First Floor	1,216	1,216
FUS	Finished Upper Story	1,216	1,216
FEP	Finished Enclosed Porch	150	0
OPR	Open Porch	96	0
SCR	Screened Porch	154	0
		2,832	2,432

Fireplace(s)	0
BSMT Garage #	0.00
Extra FPL Opening	0
Interior Wall 3	
Flue/ IFPL	0
Stacked Fireplace(s)	
Flue(s)	
Gas Fireplace(s)	
Inop Flue/FPL	
Foundation	ROCK
Basement	CRAWL SPACE
Fin Bsmt Area	
# Cars - Garage 2	
Split Foyer	No
Split Level	No
Metal Flue(s)	
Usrflid 706	

**Extra Features**

Extra Features	<u>Legend</u>
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 600R  
**Description** Agricultural over 99 - Res  
**Zone** RA  
**Neighborhood** NBH3  
**Alt Land Appr** Yes  
**Category** Land Use

**Land Line Valuation**

**Size (Acres)** 113.85  
**Frontage**  
**Depth**  
**Assessed Value** \$649,300  
**Clean & Green Value** \$157,200  
**Clean & Green AC** 112.85

**Outbuildings**

Outbuildings							<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #	
SHD	SHED	TY	TYPICAL	1.00 UNITS	\$0	1	
CARS	CAR SHELTER	TY1	TYPICAL 1	1.00 UNITS	\$500	1	
SHD	SHED	STOR	STORAGE	672.00 UNITS	\$2,000	1	
CARS	CAR SHELTER	TY1	TYPICAL 1	576.00 UNITS	\$500	1	
BLD	BUILDING	FR	FRAME	750.00 UNITS	\$2,300	1	

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2023	\$104,600	\$649,300	\$753,900
2023	\$104,600	\$649,300	\$753,900
2023	\$104,600	\$649,300	\$753,900
2023	\$104,600	\$649,300	\$753,900
2023	\$104,600	\$649,300	\$753,900

<b>Assessment</b>					
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>	<b>Land Use Value</b>	<b>Land Use &amp; Impro</b>
2023	\$104,600	\$649,300	\$753,900	\$157,200	\$261,800
2023	\$104,600	\$649,300	\$753,900	\$157,200	\$261,800
2023	\$104,600	\$649,300	\$753,900	\$157,200	\$261,800
2023	\$104,600	\$649,300	\$753,900	\$157,200	\$261,800
2023	\$104,600	\$649,300	\$753,900	\$157,200	\$261,800

# RIXEYVILLE RD

Location RIXEYVILLE RD

Parcel ID 2111911

Acct# 14809

Owner CHRISTENSEN, JUANITA R

Land Use & Impro \$4,400

Appraisal \$91,500

PID 12764

Building Count 1

Legal Description NEAR RIXEYVILLE

Magisterial Dist: 03

Historic District

## Current Value

Appraisal					
Valuation Year	Improvements		Land	Total	
2023			\$0	\$91,500	\$91,500

Assessment					
Valuation Year	Improvements	Land	Total	Land Use Value	Land Use & Impro
2023	\$0	\$91,500	\$91,500	\$4,400	\$4,400

## Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

## Owner of Record

Owner CHRISTENSEN, JUANITA R  
 Address PO BOX 563  
 RIXEYVILLE, VA 22737-0563

Sale Price \$0  
 Parcels in sale 0  
 Book & Page 0/0  
 Sale Date 01/08/2001

## Ownership History

Ownership History					
Owner	Sale Price	Parcels in sale	Book & Page	Sale Date	Instrument
CHRISTENSEN, JUANITA R	\$0	0	0/0	01/08/2001	0
RAY, NAOMI C ET ALS	\$0	0	247/516	12/02/1974	0

**Building Information**

**Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost**  
**Less Depreciation:** \$0

**Building Layout**

[\(ParcelSketch.ashx?pid=12764&bid=12764\)](#)

Building Sub-Areas (sq ft)	<u>Legend</u>
No Data for Building Sub-Areas	

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade	
Stories	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Type	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Percent	
Bedroom(s)	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Room(s)	
Bathrm Style	
Kitchen Style	
Extra Kitchen(s)	
FBM Quality	
Interior Floor 3	
Interior Floor 1	
Basement Area	
Fin Basement Area	
Heat Fuel	
Gas Fireplace	

Fireplace(s)	
BSMT Garage #	
Extra FPL Opening	
Interior Wall 3	
Flue/ IFPL	
Stacked Fireplace(s)	
Flue(s)	
Gas Fireplace(s)	
Inop Flue/FPL	
Foundation	
Basement	
Fin Bsmt Area	
# Cars - Garage 2	
Split Foyer	
Split Level	
Metal Flue(s)	
Usrflid 706	

**Extra Features**

Extra Features	<u>Legend</u>
No Data for Extra Features	

**Land**

**Land Use**

Use Code	200V
Description	SFD - Suburban - Vac
Zone	RA
Neighborhood	NBH3
Alt Land Appr	Yes
Category	Land Use

**Land Line Valuation**

Size (Acres)	8.2
Frontage	
Depth	
Assessed Value	\$91,500
Clean & Green Value	\$4,400
Clean & Green AC	8.20

**Outbuildings**

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$91,500	\$91,500

2023		\$0	\$91,500	\$91,500
2023		\$0	\$91,500	\$91,500
2023		\$0	\$91,500	\$91,500
2023		\$0	\$91,500	\$91,500

<b>Assessment</b>					
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>	<b>Land Use Value</b>	<b>Land Use &amp; Impro</b>
2023	\$0	\$91,500	\$91,500	\$4,400	\$4,400
2023	\$0	\$91,500	\$91,500	\$4,400	\$4,400
2023	\$0	\$91,500	\$91,500	\$4,400	\$4,400
2023	\$0	\$91,500	\$91,500	\$4,400	\$4,400
2023	\$0	\$91,500	\$91,500	\$4,400	\$4,400

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