

REASSESSMENT OFFICE

Mary Bethune Office Complex 1030 Cowford Road P.O. Box 1848 Halifax, Virginia 24558-1848

Assessor/Deputy Commissioner of the Revenue Assessor's Telephone Number: (434) 476-9820 Fax: (434) 476-3325 Hours: 8:30am to 5:00pm



NOTICE OF 2016 REAL ESTATE ASSESSMENT

* 018088/1--S 57.--B 1.

MASONIC HOME OF VIRGINIA

Date of Mailing:

11/20/2015

District:

4101 NINE MILE RD Tax Map Number: RICHMOND VA 23223-4956

3455

Parcel Record Num:

12419

Acres:

0.00006887

Legal Description:

LOTS 70, 71 & 72 A. H. CARTER LD.

In accordance with the Code of Virginia, you are hereby notified that the revised 2016 assessment for the above described parcel will be as follows.

	2014	2015	2016	
Land	2,700	2,700	2,700	
Buildings	0	0	0	
TOTAL	2,700	2,700	2,700	F
Tax Rate	0.46	0.48	TBD*	
% Total Channe		0.000%	0.000%	

Halifax Lots

Building Permits & Land Division

This notice does not reflect 2015 building permits nor does it reflect any land transfers after 9-30-2015.

Due to a computer error that is currently being addressed, improvements with basements may have a value that is incorrect. This DOES NOT affect the actual assessment. TOTAL noted above is correct.

Appeal of Real Estate Assessment

Please call or make an appointment between 11-18-2015 and 12-03-2015 if you wish to discuss your assessment. The Assessor's review period prior will be held from 12-7-2015 through 12-18-2015. Should the Assessor fail to satisfy the property owner or the owner fail to take advantage of the Assessor's review period, that owner may request a review by the Board of Equalization, whose members are appointed by the judges of the Circuit Court. Appeal forms can be obtained rom the Reassessment Office and must be filed between 1-13-2016 and 1-31-2016.

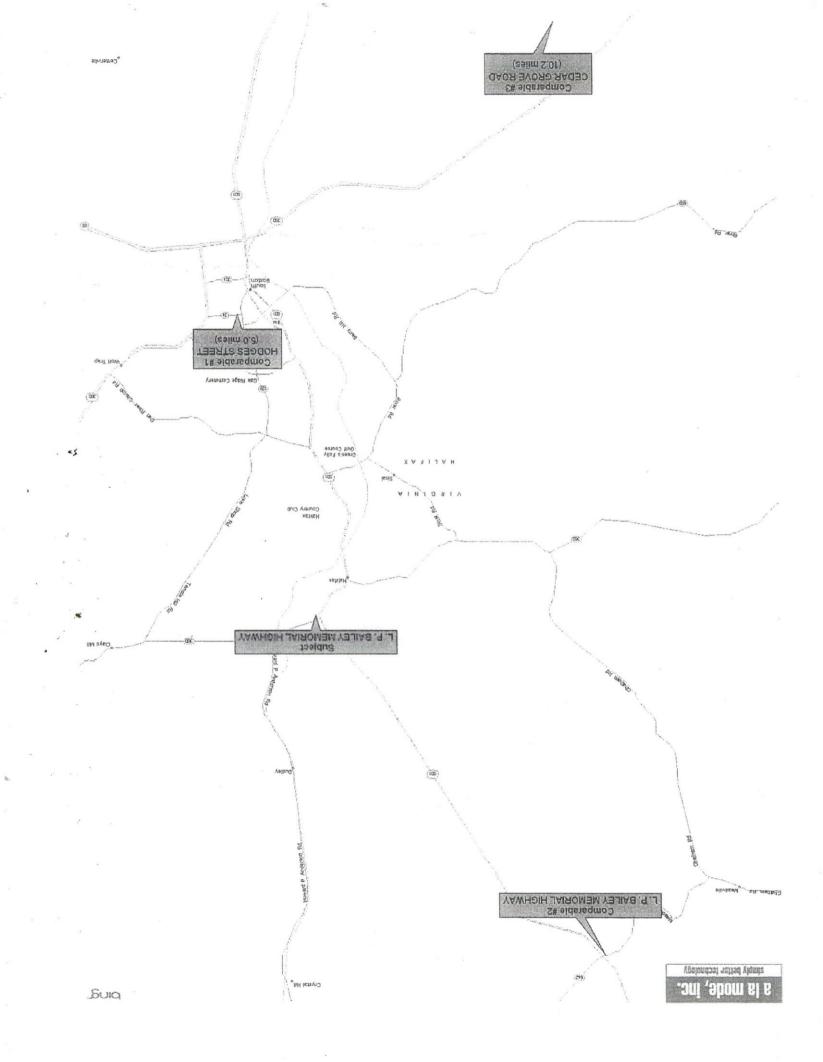
REAL ESTATE TAX RATE: The Halifax County Board of Supervisors will schedule a public hearing in March 2016 in he Mary Bethune Office complex for citizen's input on the proposed tax rate. This meeting wil be advertised in the ocal newspapers prior to the scheduled meeting. Tax levies cannot be determined until the rate is set in March 2016.

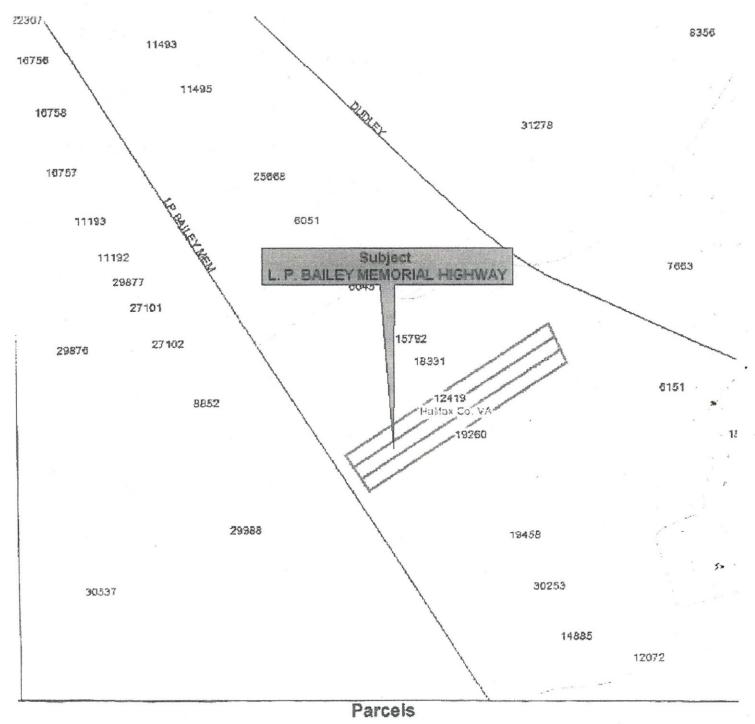
As required by Section 58.1-3201 of the code of Virginia, your property has been assessed at 100% of its fair market value. Property values hange from year to year because of new construction, additions, deletions, rezoning, land subdivisions, or other changes.

Your Right to Appeal

is a taxpayer, you have the right to appeal your property tax assessment. However, the burden of proof will be on the individual appealing he assessment to show that the property in question is valued at more than its fair market value, that the assessment is not uniform in is application, or that the assessment is otherwise not equalized.

		er/Client U. S. TRUST, VA Address 302 SOUTH JEFFERSON STREET, ROANOKE, VA 24011										
	Occupant Appraiser DEBBIE B. MARTIN Instructions to Appraiser DETERMINE MARKET VALUE											
NEIGHBORHOOD	Property Values Demand/Supply Marketing Time Present Land Use Change in Present Lan Predominant Occupance Single Family Price Ra Single Family Age Comments including the	(*) From Sy Owner Inge \$\frac{40,000}{1}\$ yrs. to sose factors, favorable or unfactors, favorable o	Mapts.	Slov Dec Ove Ove % Condo % Taki Taki To % Vac edominant Value \$ minant Age tability (e.g. public s, EMPLOYMENT, A	er 25% v lining rsupply r 6 Mos. Commercial ing Place (*) cant 155,000 35 yrs. parks, schools, v MENITIES, AND N	Convenier Convenier Adequacy Recreatio Adequacy Protectior Police and General A Appeal to	:SUBJECT NEIC ND PROFESSION	pent [] sportation [] stal Conditions [] roperties [] SHBORHOOD LOCA	TED AP	PROXIMATELY JDING		
	PRUPERTIES ARE PRI	MARILY SINGLE FAMILY RESI	JENGES OF GUOD QUAL	.IIY AND ABOVE. N	MAKKET APPEAL	IS CONSIDE	KED ABOVE A	VERAGE IN THIS L	OCATIO	IN.		
Dimensions 75 x 416 x 75 x 425 +/- Zoning classification A-1 (AGRICULTURAL/RESIDENTIAL DISTRICT) Highest and best use Present use Other (Specify) Public Other (Describe) Firet Access Public Private Street Access Public Private San. Sewer Maintenance Public Private Storm Sewer Currb/Gutter Underground Elect. & Tel. Sidewalk Street Lights Topo LEVEL TO GENTLTY ROLLING Size 0.72 ACRE, MORE OR LESS Shape RECTANGULAR View GOOD Drainage APPEARS ADEQUATE Is the property located in a HUD Identified Special Flood Hazard Area? No Y Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): THERE ARE NO APPARENT ADVERSE EASEMENTS OR ENCROACHMENTS, NOR ARE ILLEGAL ZONING USES APPARENT. PROPERTY DOES NOT APPEAR TO LIE IN FLOOD HAZARD ZONE; DETERMINATION SUBJECT TO SURVEY. The undersigned has recited three recent sales of properties most similar and proximate to subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject, if a significant item in the comparable is inferior to or less												
	ITEM	ject property, a plus (+) adjus				IPARABLE I	ND 2	COMP	ARARII	E NO. 35> .		
		MEMORIAL HIGHWAY	HODGES STREET	who FEVE I	L. P. BAILEY M			CEDAR GROVE ROAD				
	HALIFAX, VA	24558	SOUTH BOSTON, VA 24592		NATHALIE, VA 24577			SOUTH BOSTON, VA 24592				
	Proximity to Subject	Δ	4.96 miles	Te	7.05 miles	0	0.500	10.18 miles	1,	10.000		
ANALYSIS	Sales Price Price	S		\$ 5,000		\$ \$	2,500		9			
NAL	Data Source	INSPECTION, PUBLIC RECD	MLS #52857, PUBLIC	<u> </u>	INSPECTION, PL		ORDS	MLS #53112, PU	******			
	Date of Sale and	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust			+(-)\$ Adjust	DESCRIPTION		+(-)\$ Adjust.		
DATA	Time Adjustment		10/22/2009	į	1/19/2010		1	1/7/2010		:		
MARKET	Location	ABV.AVERAGE	GOOD	-1,000			+1,000	ABV.AVERAGE		1		
ABI	Site/View	0.72 ACRE/GOOD	0.35 ACRE	+2,200		************************	+1,020	1.5 ACRES		-4,600		
	Topography Road Frontage	GOOD GOOT.ROLLING	LEVEL TO SLOPING GOOD	+200	GOOD GOOD	.KULLING	5 5 5 5 6	LEVEL TO GNT.RO	JLLING.	1 1 1 1 1		
	Sales or Financing Concessions			1			5 5 6 8 8 1 1 1			\$ 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5		
	Net Adj. (Total)		X+ II-	\$ 1,400	\times + \square	- \$	2,020	$\square + \boxtimes$	- 6	4,600		
	Indicated Value of Subject		Net 28.0 %	\$ 6,400	Net 80).8 % \$	4,520	Net 27.9	% 9	11,900		
CONCILIATION	AND NO SALES AS S Comments and Condi IMPACT BUILDABILIT	R RURAL NEIGHBORHOODS. N IMILAR WERE AVAILABLE. AS tions of Appraisal: VALUE BA Y, AND UPON SATISFACTORY VALUE OF \$ 5,500 IS FULLY	ALES ARE LOCATED DI O SALES AS SIMILAR H ADJUSTED, THESE SAL SED ON THE ASSUMPTI SOIL PERCABILITY.	STANCES WHICH A AVE TAKEN PLACE LES INDICATE AN A ION THAT THERE A	ARE FURTHER TH NEARER OR MO CCURATE RANG RE NO HIDDEN C	HAN THE DE DRE RECEN E OF VALUE DR UNAPPA	SIRED PROXIM TLY. AN EXTEN E. RENT CONDITI	ITY FROM THE SUI SIVE MARKET SEA ONS OF THE PROP	RCH WA	THEY ARE AS CONDUCTED HAT MIGHT		
Į Ó	IN THE VALUATION (OF UNIMPROVED LAND.		######################################								





PRN: 12419 PIN: 3455-012419

Owner Name: FARMER, MARY ALICE Billing Address: 1800 GASKINS RD

City: RICHMOND

State: VA Zip: 23233 Site Address: Site Road: Map Number: 3455-12419

Deed Book: Deed Page: Will Book: 222 Will Page: 24

Plat: Zoning:

Legal Desc 1: LOTS 70,71 & 72 A. H.

Legal Desc 2: CARTER LD.

Total Acres: 0 Land Value: 2700 Building Value: Other Value: Total Value: 2700 Year Built:

Sale Date: 05/17/2007

Sale Value: 0

