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|                               |                   |                          |                            |
|-------------------------------|-------------------|--------------------------|----------------------------|
| Property Identification       | Run Dt: 1/16/2024 | Owner Name/Address       | Legal Description          |
| Map #: 50A3813 74*            |                   | ANDREWS, ALICE G./L.E.   | 001 of 02                  |
| Acct #: 000521600-001         |                   | & RONNIE ANDREWS         | 90 MCARTHUR DR             |
| Address: 000090 MCARTHUR DR   |                   | 4466 SANDY VALLEY ROAD   | TOWN OF BLACKSTONE         |
| City/St: BLACKSTONE, VA 23824 |                   | MECHANICSVILLE, VA 23111 | #74 TO 76 INC. FOREST PARK |

|  |                               |                        |
|--|-------------------------------|------------------------|
| Occupancy: DWELLING                          | Year Built: 1940              | Deed Bk/Pg: 0302/ 602/ |
| Dwl Type: CAPE                               | Year Rmld:                    | Plat Bk/Pg: 0001/ 123/ |
| Use/Class: RESIDENTIAL/SINGLE FAMILY (URBAN) | Year Effct: 1960              | Acres: .000            |
| Year Assd: 2023                              | Condition: POOR               | Land Use:              |
| Zoning:                                      | On Site Date: (FWP) 5/02/2023 | Total Mineral:         |
| Dist:  | Review Date: (FWP) 5/02/2023  | Total Land: 6000       |
|  |                               | Total Imp: 8100        |
|  |                               | Total Value: 14100     |

|                                     |                  |                   |                     |
|-------------------------------------|------------------|-------------------|---------------------|
| ----- Improvement Description ----- |                  |                   | +-12-----+          |
| Exterior                            | Interior         | Site              | :                   |
| EXTR-ALUMINUM                       | NO. ROOMS - 9    | SITE-PAVED        | :                   |
| EXTR-CINDER BLOCK                   | NO. BEDROOMS - 4 | SITE-PUBLIC SEWER | 10 10               |
| FNDT-CONT WALL                      | NO. BATHS - 2    | SITE-PUBLIC WATER | :                   |
| FNDT-SLAB                           | FLOR-CARPET      | TOPO-LEVEL        | DWL                 |
| ROOF-COMPOSITION S                  |                  |                   | +-12-----+-12-----+ |

|                                |             |         |        |                     |     |
|--------------------------------|-------------|---------|--------|---------------------|-----|
| ----- Dwelling Valuation ----- |             |         |        | :                   | :   |
| Item                           | Size        | Rate    | Value  | :                   | :   |
| DWELLING                       | 1080        | 108.30  | 116964 | :                   | :   |
| BATH-FULL                      | 2           | 4000.00 | 8000   | :                   | :   |
| PUBLIC WAT                     | 1           |         |        | 30                  | 30  |
| PUBLIC SEW                     | 1           |         |        | :                   | :   |
| DWELLING                       | 120         | 114.48  | 13737  | :                   | :   |
| PRCH-OP BR                     | 96          | 30.00   | 2880   | :                   | :   |
| Grade Factor ( D )             |             |         | .81    | :                   | :   |
| Replacement Cost New           |             |         | 114696 | :                   | :   |
| Phys Depr. % (.930 )           | 1960 - POOR |         | 106667 | :                   | :   |
| Total Bldg. Value              |             |         | 8000   | :                   | DWL |
|                                |             |         |        | +-12-----+-12-----+ |     |

|  |        |       |      |       |      |        |        |            |
|--|--------|-------|------|-------|------|--------|--------|------------|
| ----- Other Improvements Valuation ----- |        |       |      |       |      |        | :OMP : | :          |
| Desc                                     | Length | Width | Size | Grade | Rate | FV/Pct | Value  | :          |
| STG MTL                                  |        |       |      |       |      |        | 100    | 8 8        |
| SHED-FRM                                 | 15.0   | 15.0  | 225  |       |      |        |        | +-12-----+ |
| Total Imp Value                          |        |       |      |       |      |        | 100    |            |

|                            |                |   |      |      |         |        |       |                   |            |      |                    |      |
|----------------------------|----------------|---|------|------|---------|--------|-------|-------------------|------------|------|--------------------|------|
| ----- Land Valuation ----- |                |   |      |      |         |        |       | Sec               | Type       | Str  | Description        | Area |
| M Cls                      | Desc           | G | Size | Dpth | Rate    | FV/Pct | Value | DWL               | DWELLING   | 1.50 | N30W12W12S30E12E12 | 1080 |
| L                          | 4 PRIME SITE E |   |      | 3    | 2000.00 |        | 6000  | DWL               | DWELLING   | 1.00 | N10W12S10E12       | 120  |
| Total Land Value           |                |   |      |      |         |        | 6000  | OMP               | PRCH-OP BR | 1.00 | S8E12N8W12         | 96   |
|                            |                |   |      |      |         |        |       | Total Square Feet |            |      |                    | 1296 |

|  |  |  |  |                        |            |             |       |
|--|--|--|--|------------------------|------------|-------------|-------|
| ----- Comments -----   |  |  |  | Land                   | Cur. Value | Prev. Value | %Chg. |
| 15X15 SHED HAS NO VALUE, ROOF IS FALLING IN, CRACKS IN DWELLING 2005 |  |  |  | Improvements           | 6000       | 6000        | %     |
|  |  |  |  | Total                  | 8100       | 7300        | 11%   |
|  |  |  |  | Average Price Per Acre | 14100      | 13300       | 6%    |

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Legal Description002 of 02  
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 TOWN OF BLACKSTONE  
 #74 TO 76 INC. FOREST  
 PARK  
 Bk/Pg: 0302/ 602/  
 Plat Bk/Pg: 0001/ 123/

2017 DWL IS VACANT

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 Total Property Value 14100

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