

Property Identification Run Dt: 9/26/2024 Owner Name/Address
 Map #: 50A31 147 5* STILES, ANNE P.
 Acct #: 000652330-001 %STILES, HEATHER & ERIC
 Address: 000403 COLLEGE AVE 307 THIRD ST
 City/St: BLACKSTONE, VA 23824 BLACKSTONE, VA 23824

Legal Description 001 of 02
 403 COLLEGE AVE
 TOWN OF BLACKSTONE
 5,6,7,&10FT #8

Occupancy: DWELLING Year Built: 1970
 Dwl Type: RANCH MH/Type: / Year Rmld:
 Use/Class: RESIDENTIAL/SINGLE FAMILY (URBAN Year Eff: 1990
 Year Assd: 2023 Condition: AVERAGE
 Zoning: On Site Date: (FWP) 5/02/2023
 Dist: 05 BLACKSTONE Review Date: (FWP) 5/02/2023

Will Bk/Pg: #24/ 28/
 Plat Bk/Pg: 0000/ /
 Acreage: .000
 Land Use:
 Total Mineral:
 Total Land: 9000
 Total Imp: 158900
 Total Value: 167900

----- Improvement Description -----

Exterior	Interior	Site			
EXTR-BRICK	NO. ROOMS - 4	SITE-PAVED		+-----30-----+	
EXTR-VINYL	NO. BEDROOMS - 3	SITE-PUBLIC SEWER		:	:
FNDR-BRICK	NO. BATHS - 2	SITE-PUBLIC WATER		:	6
FNDR-CRAWL	FIREPLACE - 1	TOPO-LEVEL	16	:	+---10---+3--+
ROOF-COMPOSITION S	CHIMNEY - 1		:	:	:
	FLOR-CARPET		:	10	10:
	FLOR-HARDWOOD		:WD	:	UTL
	FLOR-VINYL		+-----21-----+	+-----20-----+	+---13-----+

----- Dwelling Valuation -----

Item	Size	Rate	Value		
DWELLING	1566	116.53	182485	:	:
HEAT-CENTR	1566	2.50	3915	:	:
AIR COND	1566	3.00	4698	:	:
FRPL	1	2000.00	2000	29	29:
CHIMNEY	1	2000.00	2000	:	:
BATH-FULL	2	4000.00	8000	:	:
PUBLIC WAT	1			:	:
PUBLIC SEW	1			:	:
UTIL ROOM	130	35.00	4550	:DWL	:
WOOD DECK	380	22.00	8360	+-----54-----+	

Grade Factor (C+ 5) 1.05
 Replacement Cost New 226800
 Phys Depr. % (.320) 1990 - AVG 72576
 Total Bldg. Value 154200

Sec	Type	Str	Description	Area
DWL	DWELLING	1.00	N29E21E20E13S29W54	1566
UTL	UTIL ROOM	1.00	N10W3W10S10E13	130
WD	WOOD DECK	1.00	N16E30S6W10S10W20	380

----- Other Improvements Valuation -----

Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value			
DRIVWAY/P							400			
SHED-FRM	24.0	24.0	576		15.00	.50	4320	Land	9000	9000
Total Imp Value							4700	Improvements	158900	121200
								Total	167900	130200

----- Land Valuation -----

Average Price Per Acre

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Bk/Pg: #24/ 28/
 Plat Bk/Pg: 0000/ /

M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value	Sale Date/Amount
L	3 PRIME SITE	E		3	3000.00		9000	5/01/2024
Total Land Value							9000	

----- Comments -----
 NEW WOOD DECK ON BACK OF HOUSE 2005
 DEED OF GIFT TO ANNE P. STILES
 *PER WILL #24-28 FRM ANNE PLUM STILES TO HEATHER
 M. STILES & ERIC R. STILES IN EQUAL SHARES
 5/1/24

 Total Property Value 167900