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Property Identification Run Dt: 2/08/2022	Owner Name/Address	Legal Description
Map #: 44 39	SAINTE JAMES, KRYSTAL R.	001 of 02
Acct #: 000130500-001	20245 COLONIAL TRAIL HWY	20245 E COL TRAIL HWY
Address: 020245 E COLONIAL TRAIL HWY	BLACKSTONE, VA 23824	ADJ HERBERT
City/St: BLACKSTONE, VA 23824		BELLEFONTE DISTRICT

Occupancy: DWELLING	Year Built: 1970	Deed Bk/Pg: 0499/ 72/
Dwl Type: CAPE	Year Rmld: 1970	Acreage: 22.240
Use/Class: RESIDENTIAL/SINGLE FAMILY (SUBUR)	Year Effct: 1970	Land Use:
Year Assd: 2017	Condition: FAIR	Total Mineral:
Zoning:	On Site Date: (KB) 4/10/2017	Total Land: 65800
Dist:	Review Date: ()	Total Imp: 21000
		Total Value: 86800

----- Improvement Description -----		
Exterior	Interior	Site
EXTR-CINDER BLOCK	NO. ROOMS - 6	SITE-PAVED
FNDT-CINDER BLOCK	NO. BEDROOMS - 3	SITE-SEPTIC
FNDT-CRAWL	NO. BATHS - 1	SITE-WELL
ROOF-COMPOSITION S	FLOR-PINE	TOPO-LEVEL

----- Dwelling Valuation -----			
Item	Size	Rate	Value
DWELLING	1330	78.88	104910
HEAT-CENTR	1330	2.00	2660
BATH-FULL	1	3000.00	3000
WELL	1		28
SEPTIC	1		
PRCH-OP BR	36	20.00	720
Grade Factor (D+ 5)			.86
Replacement Cost New			95718
Phys Depr. % (.630)	1970 - FAIR		60302
Total Bldg. Value (50% COMPLETE)			17700

----- Other Improvements Valuation -----						
Desc	Length	Width	Size	Grade	Rate	FV/Pct Value
BARN	41.0	45.0	1845		12.00	.85 3321
Total Imp Value						3300

----- Land Valuation -----						
M CIs	Desc	G	Size	Dpth	Rate	FV/Pct Value
A 1	HOME SITE	B	1.000		10000.00	10000
A 6	OPEN PAVED	G	13.500		2500.00	33750
A 15	WOODED PAV	G	7.740		2500.00	19350
A 98	TIMBER	K	7.740		350.00	2709
Total Land Value			22.240			65800

----- Comments -----						
FRONTS 460 2005						

Sec	Type	Str	Description	Area
DWL	DWELLING	1.25	N28E38S28W7W12W19	1330
OMP	PRCH-OP BR	1.00	S3W12N3E12	36
Total Square Feet				1366
			Cur. Value	Prev. Value
			65800	65800
			Improvements	21000
			Total	86800
			Average Price Per Acre	2837
			Sale Date/Amount	5/26/2017 75000

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Legal Description002 of 02
20245 E COL TRAIL HWY
ADJ HERBERT
BELLEFONTE DISTRICT

Bk/Pg: 0499/ 72/

DOC RECORDED DB503/055 03/23/18. THIS DOC AFFIRMS
(C) THAT KRYSTAL SAINT-JAMES BOUGHT FROM JOHN
(C) UPSON, JR, JEFFREY D. UPSON; AND MARK B. UPSON

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Total Property Value 86800