



## 445 DUNDAS ROAD

### Parcel Information

**Parcel ID:** 049-0A-0-44  
**Tax Map:** 049  
**Block:**  
**Parcel Address 1:** 445 DUNDAS ROAD  
**Legal Description 1:** CROOKED RUN CREEK 67 AC  
**Legal Description 2:** N/A  
**District:** BROWNS STORE  
**Topology:** LEVEL  
**Class:** AGRICULTURAL/UNDEVELOPED (20-99 AC)

**PRN/Link:** 7584  
**Double Circle:** 0A  
**Lot:** 44  
**Parcel Address 2:** KENBRIDGE VA 23944  
**Deed:** IN-20-0000357  
**Will:** NONE  
**Plat:** NONE  
**Utilities:** ELECTRICITY, SEPTIC SYSTEM, WELL

### Owner Information

**Owner:** FULLERTON PROPERTIES INC  
**Owner Address:** PO BOX 785  
**Owner City, ST Zip:** KENBRIDGE VA 23944

### Current Valuation

**Assessment Year:**  
**Exempt:**  
**Current Land:** \$121,000  
**Current Building:** \$90,300  
**Current Improvements:** \$3,700  
**Current Total:** \$215,000

### Sales History

Sale Date	Grantor	Sale Price	Instrument
03/26/2020	JORDAN JAMES R OR SUSAN P,	\$340,000	INSTRUMENT-20-0000357
08/22/2014	TAMMY PEEBLES- FORREST ET AL	\$175,000	DEED BOOK-376-980



Land Segments

Segment	Description	Size	Value	Zoning
1	BUILDING SITE (500 -13000)	3.0000	\$20,520	R1: RESIDENTIAL - LOW DENSITY
2	BUILDING SITE (500 -13000)	1.0000	\$6,500	R1: RESIDENTIAL - LOW DENSITY
3	GRAVEL SR ACCESS	31.0000	\$52,142	R1: RESIDENTIAL - LOW DENSITY
4	GRAVEL SR ACCESS	30.0000	\$36,720	R1: RESIDENTIAL - LOW DENSITY
5	LAKES & PONDS (100 - 2600)	2.0000	\$5,110	R1: RESIDENTIAL - LOW DENSITY

Main Structures:1

Year Built	Construction Style	Rooms	Bedrooms	Cost Per Sq Ft	Heated Sq Ft	Depreciation Schedule	
1965	CONVENTIONAL	6	3	44.84		RES AVG DEPR	
<b>Building Sections</b>							
Section	Year Built	Effective Year	Description	Story Height	Class	Grade	Value
1	1965	1982	SINGLE FAMILY	1.00	1	C	\$89,001
<b>Building Attributes</b>							
Attribute Type				Type	Number Of		
CHIMNEYS				1 STORY MASONRY	1.00		
EXTERIOR FINISH				BRICK VENEER	100.00		
FLOOR				CARPET	1626.00		
FLOOR				CERAMIC TILE	1626.00		
FLOOR				HARDWOOD	1626.00		
FOUNDATION				BRICK	1626.00		
FUEL				ELECTRIC	1626.00		
HVAC				CENTRAL HEAT	1626.00		
OPENINGS				FIREPLACE OPENINGS	1.00		
PLUMBING				2 FIXTURE BATH	1.00		
PLUMBING				3 FIXTURE BATH	1.00		
ROOF MATERIAL				COMPOSITION SHINGLE	1626.00		
ROOF TYPE				GABLE	1626.00		
WALL				DRY WALL	1626.00		
2	1965	1982	BRK/SLATE PATIO	1.00	137	C	\$1,150
3	1965	1982	STOOP	1.00	110	C	\$161



Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
N/A	GARAGE - UNFINISHED FRAME/CIN BLOCK	1	1	SOUND VALUE	N/A	SOUND VALUE	\$1,000
N/A	MH ADDITION WOOD DECK	1	39	C	8.326	SOUND VALUE	\$100
N/A	MH ADDITION WOOD DECK	1	39	C	8.326	SOUND VALUE	\$100
N/A	CARPORT	1	5	SOUND VALUE	N/A	SOUND VALUE	\$500
N/A	DRIVEWAY	1	15	SOUND VALUE	N/A	SOUND VALUE	\$300
N/A	GARAGE - UNFINISHED FRAME/CIN BLOCK	1	1	SOUND VALUE	N/A	SOUND VALUE	\$500
N/A	MH ADDITION WOOD DECK	1	39	C	8.212	SOUND VALUE	\$1,183

