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Property Identification	Run Dt: 2/08/2022	Owner Name/Address	Legal Description 001 of 02
Map #: 40 87		FLOYD, GLENDA F.	7384 HUNGARYTOWN ROAD
Acct #: 000255900-001		7396 HUNGARYTOWN RD	BLENDON DISTRICT
Address: 007384 HUNGARYTOWN RD		BLACKSTONE, VA 23824	ADJ. MARSHALL
City/St: BLACKSTONE, VA 23824			

Occupancy: DWELLING	Year Built: 1995	Will Bk/Pg: WB19/ 67/
Dwl Type: RANCH	Year Rmld:	Acreage: 69.000
Use/Class: /AGRICULTURAL-20 TO 99 AC	Year Effct: 1995	Land Use:
Year Assd: 2017	Condition: POOR	Total Mineral:
Zoning:	On Site Date: (KB) 12/29/2016	Total Land: 124000
Dist:	Review Date: ()	Total Imp: 92000
		Total Value: 216000

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

Exterior	Interior	Site
EXTR-BRICK	NO. ROOMS - 5	SITE-PAVED
	NO. BEDROOMS - 3	TOPO-LEVEL
	NO. BATHS - 2	
	NO. 1/2 BATHS - 1	
	FIREPLACE - 1	
	CHIMNEY - 1	

+-20--+

----- Dwelling Valuation -----				13	13		
Item	Size	Rate	Value	+-35----	DWL5----		
DWELLING	3254	73.73	120398	:	UGF	:	+-----72-----+
FRPL	1	2000.00	2000	:	:	:	:
CHIMNEY	1	2000.00	2000	32	32	38	32:
BATH-FULL	2	3000.00	6000	:	:	:	:
BATH-HALF	1	2000.00	2000	+-35----	:	DWL	:
WELL	1				6-20--+-25--2----	57-----	+15--+
SEPTIC	1					8-----	57---OMP10
DWELLING	1020	73.73	75204				
PRCH-OP BR	570	20.00	11400				
GARAGE-UNF	1120	26.00	29120				
Grade Factor (D)			.81				
Replacement Cost New			200961				
Phys Depr. % (.560)	1995	- POOR	112538				
Total Bldg. Value			88400				

----- Other Improvements Valuation -----											
Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value	DWL DWELLING	1.00	N38E25S4E72S32W15	3254
SHED-IMP	50.0	48.0	2400		6.00	.75	3600			W57S2W25	
Total Imp Value							3600	OMP PRCH-OP BR	1.00	S10W57N8N2E57	570
								UGF GARAGE-UNF	1.00	W35S32E35N32	1120
								Total Square Feet			5964

----- Land Valuation -----											
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value				
A 6	OPEN PAVED	J	39.000		1750.00		68250			Cur. Value	124000
A 15	WOODED PAV	J	28.000		1200.00		33600	Land		Prev. Value	109500
										%Chg.	13%

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				Bk/Pg: WB19/ 67/
A 24 WASTE LAND B	1.000	300.00	300 Improvements	92000 159900 (428)
A 98 TIMBER K	28.000	350.00	9800 Total	216000 269400 (208)
A 1 HOME SITE A	1.000	12000.00	12000 Average Price Per Acre	1654
Total Land Value	69.000		124000 Sale Date/Amount	7/25/2019

----- Comments -----|

VACANT 2005
TWO PONDS ON PROPERTY- ROOF NEEDS PAINTING
2017 CHANGE HOUSE TO POOR. VACANT
FRM SIDNEY FLOYD JR WB19-0067

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Total Property Value 216000

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