# 1601 Boston Ave, Richmond, VA 23224-5358, Richmond City

Bldg Sq Ft

2

624



Beds

Lot Sq Ft 4,560

Baths

Sale Price N/A

Sale Date 07/30/1976

Type

**SFR** 

22152 3429 No

Yr Built 1945

OWNER INFORMATION
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Owner Name	Tekle Yonas	Mailing Zip
Mailing Address	6811 Rolling Rd	Mailing Zip + 4 Code
Mailing City & State	Springfield, VA	Owner Occupied

#### LOCATION INFORMATION

MLS Area	50	Carrier Route	C022
Magesterial	Southside	Zoning	R-7
Subdivision	Richmond Manchester Land Co	Topography	Flat/Level
Zip Code	23224	Census Tract	602.00
Zip + 4	5358	Neighborhood Name	Blackwell

#### TAX INFORMATION

PID	S000-0286-010
Parcel ID	S0000286010
% Improved	52%
Legal Description	RICHMOND MANCHESTER LAND CO L4 B1417 0038.00X0120.00 000

Block	1417
Lot	4

### ASSESSMENT & TAX

Assessment Year	2021	2020	2019	
Assessed Value - Total	\$42,000	\$27,000	\$29,000	
Assessed Value - Land	\$20,000	\$15,000	\$10,000	
Assessed Value - Improved	\$22,000	\$12,000	\$19,000	
Market Value - Total	\$42,000	\$27,000	\$29,000	
Market Value - Land	\$20,000	\$15,000	\$10,000	
Market Value - Improved	\$22,000	\$12,000	\$19,000	
YOY Assessed Change (%)	55.56%	-6.9%		
YOY Assessed Change (\$)	\$15,000	-\$2,000		

Tax Year	Total Tax
2019	\$1,674
2021	\$504

## CHARACTERISTICS

Lot Acres	0.1047	Baths - Total	1
Lot Sq Ft	4,560	Baths - Full	1
Lot Frontage	38	Cooling Type	Central
Lot Depth	120	Heat Type	Wall Furnace
Land Use - County	One Story	Heat Fuel Type	Oil
Land Use - CoreLogic	SFR	Roof Type	Gable
Style	Ranch	Roof Material	Composition Shingle
Stories	1	Roof Shape	Gable
Year Built	1945	Interior Wall	Plaster
Effective Year Built	1946	Exterior	Asbestos Shingle
Bldg Area - Finished Sq Ft	624	Floor Cover	Softwood
Bldg Area - Total Sq Ft	624	Construction	Wood
Bldg Area - Ground Fl Sq Ft	624	Water	Type Unknown
Bldg Area - Above Grade Sq Ft	624	Sewer	Type Unknown
Basement Type	Crawl	Electric Service Type	Type Unknown
Total Rooms	4	Condition	Poor
Bedrooms	2		

## FEATURES

FEATURES	
Building Description	Building Size
1.0 Level	624

SELL SCORE				
Rating	High	Value As Of	2021-07-14 00:08:48	
Sell Score	656			
ESTIMATED VALUE				
RealAVM™	\$164,200	Confidence Score	58	

Forecast Standard Deviation

16

<ol> <li>RealAVM™ is a CoreLo</li> </ol>		

\$137,928 - \$190,472

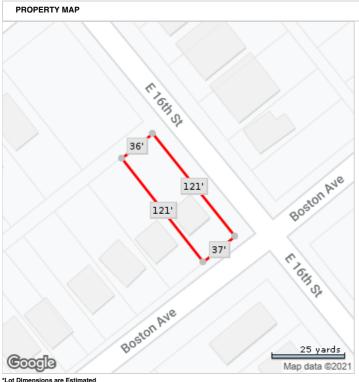
08/04/2021

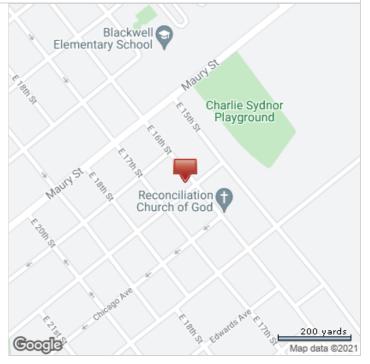
RealAVM™ Range

Value As Of

<sup>(3)</sup> The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES H	IISTORY			
Settle Date	07/30/1976	Document Number	33-87	
Owner Name	Tekle Yonas	Deed Type	Deed (Reg)	
Multi/Split Sale	Multiple			
Recording Date	05/01/2020			
Sale/Settlement Date	05/01/2020	07/30	07/30/1976	
Sale Price	\$42,900			
Buyer Name	Tekle Yonas	Tekle Yonas Wright Ruth B		
Seller Name	Wright Ruth B & Will	liam R		
Document Number	9366	33-87	,	
Document Type	Sheriff's Deed	Deed	(Reg)	





\*Lot Dimensions are Estimated

nation, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and dence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to