

	Beds 2	Baths 1	Sale Price N/A	Sale Date 07/30/1976
	Bldg Sq Ft 624	Lot Sq Ft 4,560	Yr Built 1945	Type SFR

OWNER INFORMATION			
Owner Name	Tekle Yonas	Mailing Zip	22152
Mailing Address	6811 Rolling Rd	Mailing Zip + 4 Code	3429
Mailing City & State	Springfield, VA	Owner Occupied	No

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	Block	1417
Parcel ID	S0000286010	Lot	4
% Improved	52%		
Legal Description	RICHMOND MANCHESTER LAND CO L4 B1417 0038.00X0120.00 000 0.000		

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	
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
RealAVM™ Range	\$137,928 - \$190,472	Forecast Standard Deviation	16
Value As Of	08/04/2021		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) 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 HISTORY			
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	07/30/1976	
Sale Price	\$42,900		
Buyer Name	Tekle Yonas	Wright Ruth B	
Seller Name	Wright Ruth B & William R		
Document Number	9366	33-87	
Document Type	Sheriff's Deed	Deed (Reg)	

PROPERTY MAP

The left map shows a lot with dimensions 36', 121', 121', and 37' along E 16th St and Boston Ave. A scale bar indicates 25 yards. The right map shows the surrounding area including Blackwell Elementary School, Charlie Sydnor Playground, and Reconciliation Church of God. A scale bar indicates 200 yards.

*Lot Dimensions are Estimated