

**Property:** 1601 Boston Ave **Parcel ID:** S0000286010**Parcel**

**Street Address:** 1601 Boston Ave Richmond, VA 23224-  
**Owner:** TEKLE YONAS  
**Mailing Address:** 6811 ROLLING RD, SPRINGFIELD, VA 22152  
**Subdivision Name :** RICHMOND MANCHESTER LAND CO  
**Parent Parcel ID:**  
**Assessment Area:** 356 - Oak Grove  
**Property Class:** 110 - R One Story  
**Zoning District:** R-7 - Residential (Single & 2 Family Urban)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2021  
**Land Value:** \$20,000  
**Improvement Value:** \$22,000  
**Total Value:** \$42,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 4560  
**Acreage:** 0.105  
**Property Description 1:** RICHMOND MANCHESTER LAND CO L4 B1417  
**Property Description 2:** 0038.00X0120.00 0000.000  
**State Plane Coords( ?):** X= 11789421.500024 Y= 3712491.072669  
**Latitude:** 37.51413515 , **Longitude:** -77.44315355

**Description**

**Land Type:** Residential Lot A  
**Topology:** Level  
**Front Size:** 38  
**Rear Size:** 120  
**Parcel Square Feet:** 4560  
**Acreage:** 0.105  
**Property Description 1:** RICHMOND MANCHESTER LAND CO L4 B1417  
**Property Description 2:** 0038.00X0120.00 0000.000  
**Subdivision Name :** RICHMOND MANCHESTER LAND CO  
**State Plane Coords( ?):** X= 11789421.500024 Y= 3712491.072669  
**Latitude:** 37.51413515 , **Longitude:** -77.44315355

**Other**

**Street improvement:** Paved  
**Sidewalk:** Yes

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$20,000	\$22,000	\$42,000	Reassessment
2020	\$15,000	\$12,000	\$27,000	Reassessment
2019	\$10,000	\$19,000	\$29,000	Reassessment
2018	\$10,000	\$17,000	\$27,000	Reassessment
2017	\$10,000	\$17,000	\$27,000	Reassessment
2016	\$10,000	\$17,000	\$27,000	Reassessment
2015	\$10,000	\$17,000	\$27,000	Reassessment
2014	\$10,000	\$18,000	\$28,000	Reassessment
2013	\$15,000	\$20,000	\$35,000	Reassessment
2012	\$16,000	\$6,000	\$22,000	Reassessment
2011	\$21,000	\$7,000	\$28,000	CarryOver
2010	\$21,000	\$7,000	\$28,000	Reassessment
2009	\$21,000	\$7,300	\$28,300	Reassessment
2008	\$21,000	\$7,700	\$28,700	Reassessment
2007	\$11,000	\$37,000	\$48,000	Reassessment
2006	\$8,000	\$35,900	\$43,900	Reassessment
2005	\$8,000	\$31,200	\$39,200	Reassessment
2004	\$8,000	\$25,800	\$33,800	Reassessment
2003	\$5,500	\$25,800	\$31,300	Reassessment
2002	\$5,400	\$25,500	\$30,900	Reassessment
2001	\$5,200	\$24,500	\$29,700	Reassessment
1998	\$5,000	\$24,500	\$29,500	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
05/01/2020	\$42,900	WRIGHT RUTH B ETAL	ID2020-9366	2 - INVALID SALE-Foreclosure, Forced Sale etc.
07/30/1976	\$0	Not Available	00033-0087	

**Planning**

**Master Plan Future Land Use:** R  
**Zoning District:** R-7 - Residential (Single & 2 Family Urban)  
**Planning District:** Old South  
**Traffic Zone:** 1200  
**City Neighborhood Code:** BLKW  
**City Neighborhood Name:** Blackwell  
**Civic Code:**  
**Civic Association Name:** Blackwell Historic Community Civic Association  
**Subdivision Name:** RICHMOND MANCHESTER LAND CO  
**City Old and Historic District:**  
**National historic District:** Blackwell Historic District  
**Neighborhoods in Bloom:** Blackwell  
**Redevelopment Conservation Area:** HOPE IV/Blackwell

**Economic Development**

**Care Area:** -  
**Enterprise Zone:**

**Environment**

**100 YEAR Flood Plain Flag:** Contact the Water Resources Division at 646-7586.  
**500 YEAR Flood Plain Flag:** N  
**Resource Protection Flag:** Contact the Water Resources Division at 646-7586.  
**Wetland Flag:** N

**Census**

Census Year	Block	Block Group	Tract
2000	4002	0602004	060200
1990	413	0602004	060200

**Schools**

**Elementary School:** Blackwell  
**Middle School:** River City  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 112  
**Fire District:** 13  
**Dispatch Zone:** 154A

**Public Works Schedules**

**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Thursday  
**Bulk Collection:** TBD

**Government Districts**

**Council District:** 8  
**Voter Precinct:** 802  
**State House District:** 71  
**State Senate District:** 16  
**Congressional District:** 4

**Extension 1 Details**

age

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1945  
**Stories:** 1  
**Units:** 0  
**Number Of Rooms:** 4  
**Number Of Bed Rooms:** 2  
**Number Of Full Baths:** 1  
**Number Of Half Baths:** 0  
**Condition:** very poor for

**Foundation Type:** Full Crawl  
**1st Predominant Exterior:** Asbestos siding  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Gable  
**Roof Material:** Comp sh to 235#  
**Interior Wall:** Plaster  
**Floor Finish:** Softwood-standard  
**Heating Type:** No Heat  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N

**Building Description (Out Building and Yard Items) :**

**Extension 1 Dimensions**

**Finished Living Area:** 624 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 0 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 0 Sqft  
**Deck:** 0 Sqft

**Property Images**

Name:S0000286010 Desc:R01



[Click here for Larger Image](#)

**Sketch Images**

Name:S0000286010 Desc:R01

