

# 900 Kingsport Ln, North Chesterfield, VA 23225, Chesterfield County



MLS Beds	3	MLS Sq Ft	1,312	Lot Sq Ft	11,848	Sale Price	\$27,250
MLS Baths	2	Yr Built	N/A	Type	SFR	Sale Date	03/06/2015

## OWNER INFORMATION

Owner Name	Emerald Land Development LLC	Mailing Zip	23116
Mailing Address	Po Box 3399	Mailing Zip + 4 Code	0032
Mailing City & State	Mechanicsville, VA		

## LOCATION INFORMATION

MLS Area	62	Carrier Route	C021
Magisterial	Midlothian	Zoning	R7
Subdivision	Southaven Sec 03	Census Tract	1002.10
Zip Code	23225		

## TAX INFORMATION

PID	764-70-37-58-900-000	Block	G
Old Map #	359822001	Lot	12
Parcel ID	764703758900000		
Legal Description	SOUTHAVEN AMD L 12 BK G SEC 3		

## ASSESSMENT & TAX

Assessment Year	2019	2018	2017
Assessed Value - Total	\$31,500	\$29,700	\$29,700
Assessed Value - Land	\$31,500	\$29,700	\$29,700
Market Value - Total	\$31,500	\$29,700	\$29,700
Market Value - Land	\$31,500	\$29,700	\$29,700
YOY Assessed Change (%)	6.06%	0%	
YOY Assessed Change (\$)	\$1,800	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$285		
2017	\$285	\$0	0%
2018	\$282	-\$3	-1.04%

## CHARACTERISTICS

Lot Acres	0.272	Baths - Total	MLS: 2
Lot Sq Ft	11,848	Baths - Full	MLS: 2
Land Use - CoreLogic	SFR	Water	None
Year Built	MLS: 2016	Electric Service Type	Available
Bldg Area - Finished Sq Ft	MLS: 1,312	MLS Baths - Total	2
Bedrooms	MLS: 3		

## SELL SCORE

Rating	Low	Value As Of	2020-04-13 23:35:24
Sell Score	480		

## ESTIMATED VALUE

RealAVM™	\$196,500	Confidence Score	55
RealAVM™ Range	\$157,200 - \$235,800	Forecast Standard Deviation	20
Value As Of	04/20/2020		

(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 60 - 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.

LISTING INFORMATION			
MLS Listing Number	1603473	MLS Orig. List Price	\$184,950
MLS Status	Released	MLS Status Change Date	11/17/2016
MLS Area	62 - CHESTERFIELD	MLS Off Market Date	11/17/2016
MLS Listing Date	02/08/2016	MLS List. Agent Name	75739-Stuart Haynes
MLS Current List Price	\$184,950	MLS List. Broker Name	ERA WOODY HOGG & ASSOC

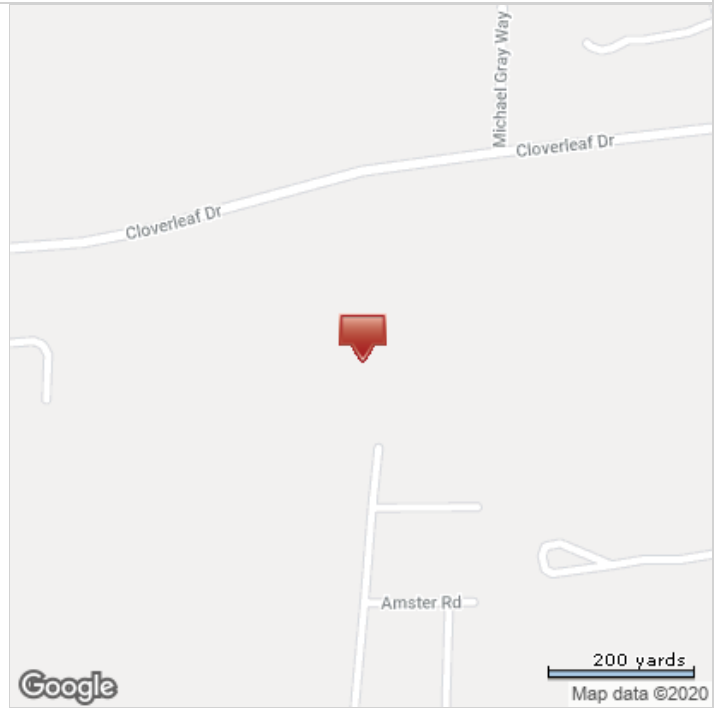
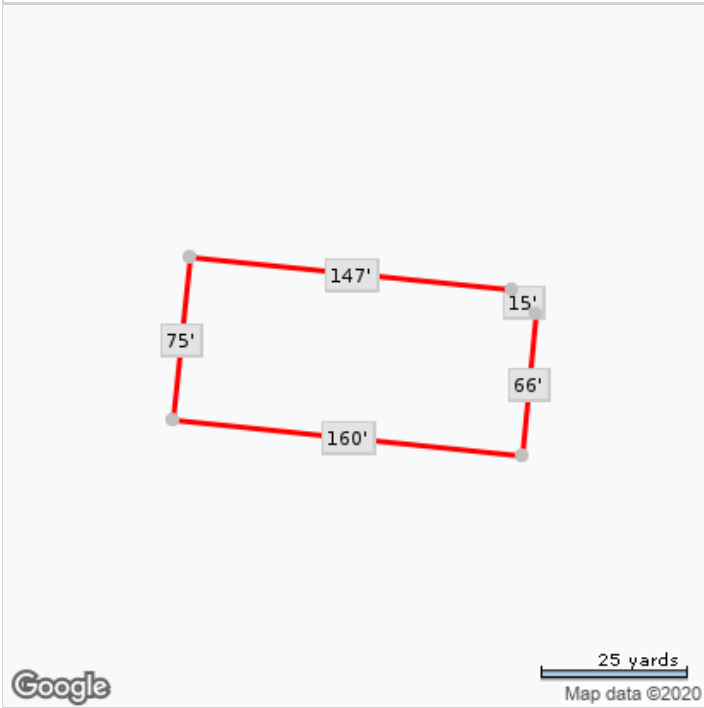
MLS Listing #	1330007
MLS Listing Date	12/02/2013
MLS Listing Price	\$24,000
MLS Orig Listing Price	\$24,000
MLS Close Date	07/14/2014
MLS Listing Close Price	\$22,000
MLS Listing Expiration Date	08/04/2014
MLS Status	Sold

LAST MARKET SALE & SALES HISTORY			
Recording Date	03/09/2015	Owner Name	Emerald Land Development LLC
Settle Date	03/06/2015	Multi/Split Sale	Multiple
Sale Price	\$27,250	Document Number	10792-361
Seller	Blackrock Developers LLC	Deed Type	Deed (Reg)

Recording Date	03/09/2015	07/16/2014	11/24/2008	03/01/1995	12/21/1988
Sale/Settlement Date	03/06/2015	07/07/2014	11/24/2008		
Sale Price	\$27,250	\$22,000			
Nominal			Y		
Buyer Name	Emerald Land Dev LLC	Blackrock Developers LLC	Rich Metro Hab For Humanity In	Keil Retta Leigh Perel	
Seller Name	Blackrock Developers LLC	Richmond Metropolitan Habitat/	Rich Metro Hab For Humanity In		
Document Number	10792-361	10594-977	8519-806	2661-531	1992-821
Document Type	Deed (Reg)	Special Warranty Deed	Deed (Reg)	Miscellaneous Document	Deed (Reg)

MORTGAGE HISTORY			
Mortgage Date	06/03/2016	03/09/2015	08/26/2014
Mortgage Amount	\$222,450	\$87,000	\$25,000
Mortgage Lender	* Other Institutional Lenders		* Other Institutional Lenders
Mortgage Term	1	1	1
Mortgage Term	Years	Years	Years
Mortgage Int Rate			12
Mortgage Purpose	Construction	Construction	Construction
Mortgage Doc #	11243-109	10792-365	10633-331

PROPERTY MAP



\*Lot Dimensions are Estimated

# 906 Kingsport Ln, North Chesterfield, VA 23225, Chesterfield County



MLS Beds	3	MLS Sq Ft	1,312	Lot Sq Ft	12,327	Sale Price	\$27,250
MLS Baths	2	Yr Built	N/A	Type	SFR	Sale Date	03/06/2015

## OWNER INFORMATION

Owner Name	Emerald Land Development LLC	Mailing Zip	23116
Mailing Address	Po Box 3399	Mailing Zip + 4 Code	0032
Mailing City & State	Mechanicsville, VA		

## LOCATION INFORMATION

MLS Area	62	Carrier Route	C021
Magisterial	Midlothian	Zoning	R7
Subdivision	Southaven Sec 03	Census Tract	1002.10
Zip Code	23225		

## TAX INFORMATION

PID	764-70-37-48-100-000	Block	G
Old Map #	359822001	Lot	11
Parcel ID	764703748100000		
Legal Description	SOUTHAVEN AMD L 11 BK G SEC 3		

## ASSESSMENT & TAX

Assessment Year	2019	2018	2017
Assessed Value - Total	\$31,500	\$29,700	\$29,700
Assessed Value - Land	\$31,500	\$29,700	\$29,700
Market Value - Total	\$31,500	\$29,700	\$29,700
Market Value - Land	\$31,500	\$29,700	\$29,700
YOY Assessed Change (%)	6.06%	0%	
YOY Assessed Change (\$)	\$1,800	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$285		
2017	\$285	\$0	0%
2018	\$282	-\$3	-1.04%

## CHARACTERISTICS

Lot Acres	0.283	Baths - Total	MLS: 2
Lot Sq Ft	12,327	Baths - Full	MLS: 2
Land Use - CoreLogic	SFR	Water	None
Year Built	MLS: 2016	Electric Service Type	Available
Bldg Area - Finished Sq Ft	MLS: 1,312	MLS Baths - Total	2
Bedrooms	MLS: 3		

## SELL SCORE

Rating	Low	Value As Of	2020-04-13 23:35:24
Sell Score	480		

## ESTIMATED VALUE

RealAVM™	\$196,500	Confidence Score	55
RealAVM™ Range	\$157,200 - \$235,800	Forecast Standard Deviation	20
Value As Of	04/20/2020		

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(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.

LISTING INFORMATION			
MLS Listing Number	1604052	MLS Orig. List Price	\$174,850
MLS Status	Released	MLS Status Change Date	11/17/2016
MLS Area	62 - CHESTERFIELD	MLS Off Market Date	11/17/2016
MLS Listing Date	02/16/2016	MLS List. Agent Name	75739-Stuart Haynes
MLS Current List Price	\$184,950	MLS List. Broker Name	ERA WOODY HOGG & ASSOC

LAST MARKET SALE & SALES HISTORY			
Recording Date	03/09/2015	Owner Name	Emerald Land Development LLC
Settle Date	03/06/2015	Multi/Split Sale	Multi
Sale Price	\$27,250	Document Number	10792-361
Seller	Blackrock Developers LLC	Deed Type	Deed (Reg)

Recording Date	03/09/2015	07/16/2014	11/24/2008	03/01/1995	12/21/1988
Sale/Settlement Date	03/06/2015	07/07/2014	11/24/2008		
Sale Price	\$27,250	\$22,000			
Nominal			Y		
Buyer Name	Emerald Land Dev LLC	Blackrock Developers LLC	Rich Metro Hab For Humanity In	Keil Retta Leigh Perel	
Seller Name	Blackrock Developers LLC	Richmond Metropolitan Habitat/	Rich Metro Hab For Humanity In		
Document Number	10792-361	10594-977	8519-806	2661-531	1992-821
Document Type	Deed (Reg)	Special Warranty Deed	Deed (Reg)	Miscellaneous Document	Deed (Reg)

MORTGAGE HISTORY			
Mortgage Date	06/03/2016	03/09/2015	08/26/2014
Mortgage Amount	\$222,450	\$87,000	\$25,000
Mortgage Lender	* Other Institutional Lenders		* Other Institutional Lenders
Mortgage Term	1	1	1
Mortgage Term	Years	Years	Years
Mortgage Int Rate			12
Mortgage Purpose	Construction	Construction	Construction
Mortgage Doc #	11243-109	10792-365	10633-331

**PROPERTY MAP**

\*Lot Dimensions are Estimated

# 911 Kingsport Ln, North Chesterfield, VA 23225, Chesterfield County



MLS Beds	MLS Sq Ft	Lot Sq Ft	Sale Price
<b>3</b>	<b>1,148</b>	<b>13,678</b>	<b>\$27,250</b>
MLS Baths	Yr Built	Type	Sale Date
<b>2</b>	<b>N/A</b>	<b>SFR</b>	<b>03/06/2015</b>

## OWNER INFORMATION

Owner Name	<b>Emerald Land Development LLC</b>	Mailing Zip	<b>23116</b>
Mailing Address	<b>Po Box 3399</b>	Mailing Zip + 4 Code	<b>0032</b>
Mailing City & State	<b>Mechanicsville, VA</b>		

## LOCATION INFORMATION

MLS Area	<b>62</b>	Carrier Route	<b>C021</b>
Magisterial	<b>Midlothian</b>	Zoning	<b>R7</b>
Subdivision	<b>Southaven Sec 03</b>	Census Tract	<b>1002.10</b>
Zip Code	<b>23225</b>		

## TAX INFORMATION

PID	<b>764-70-39-57-200-000</b>	Block	<b>H</b>
Old Map #	<b>359822001</b>	Lot	<b>8</b>
Parcel ID	<b>764703957200000</b>		
Legal Description	<b>SOUTHAVEN AMD L 8 BK H SEC 3</b>		

## ASSESSMENT & TAX

Assessment Year	2019	2018	2017
Assessed Value - Total	<b>\$31,500</b>	<b>\$29,700</b>	<b>\$29,700</b>
Assessed Value - Land	<b>\$31,500</b>	<b>\$29,700</b>	<b>\$29,700</b>
Market Value - Total	<b>\$31,500</b>	<b>\$29,700</b>	<b>\$29,700</b>
Market Value - Land	<b>\$31,500</b>	<b>\$29,700</b>	<b>\$29,700</b>
YOY Assessed Change (%)	<b>6.06%</b>	<b>0%</b>	
YOY Assessed Change (\$)	<b>\$1,800</b>	<b>\$0</b>	

Tax Year	Total Tax	Change (\$)	Change (%)
2015	<b>\$285</b>		
2017	<b>\$285</b>	<b>\$0</b>	<b>0%</b>
2018	<b>\$282</b>	<b>-\$3</b>	<b>-1.04%</b>

## CHARACTERISTICS

Lot Acres	<b>0.314</b>	Baths - Total	<b>MLS: 2</b>
Lot Sq Ft	<b>13,678</b>	Baths - Full	<b>MLS: 2</b>
Land Use - CoreLogic	<b>SFR</b>	Water	<b>None</b>
Year Built	<b>MLS: 2016</b>	Electric Service Type	<b>Available</b>
Bldg Area - Finished Sq Ft	<b>MLS: 1,148</b>	MLS Baths - Total	<b>2</b>
Bedrooms	<b>MLS: 3</b>		

## SELL SCORE

Rating	<b>Low</b>	Value As Of	<b>2020-04-13 23:35:24</b>
Sell Score	<b>480</b>		

## ESTIMATED VALUE

RealAVM™	<b>\$194,500</b>	Confidence Score	<b>55</b>
RealAVM™ Range	<b>\$155,600 - \$233,400</b>	Forecast Standard Deviation	<b>20</b>
Value As Of	<b>04/20/2020</b>		

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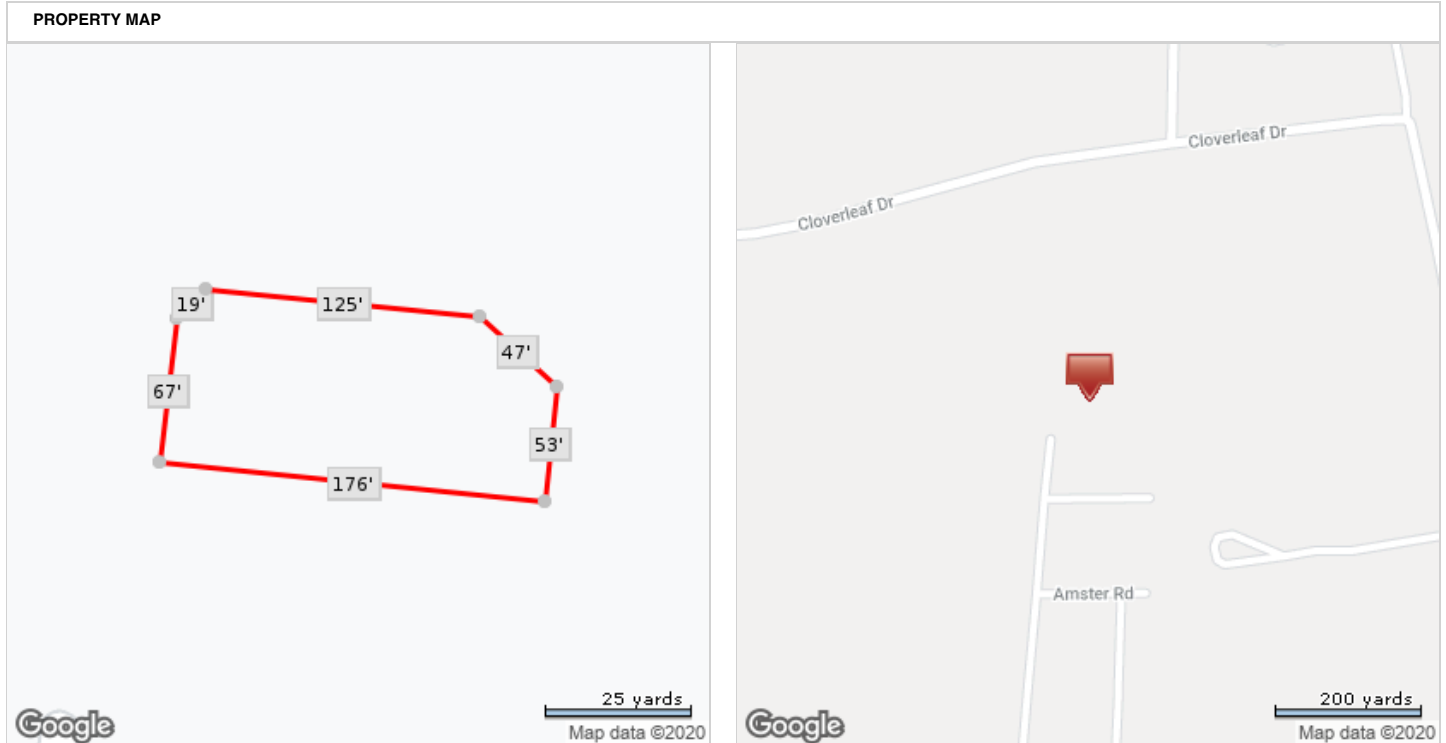
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LISTING INFORMATION			
MLS Listing Number	1603571	MLS Orig. List Price	\$174,950
MLS Status	Released	MLS Status Change Date	11/17/2016
MLS Area	62 - CHESTERFIELD	MLS Off Market Date	11/17/2016
MLS Listing Date	02/08/2016	MLS List. Agent Name	75739-Stuart Haynes
MLS Current List Price	\$169,950	MLS List. Broker Name	ERA WOODY HOGG & ASSOC

LAST MARKET SALE & SALES HISTORY			
Recording Date	03/09/2015	Owner Name	<b>Emerald Land Development LLC</b>
Settle Date	03/06/2015	Multi/Split Sale	Multi
Sale Price	\$27,250	Document Number	10792-361
Seller	<b>Blackrock Developers LLC</b>	Deed Type	Deed (Reg)

Recording Date	03/09/2015	07/16/2014	11/24/2008	03/01/1995	12/21/1988
Sale/Settlement Date	03/06/2015	07/07/2014	11/24/2008		
Sale Price	\$27,250	\$22,000			
Nominal			Y		
Buyer Name	<b>Emerald Land Dev LLC</b>	<b>Blackrock Developers LLC</b>	<b>Rich Metro Hab For Humanity In</b>	<b>Keil Retta Leigh Perel</b>	
Seller Name	<b>Blackrock Developers LLC</b>	<b>Richmond Metropolitan Habitat/</b>	<b>Rich Metro Hab For Humanity In</b>		
Document Number	10792-361	10594-977	8519-806	2661-531	1992-821
Document Type	Deed (Reg)	Special Warranty Deed	Deed (Reg)	Miscellaneous Document	Deed (Reg)

MORTGAGE HISTORY			
Mortgage Date	06/03/2016	03/09/2015	08/26/2014
Mortgage Amount	\$222,450	\$87,000	\$25,000
Mortgage Lender	* Other Institutional Lenders		* Other Institutional Lenders
Mortgage Term	1	1	1
Mortgage Term	Years	Years	Years
Mortgage Int Rate			12
Mortgage Purpose	Construction	Construction	Construction
Mortgage Doc #	11243-109	10792-365	10633-331



\*Lot Dimensions are Estimated

# 912 Kingsport Ln, North Chesterfield, VA 23225, Chesterfield County



MLS Beds	MLS Sq Ft	Lot Sq Ft	Sale Price
<b>3</b>	<b>1,148</b>	<b>12,066</b>	<b>\$27,250</b>
MLS Baths	Yr Built	Type	Sale Date
<b>2</b>	<b>N/A</b>	<b>SFR</b>	<b>03/06/2015</b>

## OWNER INFORMATION

Owner Name	<b>Emerald Land Development LLC</b>	Mailing Zip	<b>23116</b>
Mailing Address	<b>Po Box 3399</b>	Mailing Zip + 4 Code	<b>0032</b>
Mailing City & State	<b>Mechanicsville, VA</b>		

## LOCATION INFORMATION

MLS Area	<b>62</b>	Carrier Route	<b>C021</b>
Magisterial	<b>Midlothian</b>	Zoning	<b>R7</b>
Subdivision	<b>Southaven Sec 03</b>	Census Tract	<b>1002.10</b>
Zip Code	<b>23225</b>		

## TAX INFORMATION

PID	<b>764-70-37-47-400-000</b>	Block	<b>G</b>
Old Map #	<b>359822001</b>	Lot	<b>10</b>
Parcel ID	<b>764703747400000</b>		
Legal Description	<b>SOUTHAVEN AMD L 10 BK G SEC 3</b>		

## ASSESSMENT & TAX

Assessment Year	2019	2018	2017
Assessed Value - Total	<b>\$31,500</b>	<b>\$29,700</b>	<b>\$29,700</b>
Assessed Value - Land	<b>\$31,500</b>	<b>\$29,700</b>	<b>\$29,700</b>
Market Value - Total	<b>\$31,500</b>	<b>\$29,700</b>	<b>\$29,700</b>
Market Value - Land	<b>\$31,500</b>	<b>\$29,700</b>	<b>\$29,700</b>
YOY Assessed Change (%)	<b>6.06%</b>	<b>0%</b>	
YOY Assessed Change (\$)	<b>\$1,800</b>	<b>\$0</b>	

Tax Year	Total Tax	Change (\$)	Change (%)
2015	<b>\$285</b>		
2017	<b>\$285</b>	<b>\$0</b>	<b>0%</b>
2018	<b>\$282</b>	<b>-\$3</b>	<b>-1.04%</b>

## CHARACTERISTICS

Lot Acres	<b>0.277</b>	Baths - Total	<b>MLS: 2</b>
Lot Sq Ft	<b>12,066</b>	Baths - Full	<b>MLS: 2</b>
Land Use - CoreLogic	<b>SFR</b>	Water	<b>None</b>
Year Built	<b>MLS: 2016</b>	Electric Service Type	<b>Available</b>
Bldg Area - Finished Sq Ft	<b>MLS: 1,148</b>	MLS Baths - Total	<b>2</b>
Bedrooms	<b>MLS: 3</b>		

## SELL SCORE

Rating	<b>Low</b>	Value As Of	<b>2020-04-13 23:35:24</b>
Sell Score	<b>480</b>		

## ESTIMATED VALUE

RealAVM™	<b>\$194,500</b>	Confidence Score	<b>55</b>
RealAVM™ Range	<b>\$155,600 - \$233,400</b>	Forecast Standard Deviation	<b>20</b>
Value As Of	<b>04/20/2020</b>		

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LISTING INFORMATION			
MLS Listing Number	1604171	MLS Orig. List Price	\$169,950
MLS Status	Released	MLS Status Change Date	01/06/2017
MLS Area	62 - CHESTERFIELD	MLS Off Market Date	01/06/2017
MLS Listing Date	02/16/2016	MLS List. Agent Name	75739-Stuart Haynes
MLS Current List Price	\$169,950	MLS List. Broker Name	ERA WOODY HOGG & ASSOC

LAST MARKET SALE & SALES HISTORY			
Recording Date	03/09/2015	Owner Name	Emerald Land Development LLC
Settle Date	03/06/2015	Multi/Split Sale	Multi
Sale Price	\$27,250	Document Number	10792-361
Seller	Blackrock Developers LLC	Deed Type	Deed (Reg)

Recording Date	03/09/2015	07/16/2014	11/24/2008	03/01/1995	12/21/1988
Sale/Settlement Date	03/06/2015	07/07/2014	11/24/2008		
Sale Price	\$27,250	\$22,000			
Nominal			Y		
Buyer Name	Emerald Land Dev LLC	Blackrock Developers LLC	Rich Metro Hab For Humanity In	Keil Retta Leigh Perel	
Seller Name	Blackrock Developers LLC	Richmond Metropolitan Habitat/	Rich Metro Hab For Humanity In		
Document Number	10792-361	10594-977	8519-806	2661-531	1992-821
Document Type	Deed (Reg)	Special Warranty Deed	Deed (Reg)	Miscellaneous Document	Deed (Reg)

MORTGAGE HISTORY			
Mortgage Date	06/03/2016	03/09/2015	08/26/2014
Mortgage Amount	\$222,450	\$87,000	\$25,000
Mortgage Lender	* Other Institutional Lenders		* Other Institutional Lenders
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Mortgage Term	Years	Years	Years
Mortgage Int Rate			12
Mortgage Purpose	Construction	Construction	Construction
Mortgage Doc #	11243-109	10792-365	10633-331

PROPERTY MAP	
<p>25 yards Map data ©2020</p>	<p>200 yards Map data ©2020</p>

\*Lot Dimensions are Estimated

# 917 Kingsport Ln, North Chesterfield, VA 23225, Chesterfield County



MLS Beds	3	MLS Sq Ft	1,312	Lot Sq Ft	14,113	Sale Price	\$27,250
MLS Baths	2	Yr Built	N/A	Type	SFR	Sale Date	03/06/2015

## OWNER INFORMATION

Owner Name	Emerald Land Development LLC	Mailing Zip	23116
Mailing Address	Po Box 3399	Mailing Zip + 4 Code	0032
Mailing City & State	Mechanicsville, VA		

## LOCATION INFORMATION

MLS Area	62	Carrier Route	C021
Magisterial	Midlothian	Zoning	R7
Subdivision	Southaven Sec 03	Census Tract	1002.10
Zip Code	23225		

## TAX INFORMATION

PID	764-70-39-56-400-000	Block	H
Old Map #	359822001	Lot	7
Parcel ID	764703956400000		
Legal Description	SOUTHAVEN AMD L 7 BK H SEC 3		

## ASSESSMENT & TAX

Assessment Year	2019	2018	2017
Assessed Value - Total	\$31,500	\$29,700	\$29,700
Assessed Value - Land	\$31,500	\$29,700	\$29,700
Market Value - Total	\$31,500	\$29,700	\$29,700
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YOY Assessed Change (%)	6.06%	0%	
YOY Assessed Change (\$)	\$1,800	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$285		
2017	\$285	\$0	0%
2018	\$282	-\$3	-1.04%

## CHARACTERISTICS

Lot Acres	0.324	Baths - Total	MLS: 2
Lot Sq Ft	14,113	Baths - Full	MLS: 2
Land Use - CoreLogic	SFR	Water	None
Year Built	MLS: 2016	Electric Service Type	Available
Bldg Area - Finished Sq Ft	MLS: 1,312	MLS Baths - Total	2
Bedrooms	MLS: 3		

## SELL SCORE

Rating	Low	Value As Of	2020-04-13 23:35:24
Sell Score	480		

## ESTIMATED VALUE

RealAVM™	\$194,900	Confidence Score	55
RealAVM™ Range	\$155,920 - \$233,880	Forecast Standard Deviation	20
Value As Of	04/20/2020		

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LISTING INFORMATION			
MLS Listing Number	1603553	MLS Orig. List Price	\$184,950
MLS Status	Released	MLS Status Change Date	11/17/2016
MLS Area	62 - CHESTERFIELD	MLS Off Market Date	11/17/2016
MLS Listing Date	02/08/2016	MLS List. Agent Name	75739-Stuart Haynes
MLS Current List Price	\$184,950	MLS List. Broker Name	ERA WOODY HOGG & ASSOC

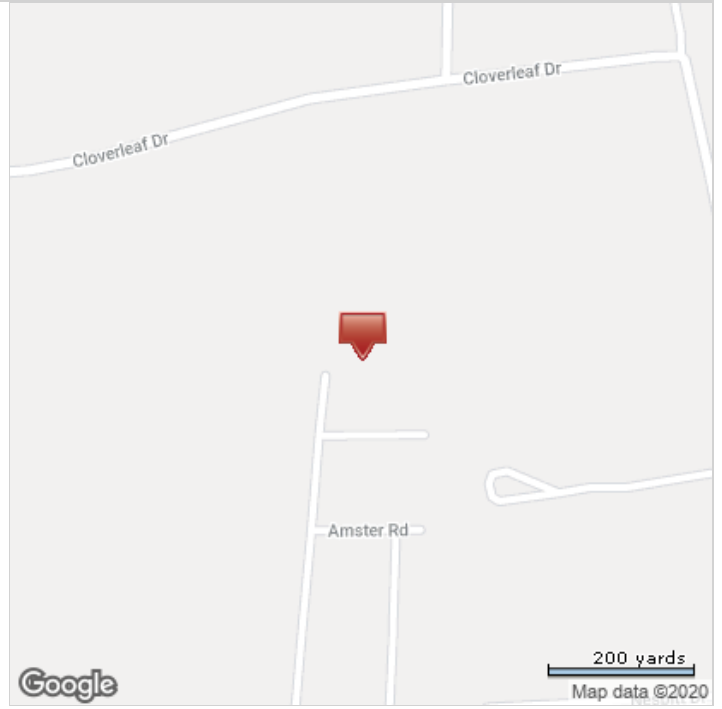
MLS Listing #	1425454
MLS Listing Date	09/09/2014
MLS Listing Price	\$87,500
MLS Orig Listing Price	\$87,500
MLS Listing Expiration Date	09/09/2015
MLS Status	Expired

LAST MARKET SALE & SALES HISTORY			
Recording Date	03/09/2015	Owner Name	Emerald Land Development LLC
Settle Date	03/06/2015	Multi/Split Sale	Multi
Sale Price	\$27,250	Document Number	10792-361
Seller	Blackrock Developers LLC	Deed Type	Deed (Reg)

Recording Date	03/09/2015	07/16/2014	11/24/2008	03/01/1995	12/21/1988
Sale/Settlement Date	03/06/2015	07/07/2014	11/24/2008		
Sale Price	\$27,250	\$22,000			
Nominal			Y		
Buyer Name	Emerald Land Dev LLC	Blackrock Developers LLC	Rich Metro Hab For Humanity In	Keil Retta Leigh Perel	
Seller Name	Blackrock Developers LLC	Richmond Metropolitan Habitat/	Rich Metro Hab For Humanity In		
Document Number	10792-361	10594-977	8519-806	2661-531	1992-821
Document Type	Deed (Reg)	Special Warranty Deed	Deed (Reg)	Miscellaneous Document	Deed (Reg)

MORTGAGE HISTORY			
Mortgage Date	06/03/2016	03/09/2015	08/26/2014
Mortgage Amount	\$222,450	\$87,000	\$25,000
Mortgage Lender	* Other Institutional Lenders		* Other Institutional Lenders
Mortgage Term	1	1	1
Mortgage Term	Years	Years	Years
Mortgage Int Rate			12
Mortgage Purpose	Construction	Construction	Construction
Mortgage Doc #	11243-109	10792-365	10633-331

PROPERTY MAP



\*Lot Dimensions are Estimated

# 918 Kingsport Ln, North Chesterfield, VA 23225, Chesterfield County



MLS Beds	3	MLS Sq Ft	1,148	Lot Sq Ft	12,240	Sale Price	\$27,250
MLS Baths	2	Yr Built	N/A	Type	SFR	Sale Date	03/06/2015

## OWNER INFORMATION

Owner Name	Emerald Land Development LLC	Mailing Zip	23116
Mailing Address	Po Box 3399	Mailing Zip + 4 Code	0032
Mailing City & State	Mechanicsville, VA		

## LOCATION INFORMATION

MLS Area	62	Carrier Route	C021
Magisterial	Midlothian	Zoning	R7
Subdivision	Southaven Sec 03	Census Tract	1002.10
Zip Code	23225		

## TAX INFORMATION

PID	764-70-37-26-600-000	Block	G
Old Map #	359822001	Lot	9
Parcel ID	764703726600000		
Legal Description	SOUTHAVEN AMD L 9 BK G SEC 3		

## ASSESSMENT & TAX

Assessment Year	2019	2018	2017
Assessed Value - Total	\$31,500	\$29,700	\$29,700
Assessed Value - Land	\$31,500	\$29,700	\$29,700
Market Value - Total	\$31,500	\$29,700	\$29,700
Market Value - Land	\$31,500	\$29,700	\$29,700
YOY Assessed Change (%)	6.06%	0%	
YOY Assessed Change (\$)	\$1,800	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$285		
2017	\$285	\$0	0%
2018	\$282	-\$3	-1.04%

## CHARACTERISTICS

Lot Acres	0.281	Baths - Total	MLS: 2
Lot Sq Ft	12,240	Baths - Full	MLS: 2
Land Use - CoreLogic	SFR	Water	None
Year Built	MLS: 2016	Electric Service Type	Available
Bldg Area - Finished Sq Ft	MLS: 1,148	MLS Baths - Total	2
Bedrooms	MLS: 3		

## SELL SCORE

Rating	Low	Value As Of	2020-04-13 23:35:24
Sell Score	480		

## ESTIMATED VALUE

RealAVM™	\$194,900	Confidence Score	55
RealAVM™ Range	\$155,920 - \$233,880	Forecast Standard Deviation	20
Value As Of	04/20/2020		

(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 60 - 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.

LISTING INFORMATION			
MLS Listing Number	1603471	MLS Orig. List Price	\$174,950
MLS Status	Released	MLS Status Change Date	11/17/2016
MLS Area	62 - CHESTERFIELD	MLS Off Market Date	11/17/2016
MLS Listing Date	02/09/2016	MLS List. Agent Name	75739-Stuart Haynes
MLS Current List Price	\$169,950	MLS List. Broker Name	ERA WOODY HOGG & ASSOC

LAST MARKET SALE & SALES HISTORY			
Recording Date	03/09/2015	Owner Name	<b>Emerald Land Development LLC</b>
Settle Date	03/06/2015	Multi/Split Sale	Multi
Sale Price	\$27,250	Document Number	10792-361
Seller	Blackrock Developers LLC	Deed Type	Deed (Reg)

Recording Date	03/09/2015	07/16/2014	11/24/2008	03/01/1995	12/21/1988
Sale/Settlement Date	03/06/2015	07/07/2014	11/24/2008		
Sale Price	\$27,250	\$22,000			
Nominal			Y		
Buyer Name	Emerald Land Dev LLC	Blackrock Developers LLC	Rich Metro Hab For Humanity In	Keil Retta Leigh Perel	
Seller Name	Blackrock Developers LLC	Richmond Metropolitan Habitat/	Rich Metro Hab For Humanity In		
Document Number	10792-361	10594-977	8519-806	2661-531	1992-821
Document Type	Deed (Reg)	Special Warranty Deed	Deed (Reg)	Miscellaneous Document	Deed (Reg)

MORTGAGE HISTORY			
Mortgage Date	06/03/2016	03/09/2015	08/26/2014
Mortgage Amount	\$222,450	\$87,000	\$25,000
Mortgage Lender	* Other Institutional Lenders		* Other Institutional Lenders
Mortgage Term	1	1	1
Mortgage Term	Years	Years	Years
Mortgage Int Rate			12
Mortgage Purpose	Construction	Construction	Construction
Mortgage Doc #	11243-109	10792-365	10633-331

**PROPERTY MAP**

\*Lot Dimensions are Estimated

# 923 Kingsport Ln, North Chesterfield, VA 23225, Chesterfield County



MLS Beds	3	MLS Sq Ft	1,312	Lot Sq Ft	14,244	Sale Price	\$27,250
MLS Baths	2	Yr Built	N/A	Type	SFR	Sale Date	03/06/2015

## OWNER INFORMATION

Owner Name	Emerald Land Development LLC	Mailing Zip	23116
Mailing Address	Po Box 3399	Mailing Zip + 4 Code	0032
Mailing City & State	Mechanicsville, VA		

## LOCATION INFORMATION

MLS Area	62	Carrier Route	C021
Magisterial	Midlothian	Zoning	R7
Subdivision	Southaven Sec 03	Census Tract	1002.10
Zip Code	23225		

## TAX INFORMATION

PID	764-70-39-45-600-000	Block	H
Old Map #	359822001	Lot	6
Parcel ID	764703945600000		
Legal Description	SOUTHAVEN AMD L 6 BK H SEC 3		

## ASSESSMENT & TAX

Assessment Year	2019	2018	2017
Assessed Value - Total	\$31,500	\$29,700	\$29,700
Assessed Value - Land	\$31,500	\$29,700	\$29,700
Market Value - Total	\$31,500	\$29,700	\$29,700
Market Value - Land	\$31,500	\$29,700	\$29,700
YOY Assessed Change (%)	6.06%	0%	
YOY Assessed Change (\$)	\$1,800	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$285		
2017	\$285	\$0	0%
2018	\$282	-\$3	-1.04%

## CHARACTERISTICS

Lot Acres	0.327	Baths - Total	MLS: 2
Lot Sq Ft	14,244	Baths - Full	MLS: 2
Land Use - CoreLogic	SFR	Water	None
Year Built	MLS: 2016	Electric Service Type	Available
Bldg Area - Finished Sq Ft	MLS: 1,312	MLS Baths - Total	2
Bedrooms	MLS: 3		

## SELL SCORE

Rating	Low	Value As Of	2020-04-13 23:35:24
Sell Score	480		

## ESTIMATED VALUE

RealAVM™	\$194,500	Confidence Score	55
RealAVM™ Range	\$155,600 - \$233,400	Forecast Standard Deviation	20
Value As Of	04/20/2020		

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LISTING INFORMATION			
MLS Listing Number	1604168	MLS Orig. List Price	\$174,950
MLS Status	Released	MLS Status Change Date	05/31/2017
MLS Area	62 - CHESTERFIELD	MLS Off Market Date	05/31/2017
MLS Listing Date	02/16/2016	MLS List. Agent Name	75739-Stuart Haynes
MLS Current List Price	\$174,950	MLS List. Broker Name	ERA WOODY HOGG & ASSOC

MLS Listing #	1427352
MLS Listing Date	10/01/2014
MLS Listing Price	\$194,950
MLS Orig Listing Price	\$194,950
MLS Listing Expiration Date	04/01/2015
MLS Status	Expired

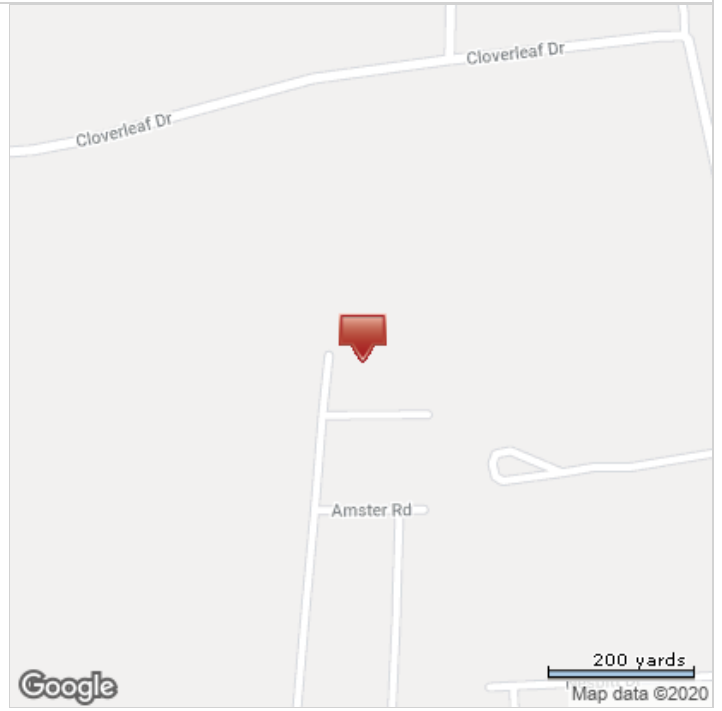
LAST MARKET SALE & SALES HISTORY			
Recording Date	03/09/2015	Owner Name	Emerald Land Development LLC
Settle Date	03/06/2015	Multi/Split Sale	Multi
Sale Price	\$27,250	Document Number	10792-361
Seller	Blackrock Developers LLC	Deed Type	Deed (Reg)

Recording Date	03/09/2015	07/16/2014	11/24/2008	03/01/1995	12/21/1988
Sale/Settlement Date	03/06/2015	07/07/2014	11/24/2008		
Sale Price	\$27,250	\$22,000			
Nominal			Y		
Buyer Name	Emerald Land Dev LLC	Blackrock Developers LLC	Rich Metro Hab For Humanity In	Keil Retta Leigh Perel	
Seller Name	Blackrock Developers LLC	Richmond Metropolitan Habitat/	Rich Metro Hab For Humanity In		
Document Number	10792-361	10594-977	8519-806	2661-531	1992-821
Document Type	Deed (Reg)	Special Warranty Deed	Deed (Reg)	Miscellaneous Document	Deed (Reg)

MORTGAGE HISTORY			
Mortgage Date	06/03/2016	03/09/2015	08/26/2014
Mortgage Amount	\$222,450	\$87,000	\$25,000
Mortgage Lender	* Other Institutional Lenders		* Other Institutional Lenders
Mortgage Term	1	1	1
Mortgage Term	Years	Years	Years
Mortgage Int Rate			12
Mortgage Purpose	Construction	Construction	Construction
Mortgage Doc #	11243-109	10792-365	10633-331



PROPERTY MAP



\*Lot Dimensions are Estimated