

# 49 Easy St, Bracey, VA 23919-1526, Mecklenburg County

	<b>Beds</b>	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Sale Price</b>
	<b>3</b>	<b>1,330</b>	<b>213,444</b>	<b>\$85,000</b>
	<b>Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>Sale Date</b>
	<b>N/A</b>	<b>N/A</b>	<b>SFR</b>	<b>11/13/2008</b>

## OWNER INFORMATION

Owner Name	<b>Luape LLC</b>	Mailing Zip	<b>23974</b>
Mailing Address	<b>4746 Traffic Rd</b>	Mailing Zip + 4 Code	<b>3301</b>
Mailing City & State	<b>Victoria, VA</b>	Owner Occupied	<b>No</b>

## LOCATION INFORMATION

Magisterial	<b>Buckhorn</b>	Carrier Route	<b>H001</b>
Zip Code	<b>23919</b>	Zoning	<b>AG</b>
Zip + 4	<b>1526</b>	Census Tract	<b>9303.00</b>

## TAX INFORMATION

PID	<b>5978</b>	% Improved	<b>83%</b>
Old Map #	<b>157000-A-013</b>	Lot	<b>13</b>
Parcel ID	<b>5978</b>		
Legal Description	<b>MILES CREEK PT #7</b>		

## ASSESSMENT & TAX

Assessment Year	2019	2018	2017
Assessed Value - Total	<b>\$162,300</b>	<b>\$162,300</b>	<b>\$158,300</b>
Assessed Value - Land	<b>\$27,900</b>	<b>\$27,900</b>	<b>\$23,900</b>
Assessed Value - Improved	<b>\$134,400</b>	<b>\$134,400</b>	<b>\$134,400</b>
Market Value - Total	<b>\$162,300</b>	<b>\$162,300</b>	
Market Value - Land	<b>\$27,900</b>	<b>\$27,900</b>	
Market Value - Improved	<b>\$134,400</b>	<b>\$134,400</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>2.53%</b>	
YOY Assessed Change (\$)	<b>\$0</b>	<b>\$4,000</b>	

Tax Year	Total Tax	Change (\$)	Change (%)
2017	<b>\$665</b>		
2018	<b>\$682</b>	<b>\$17</b>	<b>2.53%</b>
2019	<b>\$682</b>	<b>\$0</b>	<b>0%</b>

## CHARACTERISTICS

Lot Acres	<b>4.9</b>	Total Rooms	<b>6</b>
Lot Sq Ft	<b>213,444</b>	Bedrooms	<b>3</b>
Land Use - County	<b>Single Family Residence (Subur</b>	Water	<b>Well</b>
Land Use - CoreLogic	<b>SFR</b>	Sewer	<b>Septic Tank</b>
Stories	<b>1</b>	Electric Service Type	<b>Available</b>
Bldg Area - Finished Sq Ft	<b>1,330</b>		

## SELL SCORE

Rating	<b>Low</b>	Value As Of	<b>2020-07-13 23:13:03</b>
Sell Score	<b>406</b>		

## ESTIMATED VALUE

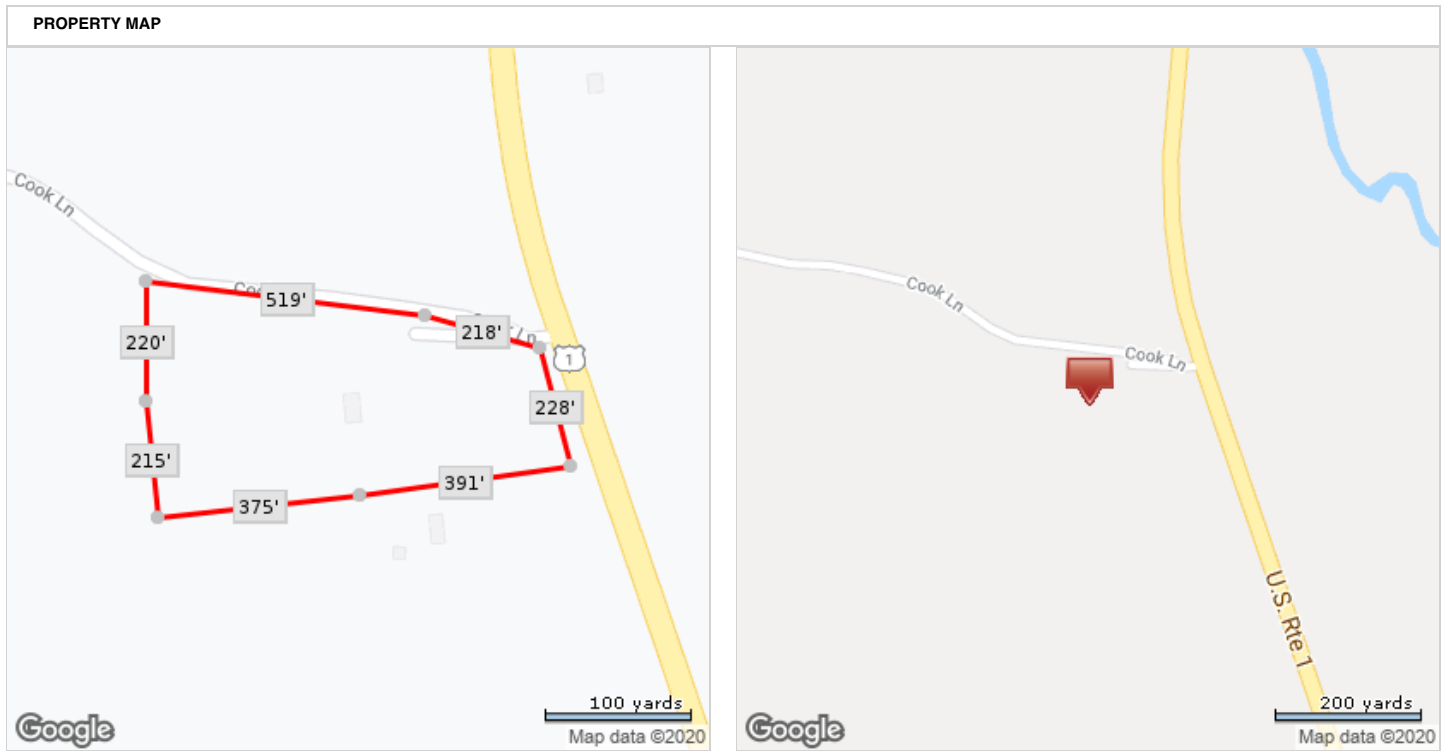
RealAVM™	<b>\$132,700</b>	Confidence Score	<b>53</b>
RealAVM™ Range	<b>\$104,833 - \$160,567</b>	Forecast Standard Deviation	<b>21</b>
Value As Of	<b>07/21/2020</b>		

(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.

LAST MARKET SALE & SALES HISTORY			
Recording Date	00/2008	Seller	Owner Record
Settle Date	11/13/2008	Owner Name	Luape LLC
Sale Price	\$85,000	Document Number	4917
Price Per Square Foot	\$63.91	Deed Type	Deed (Reg)
Recording Date	03/09/2017	00/2008	
Sale/Settlement Date	01/30/2017	11/13/2008	
Sale Price		\$85,000	\$59,000
Nominal	Y		
Buyer Name	Luape LLC	Jackson Paul D	Seward Peter & Emma H
Buyer Name 2			Seward Emma H
Seller Name	Jackson Paul D & Christy L	Owner Record	Owner Record
Document Number	886	4917	317-213
Document Type	Gift Deed	Deed (Reg)	Deed (Reg)



\*Lot Dimensions are Estimated