

Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	11,498	\$64,000
Baths	Yr Built	Type	Sale Date
N/A	N/A	SFR	06/29/2006

OWNER INFORMATION

Owner Name	Emerald Land Development LLC	Mailing Zip	23223
Mailing Address	1720 E Cary St	Mailing Zip + 4 Code	6936
Mailing City & State	Richmond, VA	Owner Occupied	No

LOCATION INFORMATION

MLS Area	50	Carrier Route	C021
Magisterial	Southside	Zoning	R-4
Subdivision	Cherry Gardens	Census Tract	709.00
Zip Code	23234	Neighborhood Name	Cherry Gardens
Zip + 4	1529		

TAX INFORMATION

PID	C009-0537-015	Lot	7
Parcel ID	C0090537015		
Legal Description	CHERRY GARDENS ADD L7 BJ 00 60.00X0198.00 IRG0000.264 AC		

ASSESSMENT & TAX

Assessment Year	2020	2019	2018
Assessed Value - Total	\$25,000	\$25,000	\$19,000
Assessed Value - Land	\$25,000	\$25,000	\$19,000
Market Value - Total	\$25,000	\$25,000	\$19,000
Market Value - Land	\$25,000	\$25,000	\$19,000
YOY Assessed Change (%)	0%	31.58%	
YOY Assessed Change (\$)	\$0	\$6,000	
Tax Year	Total Tax	Change (\$)	Change (%)
2018	\$228		
2019	\$472	\$244	106.94%
2020	\$472	\$0	0.02%

CHARACTERISTICS

Lot Acres	0.264	Lot Shape	Irg
Lot Sq Ft	11,498	Land Use - County	Single Family Vacant R1-R7
Lot Frontage	60	Land Use - CoreLogic	SFR
Lot Depth	198		

SELL SCORE

Rating	High	Value As Of	2020-07-13 23:13:12
Sell Score	656		

ESTIMATED VALUE

RealAVM™	\$153,400	Confidence Score	58
RealAVM™ Range	\$133,458 - \$173,342	Forecast Standard Deviation	13
Value As Of	07/20/2020		

(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	1808741	MLS Orig. List Price	\$25,000
MLS Status	Released	MLS Status Change Date	11/08/2018
MLS Area	50 - RICHMOND	MLS Off Market Date	11/08/2018
MLS Listing Date	03/14/2018	MLS List. Agent Name	75739-Stuart Haynes
MLS Current List Price	\$30,000	MLS List. Broker Name	ERA WOODY HOGG & ASSOC

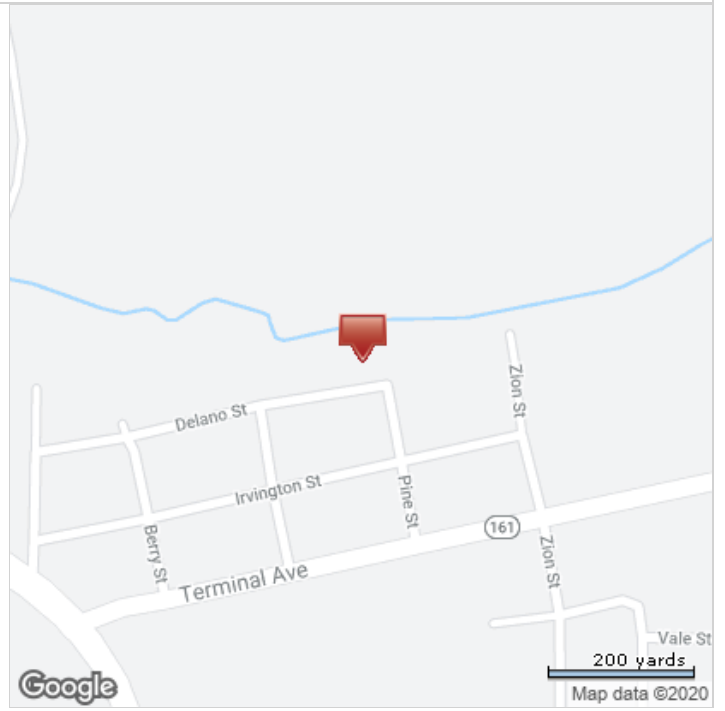
MLS Listing #	1711517	1604436	1328103	1229189	1203016
MLS Listing Date	03/30/2017	02/17/2016	11/01/2013	12/11/2012	02/02/2012
MLS Listing Price	\$30,000	\$149,950	\$175,000	\$179,950	\$164,950
MLS Orig Listing Price	\$30,000	\$149,950	\$179,950	\$164,950	\$174,950
MLS Listing Expiration Date	12/31/2017	02/28/2017	04/30/2015	09/26/2013	09/05/2012
MLS Off Market Date		01/20/2017			
MLS Status	Expired	Released	Expired	Expired	Expired

LAST MARKET SALE & SALES HISTORY			
Recording Date	07/05/2006	Owner Name	Emerald Land Development LLC
Settle Date	06/29/2006	Multi/Split Sale	Multi
Sale Price	\$64,000	Document Number	22621
Seller	Kenmore Properties LLC	Deed Type	Deed (Reg)

Recording Date	06/02/2009	02/13/2009	07/05/2006		
Sale/Settlement Date	05/29/2009	02/10/2009	06/29/2006	03/05/1997	04/22/1955
Sale Price			\$64,000		
Nominal	Y	Y			
Buyer Name	Emerald Land Dev LLC	Big Green Mountain LLC	Emerald Land Dev LLC	Gumenick Sophia & Jerome	
Buyer Name 2				Grandis Ex Harriette G	
Seller Name	Big Green Mountain LLC	Emerald Land Dev LLC	Kenmore Properties LLC		
Document Number	11674	2851	22621	276	467-252
Document Type	Gift Deed	Deed (Reg)	Deed (Reg)	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY			
Mortgage Date	09/28/2015		06/02/2009
Mortgage Amount	\$100,000		\$48,000
Mortgage Lender			Village Bk
Mortgage Term	1		
Mortgage Term	Years		
Mortgage Purpose	Construction		Nominal
Mortgage Type			Conventional
Mortgage Doc #	18458		11675
Title Company	Attorney Only		

PROPERTY MAP



*Lot Dimensions are Estimated



Beds N/A	Bldg Sq Ft N/A	Lot Sq Ft 12,152	Sale Price N/A
Baths N/A	Yr Built N/A	Type SFR	Sale Date N/A

OWNER INFORMATION

Owner Name	Blackhawk Cap LLC	Mailing Zip	23005
Mailing Address	210 S Railroad Ave #4	Mailing Zip + 4 Code	2090
Mailing City & State	Ashland, VA	Owner Occupied	No

LOCATION INFORMATION

MLS Area	50	Carrier Route	C021
Magisterial	Southside	Zoning	R-4
Subdivision	Cherry Gardens	Census Tract	709.00
Zip Code	23234	Neighborhood Name	Cherry Gardens
Zip + 4	1529		

TAX INFORMATION

PID	C009-0537-021	Block	J
Parcel ID	C0090537021	Lot	6
Legal Description	CHERRY GARDENS ADD L6 BJ 00 60.00X0207.00 IRG0000.279 AC		

ASSESSMENT & TAX

Assessment Year	2020	2019	2018
Assessed Value - Total	\$25,000	\$25,000	\$19,000
Assessed Value - Land	\$25,000	\$25,000	\$19,000
Market Value - Total	\$25,000	\$25,000	\$19,000
Market Value - Land	\$25,000	\$25,000	\$19,000
YOY Assessed Change (%)	0%	31.58%	
YOY Assessed Change (\$)	\$0	\$6,000	

Tax Year	Total Tax	Change (\$)	Change (%)
2018	\$228		
2019	\$472	\$244	106.94%

CHARACTERISTICS

Lot Acres	0.279	Lot Depth	207
Lot Sq Ft	12,152	Land Use - County	Single Family Vacant R1-R7
Lot Frontage	60	Land Use - CoreLogic	SFR

SELL SCORE

Rating	High	Value As Of	2020-07-13 23:13:12
Sell Score	656		

ESTIMATED VALUE

RealAVM™	\$153,400	Confidence Score	58
RealAVM™ Range	\$133,458 - \$173,342	Forecast Standard Deviation	13
Value As Of	07/20/2020		

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LISTING INFORMATION

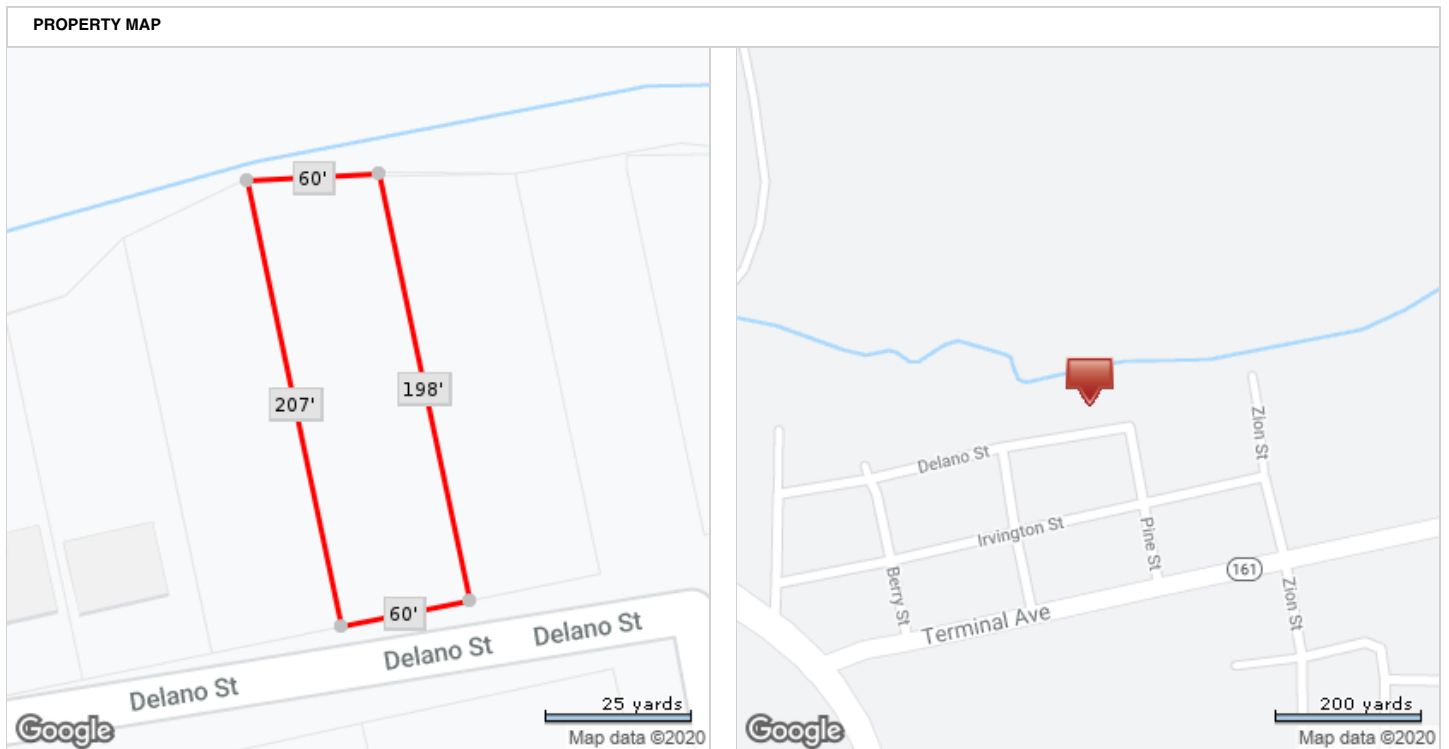
MLS Listing Number	1808743
MLS Status	Released
MLS Area	50 - RICHMOND
MLS Listing Date	03/14/2018
MLS Current List Price	\$30,000

MLS Orig. List Price	\$25,000
MLS Status Change Date	11/08/2018
MLS Off Market Date	11/08/2018
MLS List. Agent Name	75739-Stuart Haynes
MLS List. Broker Name	ERA WOODY HOGG & ASSOC

MLS Listing #	1604421	1414715	1328467	1203025
MLS Listing Date	02/17/2016	05/28/2014	11/05/2013	02/02/2012
MLS Listing Price	\$159,950	\$1,300	\$179,950	\$179,950
MLS Orig Listing Price	\$159,950	\$1,300	\$179,950	\$149,950
MLS Listing Expiration Date	02/28/2017	11/18/2014	04/30/2015	09/26/2013
MLS Off Market Date	01/20/2017			
MLS Status	Released	Expired	Expired	Expired

LAST MARKET SALE & SALES HISTORY			
Owner Name	Blackhawk Cap LLC		
Recording Date	12/31/2019	06/02/2009	02/13/2009
Sale/Settlement Date	12/20/2019	05/29/2009	02/10/2009
Sale Price	\$70,000		
Nominal		Y	Y
Buyer Name	Blackhawk Cap LLC	Emerald Land Dev LLC	Big Green Mountain LLC
Seller Name	Booker Corey S	Big Green Mountain LLC	Emerald Land Dev LLC
Document Number	27810	11674	2851
Document Type	Trustee's Deed (Foreclosure)	Gift Deed	Deed (Reg)

MORTGAGE HISTORY		
Mortgage Date	09/28/2015	06/02/2009
Mortgage Amount	\$100,000	\$48,000
Mortgage Lender		Village Bk
Mortgage Term	1	
Mortgage Term	Years	
Mortgage Purpose	Construction	Nominal
Mortgage Type		Conventional
Mortgage Doc #	18458	11675
Title Company	Attorney Only	



*Lot Dimensions are Estimated



Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	11,965	N/A
Baths	Yr Built	Type	Sale Date
N/A	N/A	SFR	N/A

OWNER INFORMATION

Owner Name	Blackhawk Cap LLC	Mailing Zip	23005
Mailing Address	210 S Railroad Ave #4	Mailing Zip + 4 Code	2090
Mailing City & State	Ashland, VA	Owner Occupied	No

LOCATION INFORMATION

MLS Area	50	Carrier Route	C021
Magisterial	Southside	Zoning	R-4
Subdivision	Cherry Gardens	Census Tract	709.00
Zip Code	23234	Neighborhood Name	Cherry Gardens
Zip + 4	1529		

TAX INFORMATION

PID	C009-0537-020	Block	J
Parcel ID	C0090537020	Lot	5
Legal Description	CHERRY GARDENS ADD L5 BJ 00 60.00X0207.00 IRG0000.274 AC		

ASSESSMENT & TAX

Assessment Year	2020	2019	2018
Assessed Value - Total	\$25,000	\$25,000	\$19,000
Assessed Value - Land	\$25,000	\$25,000	\$19,000
Market Value - Total	\$25,000	\$25,000	\$19,000
Market Value - Land	\$25,000	\$25,000	\$19,000
YOY Assessed Change (%)	0%	31.58%	
YOY Assessed Change (\$)	\$0	\$6,000	
Tax Year	Total Tax	Change (\$)	Change (%)
2018	\$228		
2019	\$472	\$244	106.94%
2020	\$472	\$0	0.02%

CHARACTERISTICS

Lot Acres	0.2747	Lot Depth	207
Lot Sq Ft	11,965	Land Use - County	Single Family Vacant R1-R7
Lot Frontage	60	Land Use - CoreLogic	SFR

SELL SCORE

Rating	High	Value As Of	2020-07-13 23:13:12
Sell Score	656		

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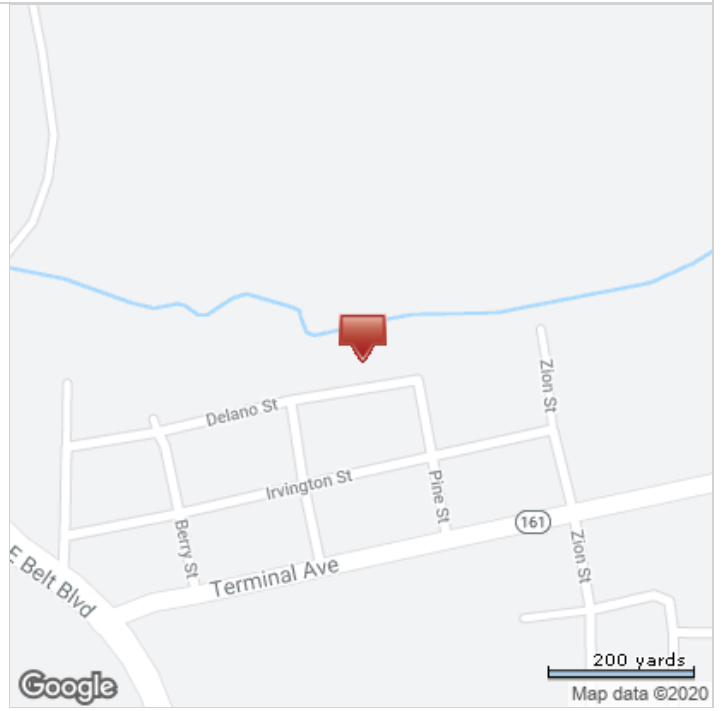
LISTING INFORMATION			
MLS Listing Number	1808746	MLS Orig. List Price	\$25,000
MLS Status	Released	MLS Status Change Date	11/08/2018
MLS Area	50 - RICHMOND	MLS Off Market Date	11/08/2018
MLS Listing Date	03/14/2018	MLS List. Agent Name	75739-Stuart Haynes
MLS Current List Price	\$30,000	MLS List. Broker Name	ERA WOODY HOGG & ASSOC

MLS Listing #	1604418	1604082	1328475	1203032
MLS Listing Date	02/17/2016	02/17/2016	11/06/2013	02/02/2012
MLS Listing Price	\$159,950	\$174,950	\$174,950	\$169,950
MLS Orig Listing Price	\$159,950	\$174,950	\$169,950	\$139,950
MLS Listing Expiration Date	02/28/2017	02/17/2017	04/30/2015	09/26/2013
MLS Off Market Date	01/20/2017	04/20/2016		
MLS Status	Released	Released	Expired	Expired

LAST MARKET SALE & SALES HISTORY				
Owner Name	Blackhawk Cap LLC			
Recording Date	12/31/2019	12/31/2019	06/02/2009	02/13/2009
Sale/Settlement Date	12/20/2019	12/20/2019	05/29/2009	02/10/2009
Sale Price	\$70,000	\$70,000		
Nominal			Y	Y
Buyer Name	Blackhawk Cap LLC	Blackhawk Cap LLC	Emerald Land Dev LLC	Big Green Mountain LLC
Seller Name	Booker Corey S	Booker Corey S	Big Green Mountain LLC	Emerald Land Dev LLC
Document Number	27810	27810	11674	2851
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Mortgage Term	1		
Mortgage Term	Years		
Mortgage Purpose	Construction		Nominal
Mortgage Type			Conventional
Mortgage Doc #	18458		11675
Title Company	Attorney Only		

PROPERTY MAP



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