

Property Identification Card

Previous

Property Address **Owner Name/Address**
 1199 BROOK AVENUE HJ LC
 KINSALE, P O BOX 13800
 RICHMOND VA 23225

Map ID: 56C 20
Acct No: 6422-1

Legal Description: HAMPTON HALL ESTATES LOT 20 1.89AC
 DB 791 PG 1054

Plat Book/Page: 652 / 628
Deed Book/Page: 791 / 1054

Occupancy: DWELLING
Dwelling Type: CONV

Use/Class: SNGL FAM RES-SUBURAN	Acres: 1.890	Land Use: 0
Year Assessed: 2016	Year Built: 1983	Total Mineral:
Zoning:	Year Remodeled:	Total Land: 364000
District: 01 COPLE	Year Effective: 1995	Total Improvements: \$945,800
MH/Type:	On Site Date: 06/26/2015	Total Value: \$1,309,800
Condition: DWELLING-GOOD	Review Date: 07/15/2015	

Improvement Description		
Exterior	Interior	Site
EXTERIOR FINISH-BR	NO. ROOMS - 10	STREET-PAVED
EXTERIOR-BRICK	NO. BATHS - 1	UTILITIES-SEPTIC S
FOUNDATION-BRICK	NO. 1/2 BATHS - 1	UTILITIES-WELL
ROOFING-COMP. SHIN	FIREPLACE - 1	
	FLOOR-CARPET	
	INTERIOR-SHEET ROC	

614-+----44-----+
 6WD0--6 PTOD :
 +-20--+14-+-33----+32:
 : : : : 20 :
 : : : :

----- Dwelling Valuation -----

Item	Size	Rate	Value						
SINGLE FAM	2720	80.38	218633						
1 STORY MA	1	3000.00	3000						
HEAT CTRL	7707	1.50	11560						
AIR CONDIT	7707	1.50	11560						
BATH-FULL	1	3000.00	3000						
BATH-HALF	1	2000.00	2000						
PRCH-ENC	224	35.00	7840						
PRCH-OP FR	240	20.00	4800						
PRCH-OP FR	125	20.00	2500						
SINGLE FAM	2467	81.72	201603						
SINGLE FAM	2520	80.53	202935						
WOOD DECK	748	15.00	11220						
WOOD DECK	120	15.00	1800						
PATIO	168	7.50	1260	Sec	Type	Str	Description	Area	
PRCH-OP FR	220	20.00	4400	DWL	SINGLE FAM	2.00	E44E24N20W42W20W6	2720	
PRCH-OP FR	90	20.00	1800				S20		
PRCH-OP FR	237	20.00	4740	OFF	PRCH-OP FR	2.00	S5E24N5W24	240	
PRCH-OP FR	100	20.00	2000	OFF	PRCH-OP FR	1.00	E5S25W5N5N20	125	
PRCH-OP FR	32	20.00	640	DWL	SINGLE FAM	1.25	N42E14E33S20S22W5	2467	
GAR-FR UNF	845	20.00	16900				W42		
Grade Factor (A)		1.50		DWL	SINGLE FAM	3.00	N1N41E20S42W20	2520	
Replacement Cost New			1071300	WD	WOOD DECK	1.00	N12E44S32W11N20W33	748	
Phys Depr. % (.140)			149982	WD	WOOD DECK	1.00	N6E20S6W20	120	
Total Bldg. Value			921300	PTO	PATIO	1.00	W14S6S6E14N12	168	

----- Other Improvements Valuation -----

Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value			
WOOD DECK	10.0	10.0	100				1000	OFF	PRCH-OP FR	1.00
MISCELLAN			2075		8.00	.30	11620	OFF	PRCH-OP FR	1.00
PIER			1032		15.00	.30	10836	UGF	GAR-FR UNF	1.25
CARPORT	26.0	21.0	546				1000			
Total Imp Value							24500			

----- Land Valuation -----

Desc	Front	Depth	AC/Size	DpFct	Rate	FV/Pct	Value	Total		
RES W/F			.890				83000	Average Price	Per Acre	
H/S-W/F			1.000				275000	Sale Date/Amount		9/19/2008 572000
UTIL - W/S							6000			
Total Land Value			1.890				364000			

----- Comments -----

POINT LOT BULKHEAD
 PIER-8X67+16X31
 MISC -DECK STEPS-5X24X2+7X10+10X10X3+5X18X2+

5X257=2075

STEEP CLIFF TO WATER ON COVE - DEPTH & VIEW AVG.

MARKET ADJUSTMENT FOR ALL NON WATER FRONT LAND

AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S.

A 17% REDUCTION EFFECTIVE FOR 2010.

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Total Property Value 1309800