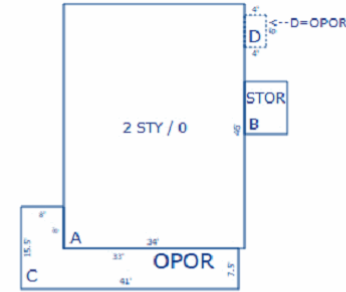


Map Number: 142-(A)- L6A2 Account Number: 14291
 Name: MAY INVESTMENT PROPERTIES LLC
 Addr: 7000 RAINES RD District: STONEWALL
 GROTTONES VA 24441
 Acres: 0.8560 Desc: MCGAHEYSVILLE

Sketch

911 Address: 26 CONN ROAD

Building Description	Exterior	Interior
Building: 1 Occpy: SINGLE DWELLING Stories: 2 Age: Remodeled: Cond: FAIR Class: 23 SUB RESID - AGR <20 AC Units: Picture: 27653	Found: STONE Walls: VINYL SIDING Roof: GABLE Roofing: METAL <u>Site</u> R/W: PUBLIC Terr: WELL Water: WELL Sewer: SEPTIC Gas: Elect: CONNECTED	# Rms: 8 Bd Rms: 4 # Baths: 2 # 1/2 Bath: Walls: PLASTER Floors: CARPET/WOOD Heat: BASEBOARD A/C: N Fuel: ELECTRIC Fireplace: 1 Basement: 0 BaseDesc: %Fin: Fin Qal: Garage: #Cars:



Land Use and Value				Zoning
Type	#Acres	Price	Value	
HOMESITE	0.8560	45000	45000	Zoning: R2 Addtl.Zoning: Addtl.Zoning: Town Zoning: Ag Forestal: Special Use: Conditional Rezoning:

Other Improvements					Dimensions				
Desc	Size	Cond	Rate	Value	Sect	Type	Story	Description	Area
SHED-PLAIN	8 X 11	P		100	A	BASE	2.0	N46-E34-S46-W34-	3128
SHED-PLAIN	14 X 30	P		100	B	STOR	1.0	N10-E8-S10-W8-	80
FRAME BLD/HOUSE	16 X 18	F		3500	C	OPOR	1.0	N15.5-E8-S8-E33-S7.5-W41-	372
SHED-FRAME	12 X 20	P		100	D	OPOR	1.0	N6-E4-S6-W4-	24

Last Sale Price: 200,000 Deed Book/Page: 5169 - 113

Structural Value		Addition			Values/Factors			Assessed Value	
External Calculations:	Value	Type	Area	Price	Value	Phy	Func	Econ	Year: 2022
Structural Element		STOR	80	25.20	2016				Land: 45000
Bldg: 3128 @ 92.31	288746	OPOR	372	25.20	9374				Improvement: 143700
Basmt:		OPOR	24	25.20	604				Total Value: 188700
F Bsmt:				0.00					
Plumb: 5250				0.00		Depreciation: 55%	0%	0%	
Heat:				0.00		Total Bldg Value:		139900	
A/C:				0.00		Nhood Factor 0%:		0	
F P: 4900				0.00		Other Improv Value:		3800	
Flue:				0.00		Total Improv Value:		143700	
Blt In:				0.00		Total Land Value:		45000	
				0.00		Total Property Value:		188700	

Map Number: 142-(A)- L6A2

Account Number: 14291

Name: MAY INVESTMENT PROPERTIES LLC

Address: 7000 RAINES RD
GROTTUES VA 24441

Record of Ownership

Previous Ownership	Code	Book	Page	Date	Consideration
CRAWFORD ERNEST SAMUEL & JENNIE C 142 A 6A2	S	979	485		132000
HANES ROGER L (LIST OF HEIRS) 2 LT 142 A 6A2	P	18	96	02/28/2018	
GOOD SONIA R & DELORES M MILLS 2LT 142 A 6A2	P	5169	113	10/10/2019	200000

Land and Improvement Value Changes

Year	Land Value	Improv Value	Total Value	Land Use	Status
Current	45000	143700	188700		
2021	45000	88100	133100		
2020	45000	88100	133100		
2019	45000	88100	133100		
2018	45000	88100	133100		
2017	45000	85700	130700		
2016	45000	85700	130700		
2015	45000	85700	130700		
2014	45000	85700	130700		
2013	38000	87400	125400		
2012	38000	87400	125400		
2011	38000	87400	125400		
2010	38000	87400	125400		
2009	38000	86400	124400		
2008	38000	86400	124400		
2007	38000	86400	124400		
2006	38000	86400	124400		
2005	18000	68200	86200		
2004	18000	68200	86200		
2003	18000	68200	86200		
2002	18000	68200	86200		

Comments

2007-Address change per Mr. Hanes 7/18/06 (dj). 2018-By List of Heirs, Roger L Hanes deceased 2/1/18. Jean R Hanes deceased 10/19/17 (Obituary). Transferring 142-(A)-6A, 6A2 (dj). 2019-By Sonia R Good & Delores M Mills & Roger Lee Hanes Estate. Transferring 142-(A)-6A, 6A2 (dj). 2022- resketched in apex-measurements changed per site visit, sec B chgd from add to storage,dwl appears vacant,(dm) 2022-PER BOAC-dwl not liveable, vacant 6yrs, changed phys depr to .55/dm,2-18-22/