

Property Identification Run Dt: 3/13/2020 Owner Name/Address
 Map #: 52D 13E 23 TEMPLE EDWIN DALE
 Acct #: 000006783-001 122 SIXTH AVENUE
 Address: CHRISTANNA HWY LAWRENCEVILLE, VA 23868
 City/St:

Occupancy: COMMERCIAL MH/Type: /
 Dwl Type: CONV STORE
 Use/Class: /COMMERCIAL & INDUSTRIAL
 Year Assd: 2018
 Zoning: 08 TOTARO
 Dist: 08 TOTARO

Legal Description 001 of 01
 LOTS 23 THUR 29
 Deed Bk/Pg: 0311/ 407/
 Plat Bk/Pg: 0000/ .000
 Acreage:
 Land Use:
 Total Mineral: 30500
 Total Land: 138100
 Total Imp: 168600
 Total Value: 168600

Year Built: 2003
 Year Rmld: 2003
 Year Eff: 2003
 Condition: AVERAGE
 On Site Date: (RHP) 11/15/2017
 Review Date: ()

Improvement Description
 Exterior Interior Site
 EXTR-BRICK VENEER
 RFMT-COMP SHINGLE
 STRT-PAYED
 TOPO-LEVEL
 UTIL-ALL PUBLIC

Cls	Grad	YEFF	Description	Str/#	Size	Rate	Pct	Value
067			PAVING		1408	21.20	.40	12000
022M			CANOPY SS		1800	67.31	.14	17909
034M	D		CONVIENCE STOR	1.0	1800	67.31	.14	78146
Total Market Value 108055								

Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value
TANK/REAL							30000
COOLER/RE							30000
Total Imp Value 1							

Other Improvements	Valuation	Rate	FV/Pct	Value
M Cls Desc G Size Dpth				
L 71 COMMERCIAL B 4	5000.00			20000
L 71 COMMERCIAL A 3	3500.00			10500
Total Land Value 30500				

SEE MAP (1.23 AC) DB 327/100 Comments
 BUILDING DEMOLISHED 8/2002 AFTER FIRE
 04/2004 CONVENIENCE STORE ADDED FOR 2004
 MAYFIELD MINI MART #1
 7/26/11 RHP/COOLER & TANKS ARE REAL PROP
 Total Property Value 168600

Sec	Type	Str/Ht	Description	Area
CS	CONVIENCE	1.0	N50E36S55W36	1800
Total Square Feet				

Cur. Value	Prev. Value	%Chg.
Land 30500	30500	
Improvements 138100	141700	(3%)
Total 168600	172200	(2%)
Average Price Per Acre		
Sale Date/Amount 2/1999		125000



- 13) Alexander Dilworth DB.139, Pg.38
- 15) J.W. Wall Lots - DB.124, Pg.368
- 14) Lot 3 - DB.77, Pg.453
- 13) Windsor Park - DB.59, Pg.65
- 12) U.S. Russell Land - DB.87, Pg.421
- 11) Green & Turner Mayfield - DB.77, Pg.328
- 10) Rev. James S. Russell - DB.73, Pg.411
- 9) DB.104, Pg.20
- 8) R. Stewart - DB.55, Pg.356
- 7) L.H. Roney & S.H. Short Property - DB.55, Pg.249
- 6) E.P. Gulford Lots - DB.56, Pg.241
- 5) Gregg McAden Est.
- 4) Gregg McAden Property - DB.79, Pg.429 and Geneva Roney Lots - DB.99, Pg.253
- 3) DS Hicks Property - DB.67, Pg.311
- 2) DS Hicks Property - DB.77, Pg.88
- 1) Cochran Rd. Plat

- 17) Beverly L. Taylor Land - DB.137, Pg.75 (Revision of Lot 6 of Russel Land)
- 18) Revision of Lot 3B B.L. Taylor Land - DB.114, Pg.495
- 19) Charles G. Green Sub-DB.149, Pg.448

