## Property Information

### Property Location
- **Map**: 185
- **Lot**: 10
- **Sublot**: 0
- **Building**: 1
- **Unit**: 1
- **Type**: RESIDENTIAL
- **Card Number**: 1 of 1

### Process Appraisal Summary
- **Use Code**: Building Value
- **Yard Items**: Land Size
- **Land Value**: 1,711,600

### Ownership
- **Owner 1**: KOUMANTZELIS VAIA I
- **Owner 2**: KOUMANTZELIS ARTHUR G -
- **Owner 3**: KOUMANTZELIS ARTHUR G -

### Narrative Description
- This parcel contains 1.84 acres of land mainly classified as one FAM with an (a) Colonial Building built about 1966.
- Having primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 6 Bdrms.

### Sales Information
- **Grantor Legal Ref Type Date**: KOUMANTZELIS VA 55333-527 9/8/2010 FAMILY 1
- **Sale Code**: 1
- **Sale Price**: 1,430,500
- **Assoc PCL Value**: 150000

### Building Permits
- **Date**: 8/8/1996
- **Number**: 1022-96
- **Descr**: MANUAL
- **Amount**: 65,000
- **C/O**: 529/1997
- **Fed Code F. Descr Comment**: RML KIT

### Activity Information
- **Date**: 10/11/2011
- **Result**: MEAS+INSPECTD
- **By Name**: ERSKINE

### Land Section
- **Use Code**: 101
- **Description**: ONE FAM
- **Land Type**: SQUARE FE/PRIME SITE
- **Unit Type**: 0
- **Unit Price**: 8.3
- **Adj**: 1.000
- **R4**: 664,000

**DISCLAIMER**: This information is believed to be correct but is subject to change and is not warranted.

### Property Facts

### Other Assessments

### Database: FY2020
### RESIDENTIAL GRID

<table>
<thead>
<tr>
<th>Level</th>
<th>FY</th>
<th>LR</th>
<th>D</th>
<th>K</th>
<th>FR</th>
<th>BB</th>
<th>HB</th>
<th>L</th>
<th>O</th>
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<tbody>
<tr>
<td>1st Res Grid</td>
<td>Desc</td>
<td>Line</td>
<td># Units</td>
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</table>

### OTHER FEATURES

- Kits: 1, Rating: VERY GOOD
- A Kits: Rating: AVERAGE
- Frp: 4, Rating: AVERAGE
- WSI Flue: Rating: 1

### CONDO INFORMATION

Type: A1 - CONDO
Sty: 2 - TYPICAL
Foundation: 1 - WOOD
Frame: 1 - CLAPBOARD
Prime Wall: 2 - CONCRETE
Sec Wall: 2 - BRICK
Roof: 1 - HIP
Cover: Asphalt

### GENERAL INFORMATION

- Grade: A+ - EXCELLENT
- Year Bld: 1966
- Eff Yr Bld: 1966
- Alt LUC: Alt %:
- Jurisdiction:

### INTERIOR INFORMATION

- Prim Int Wal: 2 - PLASTER
- Sec Int Wall: %
- Prim Floors: 3 - HARDWOOD
- Sec Floors: %
- Bsmt Flr: 1 - TYPICAL

### INTERIOR INFORMATION

- Avg Hit/W: 27.9%
- Avg Heat/W: 27.9%
- Avg LUC: 27.9%

### DEPRECIATION

- Phys Cond: AV - Average
- Economic:
- Functional:

### COMPARABLE SALES

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Area - SQ</th>
<th>Rate - AV</th>
<th>Undep Value</th>
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<tbody>
<tr>
<td>F1</td>
<td>1ST FLOOR</td>
<td>2,366</td>
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<td>SFL</td>
<td>2ND FLOOR</td>
<td>2,188</td>
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<td>BMT</td>
<td>BASEMENT</td>
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<td>GAR</td>
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<td>WDK</td>
<td>WOOD DECK</td>
<td>180</td>
<td>22,170</td>
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<td>OFF</td>
<td>OPEN PORCH</td>
<td>48</td>
<td>15,000</td>
<td>720</td>
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### SPEC FEATURES/YARD ITEMS

- BATH FEATURES
  - Full Bath: 4, Rating: AVERAGE
  - A Bath: Rating:
  - 3/4 Bath: 1, Rating: AVERAGE
  - 1/2 Bath: 1, Rating: AVERAGE

- COMMENTS

- REMODELING

- RES BREAKDOWN

- CALC SUMMARY

- COMPARABLE SALES

- SPEC FEATURES/YARD ITEMS

- PARCEL ID

- image