

Auction Tract 22

Franklin Co. Property Information

Tax Map# 0670007300

Owner: Lakefront Investments Llc
Owners Address: 441 Key West Street
Moneta, Va 24121
Property Address: 301 Morgans Fork
Legal Desc.: Rt 946
Tract A-2
Magisterial District: Union Hall
Zoning: B2 - Limited Business District
Class Code: S - Single Family Suburban

Assessment Values:
Building: \$117,500
Land: \$58,000
Total: \$175,500
Total Acres: 0.733
Land Use Value: \$0

Legal Documentation: Deed Bk: 884 Pg: 1892

Sales Date: 05/31/2006
Sale Price: 175000
Grantor: SMITH MELVIN R SR &
MELVIN R JR
Previous Sales Date 1: 07/17/1992
Previous Sale Price 1: 00042500
Previous Sales Date 2: 08/25/1989
Previous Sale Price 2: 00061000

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Land Value Details

Size in Acres	Lump Sum or Per Acre	Unit Value	Adj. %	Utility Value	Acreege Value	Total Acreege Value
0.73	Lump Sum	50,000	0.00	8,000	50,000	58,000
Total Value:						\$58,000

*rounded to the nearest 100

Other Improvement Details

Description	Dimensions (l x w)(ft)	Size (sq.ft.)	Imp. Value
DRIVEWAY-PAVEMENT	---	---	\$800
SHED-CINDERBLOCK	18 x 34	612	\$3,672
SHED-ATTACHED	12 x 34	408	\$1,224
SHED-ATTACHED-LT	12 x 34	408	\$408
SHED-FRAME	---	---	\$300
BUILDING-LOG	18 x 20	360	\$4,320
ATT LOG	12 x 16	192	\$2,304
Total Value:			\$13,028

Building 1 Details

Building 1 Value: \$104,472

Exterior

Year Built: 1963	Foundation: Cinderblock	Garage: None
Occupancy Type: Dwelling	Ext. Walls: Brick	No. of Cars: 0
Condition: Average	Roofing: Comp Shg	Carport: Open
	Roof Type: Gable	No. of Cars: 2

Interior

Story Height: 1.00
No. of Rooms: 6
No. of Bedrooms: 3
Full Baths: 2
Half Baths:

Heating: Radiant
A/C: No
Fireplaces: 1
Flues:

Finished Sq Ft: 1,338
Fin Bsmt Sq Ft:
Interior Walls: Drywall
Floors: Wood

Site Information

Right of Way: Public

Terrain Char: field not found
Easements: Paved

Water: Well
Sewer: Septic

Electric: Yes
Gas: No

