

INFORMATION PACKET

Cliffside Mansion & Cottages



New River Trail

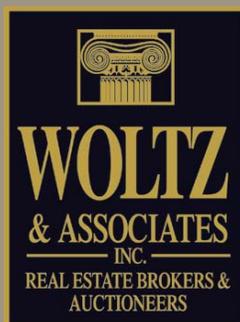


Chestnut Creek



21± ACRE COUNTRY ESTATE
506 CLIFFVIEW ROAD, GALAX, VA 24333

DAVID BOUSH
RUSSELL SENEFF
JIM WOLTZ



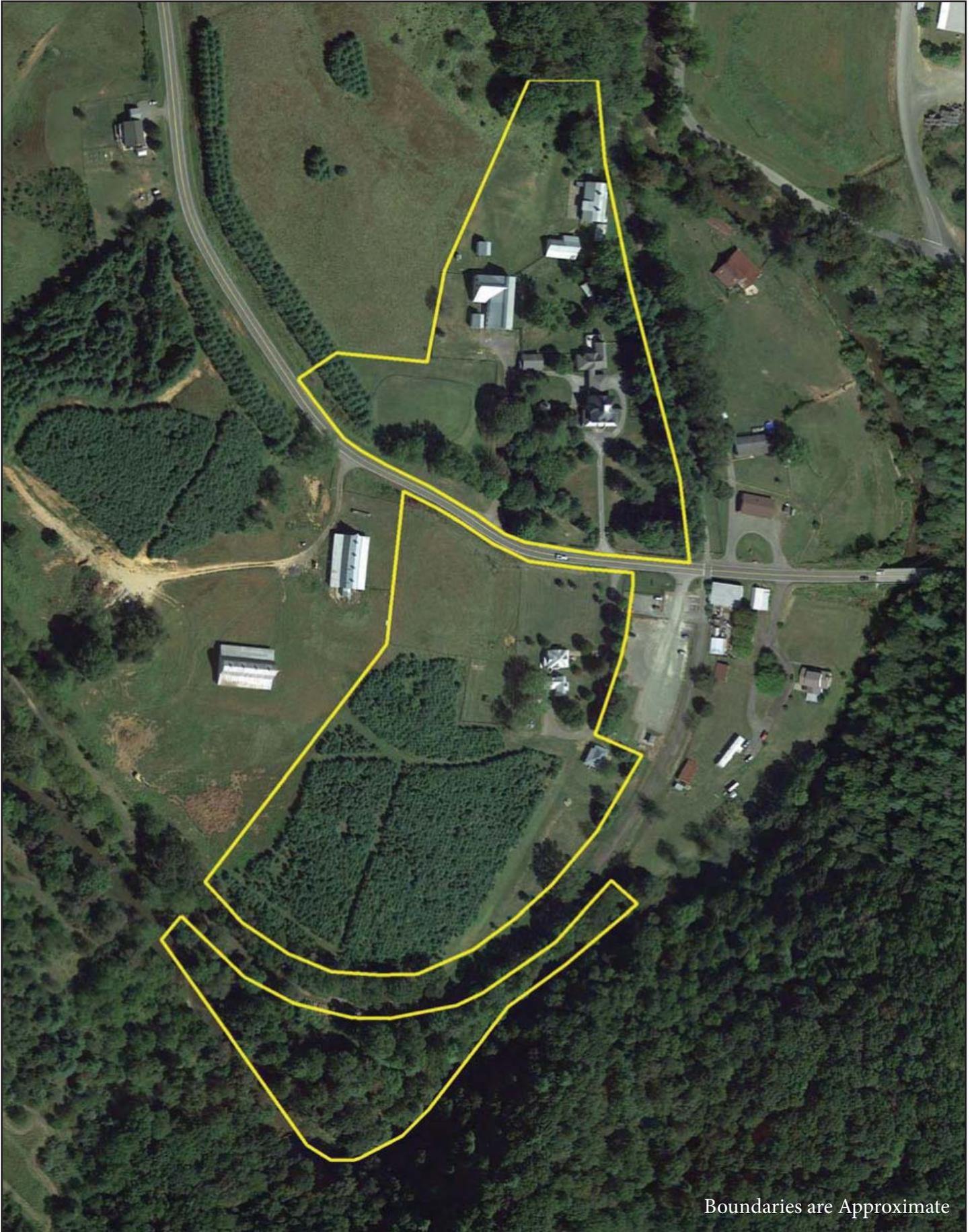
800-551-3588
540-342-3560
WOLTZ.COM



This beautiful Historic Country Estate located in Galax, Virginia was once the residence of Thomas L. Felts of the Baldwin-Felts Detective Agency. Originally built in 1902 & commonly known as the “Cliffside Mansion,” this magnificent 6100 SF Victorian Manor Home has been beautifully restored and includes 6 bedrooms and 4.1 baths. Property also includes 2 guest houses, 3 cottages, 3 barns and sits on 21 acres along the New River Trail and Chestnut Creek. This property is ideal for full time living with rental income potential with the guest cottages or a wedding venue. Large barn has multiple stalls & upper level has a full-length basketball court. Call for a personal showing today!



AERIAL PHOTOGRAPHY



Boundaries are Approximate

COTTAGES AT CLIFFSIDE



Income producing properties that are located on New River Valley Trail & Chestnut Creek.

Historical Cliffside Cottage is located at mile marker 2 on the 57 mile New River Trail and along Chestnut Creek. All cottages are on well and septic.



2 Bedroom Cottage - Great Income Potential

Description: 1,148 SF, 2 Bedroom & 1 full bath. Sleeps up to 4 people.

This recreational paradise offers renters ability to hike, bike or ride horses on the New River Trail adjacent to the cottage as well as fishing, canoeing or swimming Chestnut Creek. There is a

private pavilion nearby along the creek as well. If renters would want to bring horses to ride the trails, the main residence across the street equipped to board them in the historic stable (built in 1903).

Current Rental Rates:

Yellow Cottage: (minimum 3 nights)

Week day: \$160

Weekend: \$175

Week: \$1,035



1 Bedroom Cottage - Great Income Potential

Description: 640 SF, 1 Bedroom & 1 full bath. Sleeps up to 2 people.

Newly renovated studio cottage located on the New River Trail and Chestnut Creek. The deck wraps around the cabin with rockers to enjoy nature at its best. The front of this cabin is all windows overlooking the New River Trail. This use to be the scale house that cattle were weighed on prior to boarding the train in the early 1900s. Frequently seen are whitetail deer, diversity in birds, rabbits, and ground hogs. Hike, bike, horseback on the New River Trail or enjoy swimming, fishing or canoeing Chestnut Creek.

Green Cottage: (minimum 2 nights)

Week day: \$140

Weekend: \$155

Week: \$720

Annual Rental Roll Totals without Tax. Yellow and Green Cottage only

2014: \$12,683

2015: \$29,091

2016: \$18,434

2017: \$24,012



2 Bedroom Cottage - Great Income Potential

Description: 2,560 SF 2.5 story cottage with 2 Bedrooms & 2 full baths. Sleeps up to 4 people. Upper level sitting space and lower level open space to be used for Bedroom expansion, storage or office.

This spacious and newly renovated cottage offers hardwood floors, newly renovated kitchen and appliances with 2 full bedrooms and a full bath on the main floor. Cozy gas fireplace in one of the bedrooms. Upper level has a large sitting area. Lower level has been previously used for an office or could be additional space for bedrooms or storage and is currently open space with another full bath.

Rental Income:

This property has been used for in law quarters and was not used for rental purposes but could easily be rented as well.

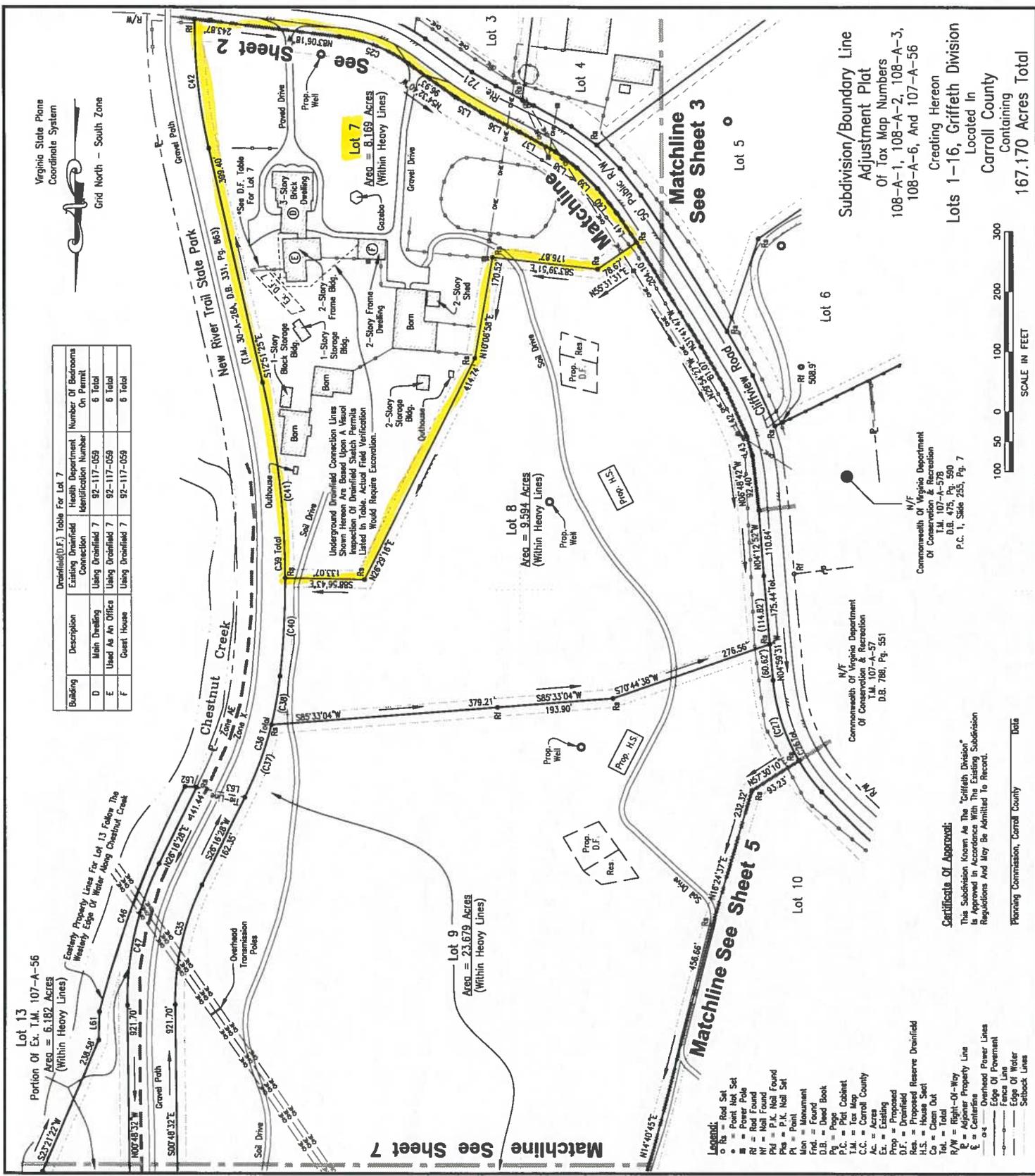


THOMPSON & LITTON
 726 Auburn Avenue
 Radford, Virginia 24141

Subdivision/Boundary Line Adjustment Plat
Griffeth Division
 Sulphur Springs Magisterial District
 Carroll County, Virginia

Designed: —
 Drawn: JLN
 Checked: CHF
 Date: 1 OCT 2012

Project Number:
11819-001
 Sheet No.
4 Of 8



Drainfield (D.F.) Table For Lot 7			
Building	Description	Existing Drainfield Connection	Number Of Bedrooms On Permit
D	Main Dwelling	Using Drainfield 7	6 Total
E	Used As An Office	Using Drainfield 7	6 Total
F	Guest House	Using Drainfield 7	6 Total

Drainfield (D.F.) Table For Lot 8			
Building	Description	Existing Drainfield Connection	Number Of Bedrooms On Permit
D	Main Dwelling	Using Drainfield 8	6 Total
E	Used As An Office	Using Drainfield 8	6 Total
F	Guest House	Using Drainfield 8	6 Total

Drainfield (D.F.) Table For Lot 9			
Building	Description	Existing Drainfield Connection	Number Of Bedrooms On Permit
D	Main Dwelling	Using Drainfield 9	6 Total
E	Used As An Office	Using Drainfield 9	6 Total
F	Guest House	Using Drainfield 9	6 Total

Drainfield (D.F.) Table For Lot 10			
Building	Description	Existing Drainfield Connection	Number Of Bedrooms On Permit
D	Main Dwelling	Using Drainfield 10	6 Total
E	Used As An Office	Using Drainfield 10	6 Total
F	Guest House	Using Drainfield 10	6 Total

Drainfield (D.F.) Table For Lot 13			
Building	Description	Existing Drainfield Connection	Number Of Bedrooms On Permit
D	Main Dwelling	Using Drainfield 13	6 Total
E	Used As An Office	Using Drainfield 13	6 Total
F	Guest House	Using Drainfield 13	6 Total

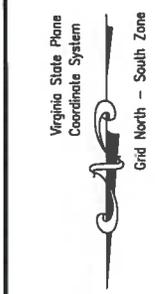
- Legend:**
- o Ra = Road Set
 - o Pnt = Point Not Set
 - o Pn = Power Pole
 - o R = Road Found
 - o Rf = Rail Found
 - o Pk = P.K. Not Found
 - o Pk = P.K. Found
 - o Pk = P.K. Not Set
 - o Pn = Point
 - o Mon = Monument
 - o Fnd = Found
 - o D.B. = Deed Book
 - o P.C. = Page Cabinet
 - o T.M. = Tax Map
 - o C.C. = Carroll County
 - o Ex. = Existing
 - o Prop = Proposed
 - o D.F. = Drainfield
 - o Rem. = Proposed Reserve Drainfield
 - o H.S. = House Set
 - o Co. = Chain Out
 - o Tol. = Total
 - o R/W = Right-Of-Way
 - o Pn = Ejector Property Line
 - o C = Center Line
 - o P = Overhead Power Lines
 - o E = Edge Of Pavement
 - o F = Fence Line
 - o W = Edge Of Water
 - o S = Setback Lines

Subdivision/Boundary Line Adjustment Plat
 Of Tax Map Numbers 108-A-1, 108-A-2, 108-A-3, 108-A-4, 108-A-5, 108-A-6, And 107-A-56
 Creating Hereon
 Lots 1-16, Griffeth Division
 Located In
 Carroll County
 Containing
 167.170 Acres Total

Commonwealth of Virginia Department of Conservation & Recreation
 T.M. 107-A-576
 D.B. 475, Pg. 590
 P.C. 1, 586-255, Pg. 7

Commonwealth of Virginia Department of Conservation & Recreation
 T.M. 107-A-57
 D.B. 788, Pg. 551

Certificate Of Approval:
 This Subdivision Known As The "Griffeth Division" Is In Accordance With The Existing Subdivision Regulations And May Be Admitted To Record.
 Planning Commission, Carroll County Date



Lot 13
 Portion Of Ex. T.M. 107-A-56
 Area = 6.182 Acres
 (Within Heavy Lines)
 Easery Property Lines For Lot 13 Follow The Mystery Edge Of Water Along Chestnut Creek

Lot 7
 Area = 8.169 Acres
 (Within Heavy Lines)

Lot 8
 Area = 9.594 Acres
 (Within Heavy Lines)

Lot 9
 Area = 23.679 Acres
 (Within Heavy Lines)

Lot 10
 Area = 9.594 Acres
 (Within Heavy Lines)

Lot 16
 Area = 167.170 Acres
 (Within Heavy Lines)

ADMINISTRATIVE INFORMATION

OWNERSHIP
CLIFFSIDE ESTATE LLC
506 CLIFFVIEW RD
GALAX, VA 24333

Tax ID 21065

TRANSFER OF OWNERSHIP

Printed 01/27/2017

Card No. 1

of 3

PARCEL NUMBER
108 A 6

Parent Parcel Number
RD 721

Date

01/10/2013 GRIFFETH JAMES KENNETH &

Bk/Pg: 958, 127

Property Address
506 CLIFFVIEW RD

Neighborhood
200 COUNTY NORTH

01/01/2000

Bk/Pg: 363, 0066
\$325000

Property Class
2 2-Single Family Sub(.01-19.99)

TAXING DISTRICT INFORMATION
Jurisdiction 018
Area 001
District 05

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/1998	01/01/2004	01/01/2008	01/01/2013	01/01/2014	01/01/2017
Reason for Change	20	Reassessment	Reassessment	2013	Split	2017
VALUATION	L 44500	83200	106700	91200	57600	57600
	B 282800	442400	587700	773400	773400	681600
	T 327300	525600	694400	864600	831000	739200

Site Description

Topography: Rolling
 Public Utilities: Electric
 Street or Road: Paved
 Neighborhood: Static
 Zoning: 1 9 Homesite
 2 3 Rural Open Land
 Legal Acres: 8.1690

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acreage	Depth	-or- Square Feet	Rate	Rate	Value	Factor	
Actual	Effective	Effective	Frontage	Rate	Rate	Value		
7	2.0000	1.00	18000.00	18000.00	36000	36000		36000
8	6.1690	1.00	3500.00	3500.00	21600	21600		21600

COM1: 108 -(A)- 6
 PT13: PROPERTY SPLIT 2013
 5.594 ACRE TO RALPH SMITH BY DB 958-683 DATED 1/15/2013
 PLAT ON FILE
 TR13: TRANSFER 2013

Supplemental Cards
 TRUE TAX VALUE

57600

Supplemental Cards
TOTAL LAND VALUE

57600

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS
 Style: 112 Conventional
 Occupancy: Single family
 Story Height: 2.5
 Finished Area: 6185
 Attic: None
 Basement: 3/4

ROOFING
 Material: Slate or tile
 Type: Gambrel
 Framing: Std for class
 Pitch: Not available

FLOORING
 Slab and joists 1.0, 2.0, 2.5
 Carpet 1.0, 2.0, 2.5

EXTERIOR COVER
 Brick 1.0, 2.0, 2.5
 Masonry B

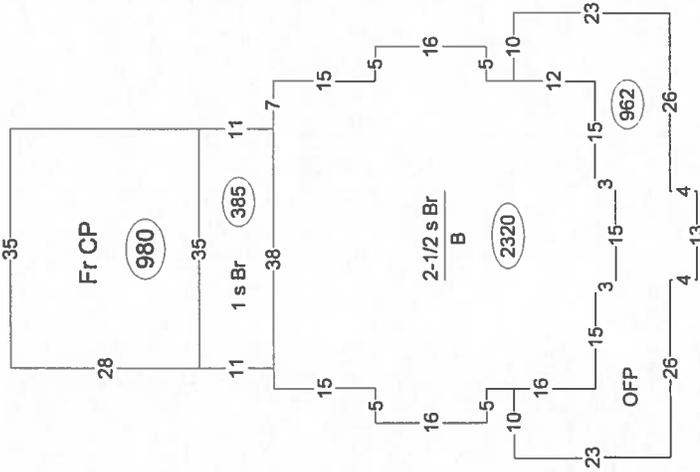
INTERIOR FINISH
 Plaster 1.0, 2.0, 2.5

ACCOMMODATIONS
 Finished Rooms 12
 Bedrooms 6
 Fireplaces: 3

HEATING AND AIR CONDITIONING
 Primary Heat: Central Warm Air
 Lower Full Part
 /Bsmt 1 Upper Upper
 Air Cond 0 2705 2320 1160

PLUMBING
 #
 3 Fixt. Baths 4 12
 2 Fixt. Baths 1 2
 Kit Sink 1 1
 Water Heat 1 1
 TOTAL 16

REMODELING AND MODERNIZATION
 Amount Date



01 GAZEBO

- 04 Com Crib 18x24
- 05 FR.BARN
- 06 FR.BARN
- 07 UTILITY SHED
- 08 PAVING
- 09 FR.SHED
- 10 FR.BARN 30x50 + 45x100
- 11 CRIB

Construction	Base Area	Floor Area	Sq Ft	Value
1 Wood frame	2705	1.0	2705	289520
1 Wood frame	2320	2.0	200540	35070
1 Wood frame	2320	2.5	1160	0
4 Concrete block	2320	Bsmt	0	59610
		Crawl	----	-1870

Row	Type	Adjustment	SUB-TOTAL	Value
TOTAL	BASE			582870
	Row Type	Adjustment	SUB-TOTAL	1.00% 582870

0	Interior Finish	53330
0	Ext Lvg Units	0
0	Basement Finish	0
0	Fireplace(s)	14250
0	Heating	0
0	Air Condition	14840
0	Frame/Siding/Roof	62600
0	Plumbing Fixt: 16	25550

0	Garages	0	753440
0	Integral	0	753440
0	Att Garage	0	0
0	980 Att Carports	20990	20990
0	Bsmt Garage	0	0
0	Ext features	25200	25200
SUB-TOTAL	ONE UNIT		753440
SUB-TOTAL	0 UNITS		753440

799630	SUB-TOTAL	799630
A+15	Quality Class/Grade	A+15
919580	GRADE ADJUSTED VALUE	919580

(LCM: 100.00)

SUMMARY OF IMPROVEMENTS

ID	Description	Use	Stry Hgt	Const Year	Const Grade	Year Eff	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %	Depr Adj	Comp Value
D 9500	MAS														
4750	SWL-PRIV														
D 01	DWELL		0.00	1880	A+15	1880	0.00	Y	0.00	9665	919580	40	0	95	100
G01	ICP		0.00	1			21.42	N	21.42	28x 35	20990	0	0	0	100
01	GAZEBO		0.00				0.00	N	0.00	0	0	0	0	0	100
04	CRIB		0.00	2003		2003	0.00	N	3.00	432	1300	20	SV	100	1000
05	FR.BARN		0.00				0.00	N	0.00	0	0	0	SV	0	700
06	FR.BARN		0.00				0.00	N	0.00	0	0	0	SV	0	3500
07	UTLISHED		0.00				0.00	N	0.00	0	0	0	SV	0	1500
08	PV		0.00	2003		2003	0.00	N	0.00	0	0	0	SV	0	4000
09	UTILISHED		0.00	2003		2003	0.00	N	0.00	0	0	0	SV	0	800
10	FR.BARN		0.00	2000		2000	0.00	N	5.00	6000	30000	15	SV	100	25500
11	CRIB		0.00	2000		2000	0.00	N	0.00	0	0	0	SV	0	800

SPECIAL FEATURES

D 9500	MAS														
4750	SWL-PRIV														

Supplemental Cards
TOTAL IMPROVEMENT VALUE

Neighborhood
Neigh 200 AV

Appraiser/Date
CPG 12/16/2015

Data Collector/Date
CPG 12/16/2015

564800

Date

VALUATION RECORD

Assessment Year
Reason for Change
VALUATION

Site Description

LAND DATA AND CALCULATIONS

Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table	Prod. Factor -or- Depth Factor -or- Square Feet	Adjusted Rate	Extended Value	Influence Factor	Value

PHYSICAL CHARACTERISTICS

Style: 112 Conventional
Occupancy: Single family

Story Height: 1.5
Finished Area: 2913
Attic: None
Basement: None

ROOFING
Material: Comp sh to 235#
Type: Gable

Framing: Std for class
Pitch: Not available

FLOORING
Slab 1.0
Sub and joists 1.5
Carpet 1.0, 1.5

EXTERIOR COVER
Wood siding 1.0, 1.5

INTERIOR FINISH
Plaster 1.0, 1.5

ACCOMMODATIONS
Finished Rooms 5
Bedrooms 3

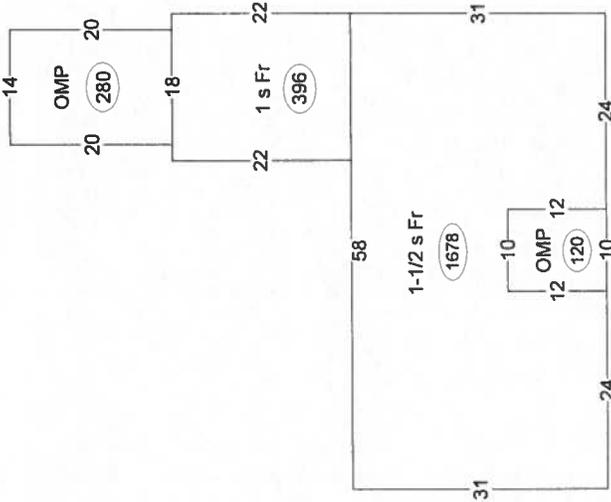
HEATING AND AIR CONDITIONING
Primary Heat: Forced hot air-gas
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

3 Fixt. Baths 1 3
Kit Sink 1 1
Water Heat 1 1
TOTAL 5

REMODELING AND MODERNIZATION
Amount Date

IMPROVEMENT DATA



Construction	Base Area	Floor Area	Sq Ft	Value
1 Wood frame	2074	1.0	2074	115240
1 Wood frame	1678	1.5	839	13330

0 Crawl ----- -5560

Row	Type	Adjustment	SUB-TOTAL	Value
TOTAL	BASE			123010
	Row Type	Adjustment		1.00%
	SUB-TOTAL			123010

0	Interior Finish	22270
0	Ext Lvg Units	0
0	Basement Finish	0
0	Fireplace(s)	0
0	Heating	0
0	Air Condition	0
0	Frame/Siding/Roof	2680
0	Plumbing Fixt: 5	2295

Exterior features	Description	Value	Garages	SUB-TOTAL ONE UNIT
OMP	4410	0	Integral	150255
OMP	2090	0	Att Garage	150255
		0	Att Carports	0
		0	Bsmt Garage	0
	Ext Features	6500		6500

SUB-TOTAL	Quality Class/Grade	156755
GRADE ADJUSTED VALUE		156760

(LCM: 100.00)

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Year	Elf Grade	Base Rate	Feat-Adj Rate	Size of Area	Computed Value	Phys Obsol	Market %
D	DWELL	0.00	1940	D	0.00	N	0.00	3752	156760	44
								0	95	100
										83400

SPECIAL FEATURES

Description	Value
-------------	-------

Data Collector/Date CPG 12/16/2015

Appraiser/Date CPG 12/16/2015

Neighborhood Neigh 200 AV

Supplemental Cards 83400

TOTAL IMPROVEMENT VALUE

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year
Reason for Change
VALUATION

Site Description

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID	Measured Acres	Table	Prod. Factor	Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
	-or- Actual	-or- Effective	Effective Depth	Square Feet	Rate	Value				

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 99 Other
Occupancy: Single family

Story Height: 1.0
Finished Area: 1080
Attic: None
Basement: None

ROOFING
Material: Comp sh to 235#
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING
Slab 1.0
Carpet 1.0

EXTERIOR COVER
Wood siding 1.0

INTERIOR FINISH
Plaster 1.0

ACCOMMODATIONS
Finished Rooms 5
Bedrooms 3

HEATING AND AIR CONDITIONING

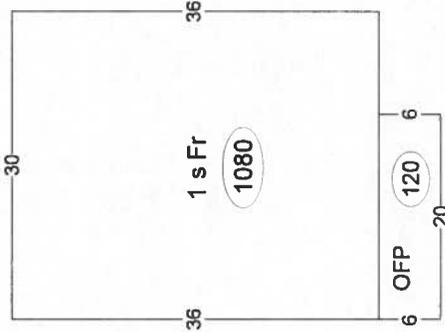
Primary Heat: Forced hot air-gas
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

3 Fixt. Baths 1 3
Kit Sink 1 1
Water Heat 1 1
TOTAL 5

REMODELING AND MODERNIZATION

Amount Date



1	Construction	Base Area	Floor Area	Sq Ft	Value
	Wood frame	1080	1.0	1080	66770

0 Crawl ----- -2890

TOTAL BASE		63880
Row Type	Adjustment	1.00%
SUB-TOTAL		63880

0	Interior Finish	0
0	Ext Lvg Units	0
0	Basement Finish	0
0	Fireplace(s)	0
0	Heating	0
0	Air Condition	0
1130	Frame/Siding/Roof	1130
2295	Plumbing Fixt: 5	2295

SUB-TOTAL ONE UNIT		67305
SUB-TOTAL 0 UNITS		67305
Exterior Features	Garages	0
0	Integral	0
0	Att Garage	0
0	Att Carports	0
0	Bsmt Garage	0
2460	Ext Features	2460

SUB-TOTAL		69765
Quality Class/Grade	D-10	D-10
GRADE ADJUSTED VALUE		62790

(LCM: 100.00)

SPECIAL FEATURES

Description	Value	ID	Use	Sty	Const	Year	Eff	Const	Year	Cond	Base	Feat-	Adj	Size	or	Computed	Phys	Obsol	Market	Depr	Adj	Comp	Value
D DWELL	0.00	D-10	1940	G	0.00	N	0.00	N	0.00	1080	62790	44	0	95	100	33400							

SUMMARY OF IMPROVEMENTS

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards
CPG 12/16/2015	CPG 12/16/2015	Neigh 200 AV	TOTAL IMPROVEMENT VALUE 33400

108 A 3 CLIFFSIDE ESTATE LLC

34 BALDWIN FELTS LN

Printed 01/27/2017 Card No. 1 of 3

ADMINISTRATIVE INFORMATION

OWNERSHIP
CLIFFSIDE ESTATE LLC
506 CLIFFVIEW RD
GALAX, VA 24333

Tax ID 25113

TRANSFER OF OWNERSHIP

Date

PARCEL NUMBER
108 A 3

RD-721
TRACTS 1-3 & 14

01/10/2013 GRIFFETH JAMES KENNETH &

Bk/Pg: 958, 127

01/01/2000

\$740250
Bk/Pg: 363, 0066
\$325000

Parent Parcel Number
Property Address
34 BALDWIN FELTS LN
Neighborhood
200 COUNTY NORTH

Property Class
2 2-Single Family Sub(.01-19.99)

TAXING DISTRICT INFORMATION

Jurisdiction 018
Area 001
District 05

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2004	01/01/2005	01/01/2006	01/01/2008	01/01/2013	01/01/2017
Reason for Change	Reassessment	NC Compl	NC Compl	Reassessment	2013	Split
VALUATION	L 44500	44500	44500	56000	46200	75400
0	B 83700	90300	126600	168800	124200	129600
	T 128200	134800	171100	224800	170400	199600
						209200

Site Description

Topography:
Level
Public Utilities:
Electric
Street or Road:
Paved
Neighborhood:
Static
Zoning:
1 9 Homesite
2 3 Rural Open Land
3 31 Rural Land
Legal Acres:
13.7000

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Soil ID	Depth	Base	Adjusted	Extended	Influence	Value
-or-	-or-	-or-	-or-	-or-	-or-	Rate	Rate	Value	Factor	
Actual	Effective	Effective	Square	Feet	Rate	Rate	Rate	Value		
7	2.0000	1.00	18000.00	18000.00	36000	36000	36000	36000		36000
7	8.5350	1.00	4000.00	4000.00	34100	34100	34100	34100		34100
10	3.1650	1.00	3000.00	3000.00	9500	9500	9500	9500		9500

COM1: 108 -(A)- 3
LAND: SPLIT BY NEW RIVER TRAIL
PORTION OF 108-A-1 (DB 401-378) COMBINED ON THIS
TRACT- GRIFFETH DIVISION OF LAND - PLAT ON FILE
NC05: NEW CONSTRUCTION 2005
NC06: NEW CONSTRUCTION 2006
TR13: TRANSFER 2013
PLAT ON FILE

Supplemental Cards
TRUE TAX VALUE

79600

Supplemental Cards
TOTAL LAND VALUE

79600

IMPROVEMENT DATA

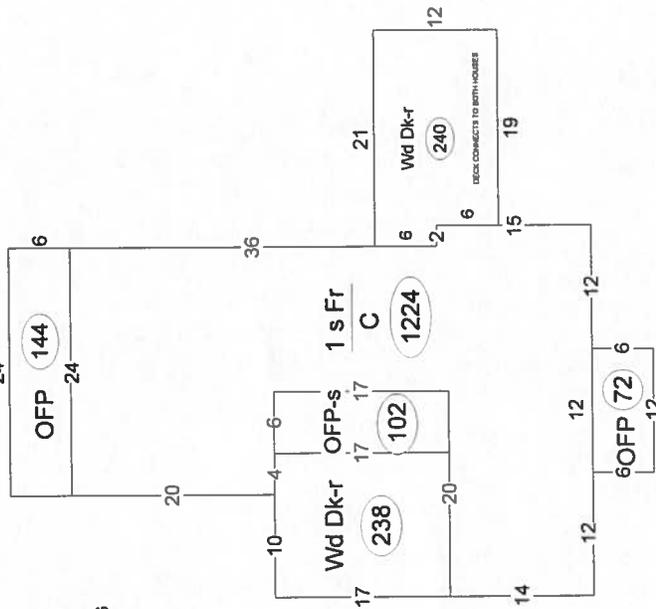
1	Construction	Base Area	Floor Area	Sq Ft	Value
	Wood frame	1224	1.0	1224	93050
				Finished	
				1224	93050
		1224	Crawl	----	0

TOTAL BASE	93050
Row Type Adjustment	1.00%
SUB-TOTAL	93050

0	Interior Finish	7100
0	Ext Lvg Units	0
0	Basement Finish	0
0	Fireplace(s)	0
	Heating	-2490
0	Air Condition	0
0	Frame/Siding/Roof	1600
0	Plumbing Fixt: 5	2820
	Other Features	1000
	SUB-TOTAL ONE UNIT	103080
	SUB-TOTAL 0 UNITS	103080

Exterior Features	Value	Garages	Value
OFF-S	3300	0	Integral
OFF	2050	0	Att Garage
WDDK-R	2700	0	Att Carports
OFF	3460	0	Bsmt Garage
WDDK-R	2700	0	Ext Features
			14210
			SUB-TOTAL
			117290
			Quality Class/Grade
			C-10
			GRADE ADJUSTED VALUE
			105560

(LCM: 100.00)



01 FRBLDG

02

PHYSICAL CHARACTERISTICS

Style: 135 Ranch
Occupancy: Single Family
Story Height: 1.0
Finished Area: 1224
Attic: None
Basement: None
ROOFING
Material: Metal
Type: Gable
Framing: Std for class
Pitch: Not available
FLOORING
Sub and joists 1.0
Hardwood-std oak 1.0
EXTERIOR COVER
Wood siding 1.0
INTERIOR FINISH
Plaster 1.0
ACCOMMODATIONS
Finished Rooms 5
Bedrooms 2

HEATING AND AIR CONDITIONING

Primary Heat: Space heater
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

3 Fixt. Baths # 3
Kit Sink 1 1
Water Heat 1 1
TOTAL 5

REMODELING AND MODERNIZATION

Amount Date

SUMMARY OF IMPROVEMENTS

Description	Value	Stry Hgt	Const	Year Eff	Base Rate	Feat-Adj	Size or Area	Computed Value	Phys Obsol	Market %	Depr	Adj	Comp	Value
D : FLUE	1000	0.00	0.00	1940	AV	0.00	1224	105560	53	0	95	100	47100	
SWL-PRIV	0	0.00	0.00		AV	0.00	0	0	0	SV	0	100	500	
		0.00	0.00		AV	0.00	10x 10	0	0	SV	0	100	800	

SPECIAL FEATURES

ID	Year Const	Year Eff	Base Rate	Feat-Adj	Size or Area	Computed Value	Phys Obsol	Market %	Depr	Adj	Comp	Value
D	1940	1940	AV	0.00	1224	105560	53	0	95	100	47100	
01			AV	0.00	0	0	0	SV	0	100	500	
02			AV	0.00	10x 10	0	0	SV	0	100	800	

Data Collector/Date: CPG 12/16/2015
Appraiser/Date: CPG 12/16/2015
Neighborhood: Neigh 200 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

48400

108 A 3 ADMINISTRATIVE INFORMATION OWNERSHIP 34 BALDWIN FELTS LN Tax ID 25113

Printed 01/27/2017 Card No. 2 of 3

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year
Reason for Change
VALUATION

Site Description

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Effective Depth, Square Feet, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value

Supplemental Cards
TOTAL LAND VALUE

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 135 Ranch
Occupancy: Single family
Story Height: 1.0
Finished Area: 2048
Attic: Unfinished
Basement: Full

ROOFING
Material: Metal
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING
Slab B
Sub and joists 1.0, A
Carpet

EXTERIOR COVER
Wood siding 1.0, A

INTERIOR FINISH
Plaster 1.0

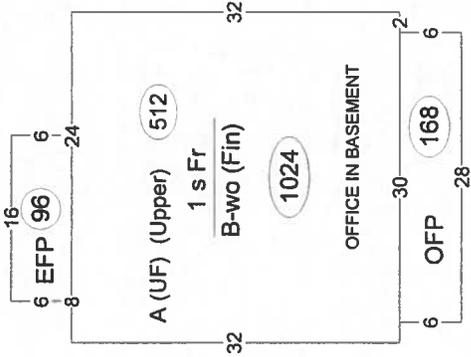
ACCOMMODATIONS
Finished Rooms 4
Bedrooms 2

HEATING AND AIR CONDITIONING
Primary Heat: Space heater
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

3 Fixt. Baths 1 3
2 Fixt. Baths 1 2
Kit Sink 1 1
Water Heat 1 1
TOTAL 7

REMODELING AND MODERNIZATION
Amount Date



Construction	Base Area	Floor Area	Sq Ft	Value
1 Wood frame	1024	1.0	1024	80180
1 Wood frame	512	Attic	0	4020
4 Concrete block	1024	Bsmt	1024	19890
	0	Crawl	---	0

TOTAL BASE 104090
Row Type Adjustment 1.00%
SUB-TOTAL 104090

0 Interior Finish
0 Ext Lvg Units
0 Basement Finish 20650
Fireplace(s) 0
Heating -4160
Air Condition 0
Frame/Siding/Roof 1340
Plumbing Fixt: 7 4700

Exterior Features	Value	Garages	SUB-TOTAL ONE UNIT
4120	4120	0	126620
3920	3920	0	126620
0 Integral	0	0	0
0 Att Garage	0	0	0
0 Att Carports	0	0	0
0 Bsmt Garage	0	0	0
Ext features	8040		8040

SUB-TOTAL 134660
Quality Class/Grade C-10
GRADE ADJUSTED VALUE 121190

(LCM: 100.00)

SUMMARY OF IMPROVEMENTS

Description	Value	Year Const	Year Eff	Base Rate	Feat- Rate	Adj Rate	Size or Area	Computed Value	PhysObsolMarket %
D :SWL-PRIV	0	D	DWELL	0.00	0.00	Y	0.00	2560	121190
				AV	0.00	Y	0.00	53	0
								95	100
								54100	

SPECIAL FEATURES

Description	Value	Year Const	Year Eff	Base Rate	Feat- Rate	Adj Rate	Size or Area	Computed Value	PhysObsolMarket %
D :SWL-PRIV	0	D	DWELL	0.00	0.00	Y	0.00	2560	121190
				AV	0.00	Y	0.00	53	0
								95	100
								54100	

Data Collector/Date
CPG 12/16/2015

Appraiser/Date
CPG 12/16/2015

Neighborhood
Neigh 200 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

54100

108 A 3 CLIFFSIDE ESTATE LLC

ADMINISTRATIVE INFORMATION

OWNERSHIP

34 BALDWIN FELTS LN

Tax ID 25113

TRANSFER OF OWNERSHIP

Printed 01/27/2017 Card No. 3

of 3

Date

VALUATION RECORD

Assessment Year
Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID	Measured Acres	Table	Prod. Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
	-or- Actual Frontage	-or- Effective Frontage	Effective Depth	Depth Factor	Square Feet				

Supplemental Cards
TOTAL LAND VALUE

