

CARROLL COUNTY · GALAX, VIRGINIA

INFORMATION PACKET

Cliffside Mansion & Cottages

IDEAL WEDDING VENUE, RENTAL INCOME
OR BED & BREAKFAST



New River Trail



Chestnut Creek



21± ACRE COUNTRY ESTATE

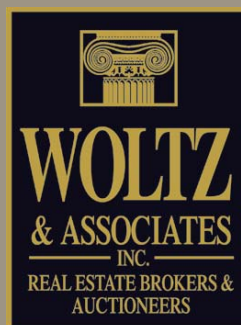
HISTORIC 6,100 SF VICTORIAN MANOR HOME - 2 GUEST HOUSES -
3 BARNs - 3 COTTAGES - FRONTS NEW RIVER TRAIL STATE PARK - CHESTNUT CREEK
506 CLIFFVIEW ROAD, GALAX, VA 24333

OFFERED AT \$1,299,950

DAVID BOUSH

RUSSELL SENEFF

JIM WOLTZ



800-551-3588

540-342-3560

WOLTZ.COM

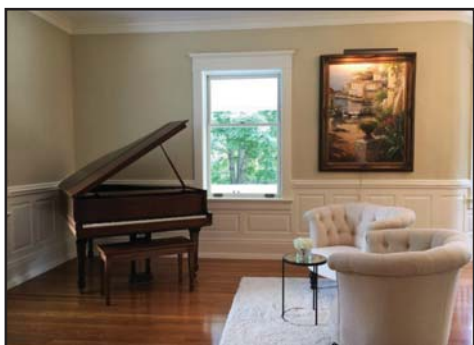
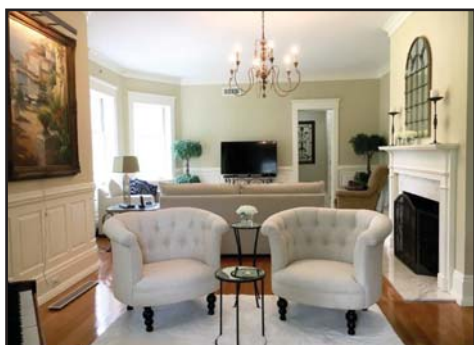


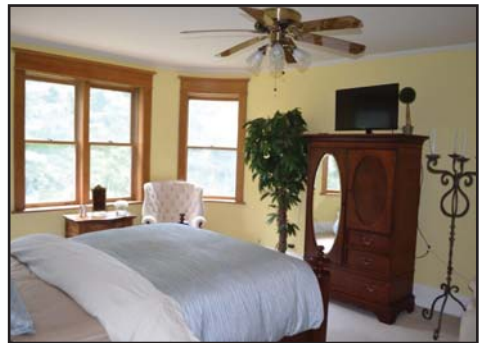
EQUAL HOUSING
OPPORTUNITY



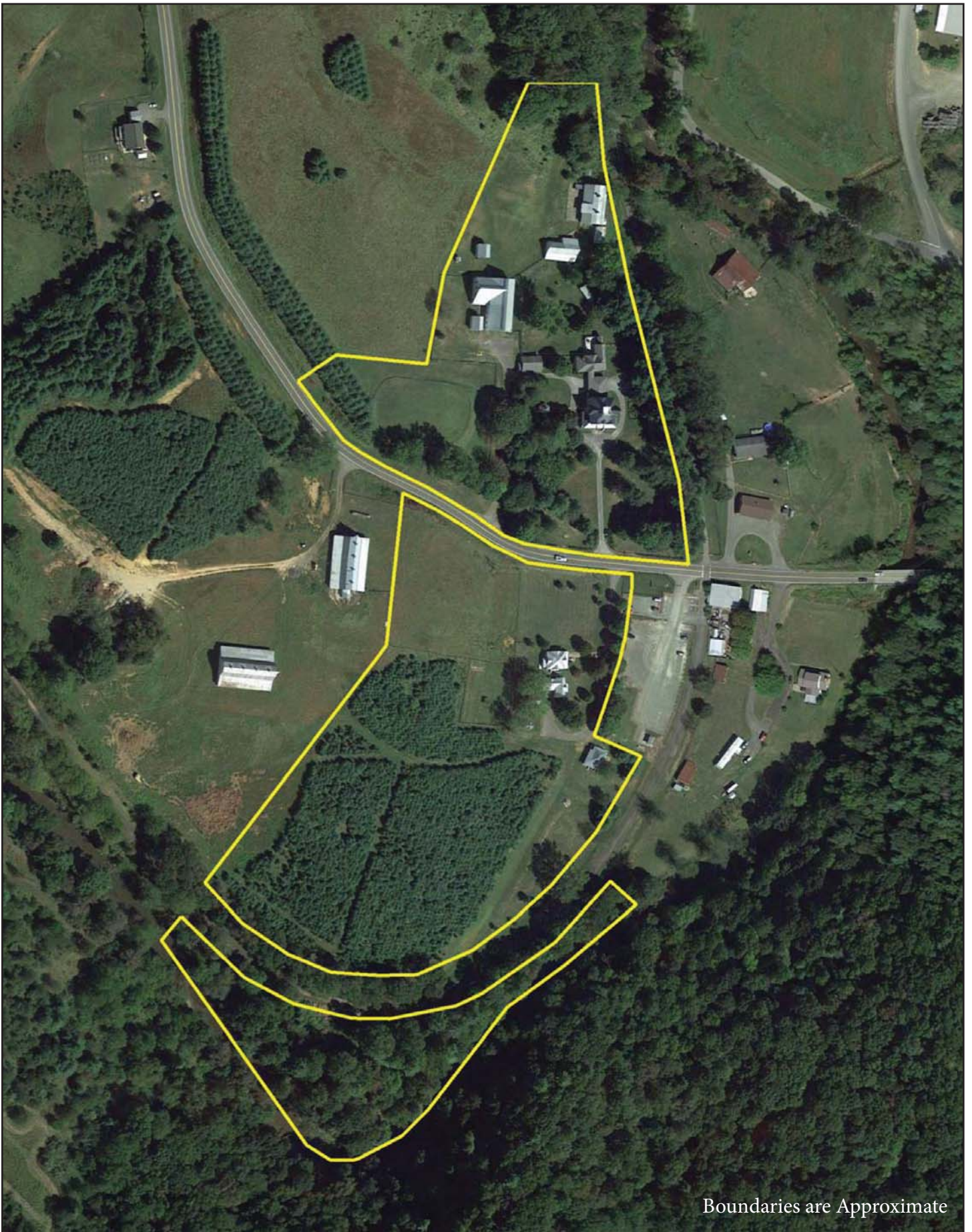
This beautiful Historic Country Estate located in Galax, Virginia was once the residence of Thomas L. Felts of the Baldwin-Felts Detective Agency. Originally built in 1902 & commonly known as the “Cliffside Mansion,” this magnificent 6100 SF Victorian Manor Home has been beautifully restored and includes 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.



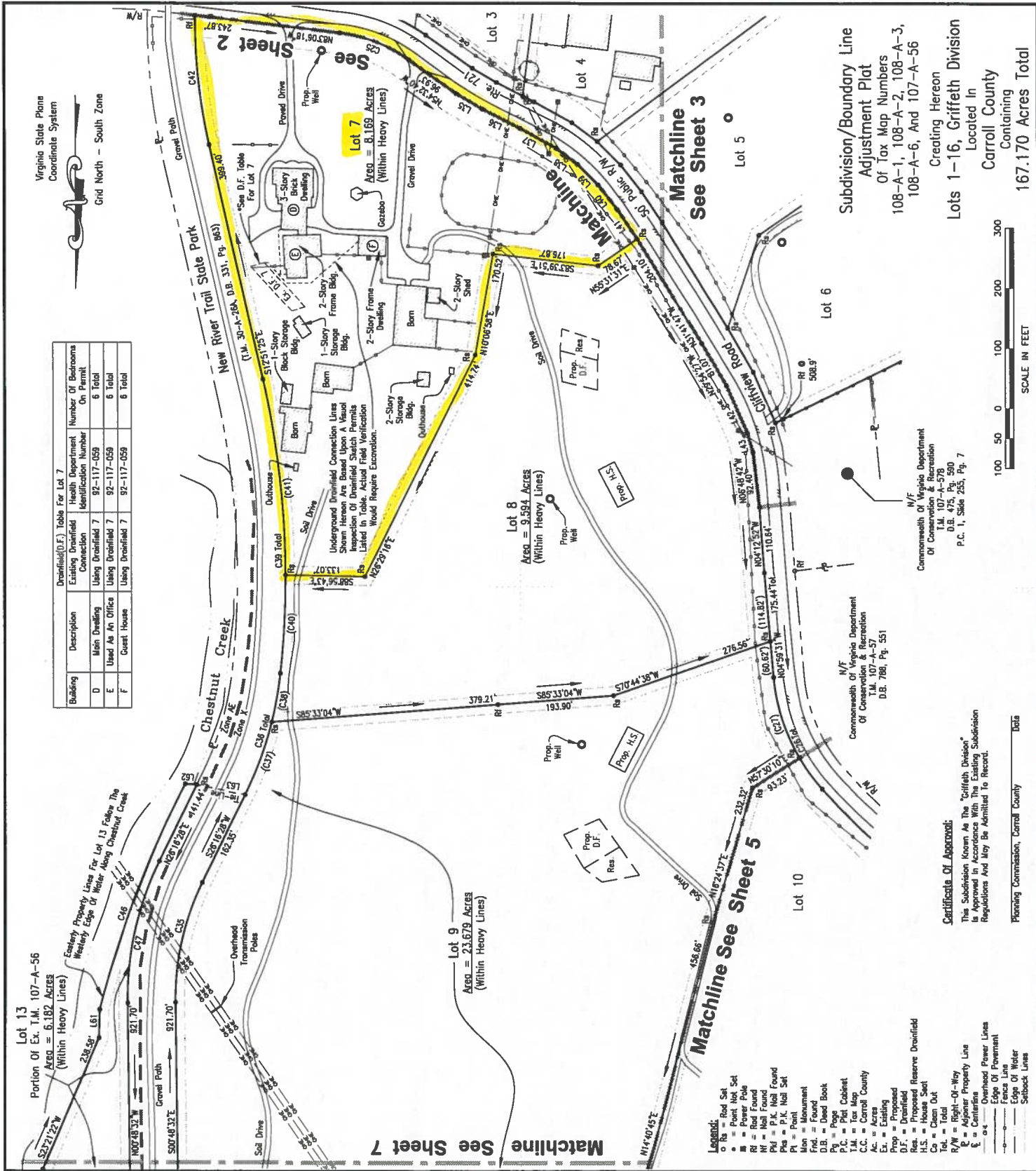
THOMPSON & LITTON
 726 Auburn Avenue
 Radford, Virginia 24141

Subdivision/Boundary Line Adjustment Plat
 Griffith 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	Health Department Identification Number
D	Main Dwelling	Using Drainfield 7	92-117-059
E	Used As An Office	Using Drainfield 7	92-117-059
F	Guest House	Using Drainfield 7	92-117-059
			6 Total
			6 Total

Drainfield (D.F.) Table For Lot 7			
Building	Description	Existing Drainfield Connection	Health Department Identification Number
D	Main Dwelling	Using Drainfield 7	92-117-059
E	Used As An Office	Using Drainfield 7	92-117-059
F	Guest House	Using Drainfield 7	92-117-059
			6 Total
			6 Total

Virginia State Plane Coordinate System
 Grid North - South Zone

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, 108-A-7, 108-A-8, 108-A-9, 108-A-10, 108-A-11, 108-A-12, 108-A-13, 108-A-14, 108-A-15, 108-A-16, 108-A-17, 108-A-18, 108-A-19, 108-A-20, 108-A-21, 108-A-22, 108-A-23, 108-A-24, 108-A-25, 108-A-26, 108-A-27, 108-A-28, 108-A-29, 108-A-30, 108-A-31, 108-A-32, 108-A-33, 108-A-34, 108-A-35, 108-A-36, 108-A-37, 108-A-38, 108-A-39, 108-A-40, 108-A-41, 108-A-42, 108-A-43, 108-A-44, 108-A-45, 108-A-46, 108-A-47, 108-A-48, 108-A-49, 108-A-50, 108-A-51, 108-A-52, 108-A-53, 108-A-54, 108-A-55, 108-A-56, 108-A-57, 108-A-58, 108-A-59, 108-A-60, 108-A-61, 108-A-62, 108-A-63, 108-A-64, 108-A-65, 108-A-66, 108-A-67, 108-A-68, 108-A-69, 108-A-70, 108-A-71, 108-A-72, 108-A-73, 108-A-74, 108-A-75, 108-A-76, 108-A-77, 108-A-78, 108-A-79, 108-A-80, 108-A-81, 108-A-82, 108-A-83, 108-A-84, 108-A-85, 108-A-86, 108-A-87, 108-A-88, 108-A-89, 108-A-90, 108-A-91, 108-A-92, 108-A-93, 108-A-94, 108-A-95, 108-A-96, 108-A-97, 108-A-98, 108-A-99, 108-A-100

Creating Hereon
 Lots 1-16, Griffith Division
 Located In
 Carroll County
 Containing
 167.170 Acres Total

Commonwealth of Virginia Department
 Of Conservation & Recreation
 T.M. 107-A-57
 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

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

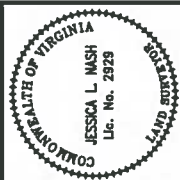
Commonwealth of Virginia Department
 Of Conservation & Recreation
 T.M. 107-A-57
 D.B. 788, Pg. 551

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 "Griffith Division"
 Is In Accordance With The Existing Subdivision
 Regulations And May Be Admitted To Record.
 Planning Commission, Carroll County Date

Scale in Feet
 0 100 200 300

Legend:
 o Ra = Road Set
 o = Point Not Set
 ■ = Power Pole
 R = Road Found
 P = Pole Found
 Pk = P.K. Found
 Pk = P.K. Not Set
 M = Monument
 Fnd. = Found
 D.B. = Deed Book
 P.C. = Page
 P.C. = Plat Cabinet
 T.M. = Tax Map
 C.C. = Carroll County
 Ex. = Existing
 Prop. = Proposed
 D.F. = Drainfield
 Res. = Reserve Drainfield
 H.S. = House Set
 Co. = Clean Out
 Tel. = Tidal
 R/W = Right-Of-Way
 P = Ejector Property Line
 C = Center Line
 o = Overhead Power Lines
 o = Edge Of Powerline
 o = Fence Line
 o = Edge Of Water
 o = Setback Lines



THOMPSON & LITTON
776 Auburn Avenue
Radford, Virginia 24141

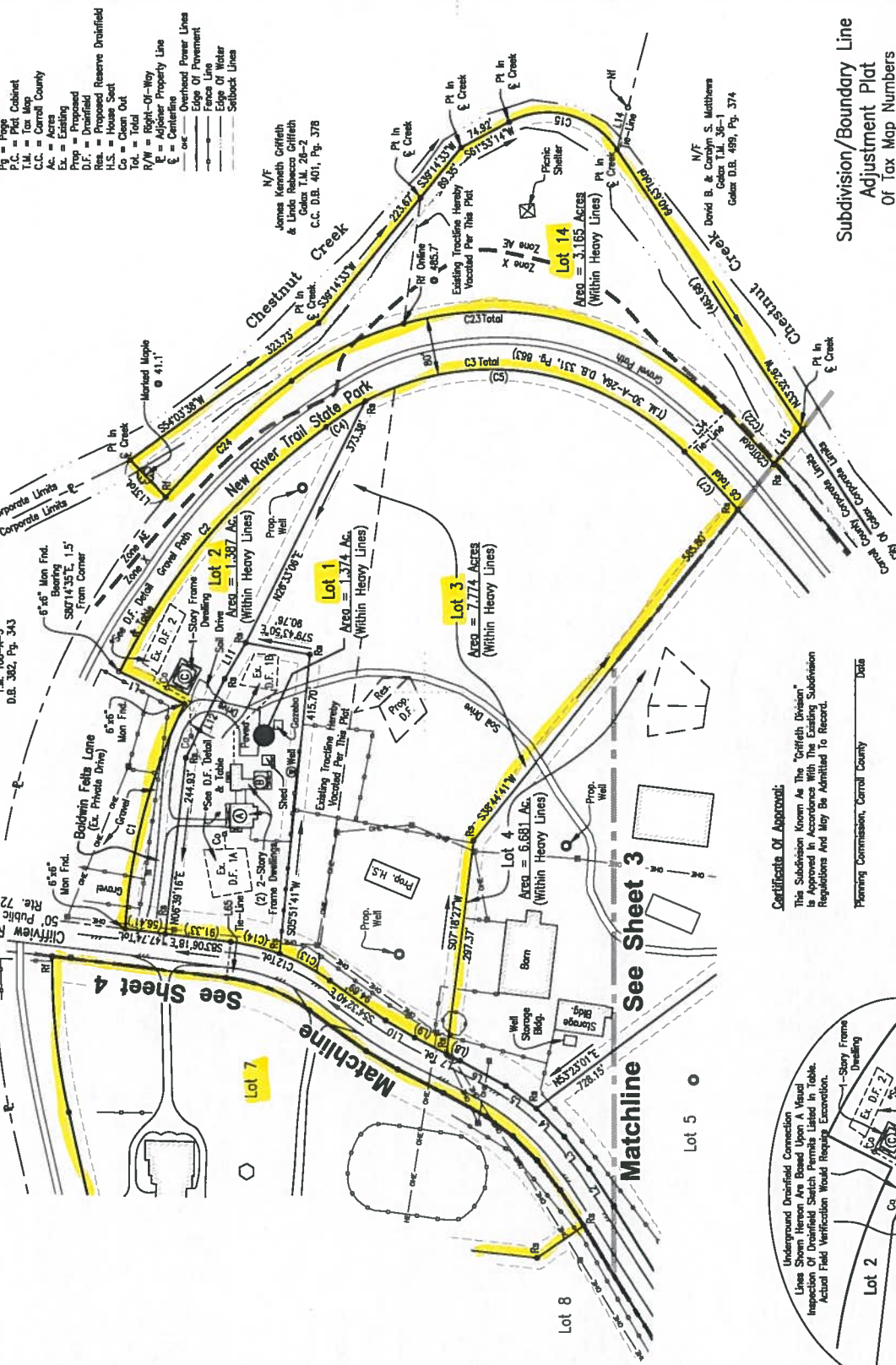
Subdivision/Boundary Line Adjustment Plat
Griffith Division
Sulphur Springs Magisterial District
Carroll County, Virginia

Designed: ---
Drawn: JLM
Checked: CHF
Date: 1 OCT 2012

Project Number:
11819-001

Sheet No.
2 Of 8

- Legend:**
- o R/S = Rod Set
 - Point Not Set
 - Boundary Line
 - RF = Right-Of-Way
 - WF = Well Found
 - PF = P.C. Not Found
 - PL = P.L.C. Not Set
 - PT = Point
 - Mon = Monument
 - Found = Found
 - D.B. = Deed Book
 - P.C. = Point of Commencement
 - T.M. = Tax Map
 - C.C. = Carroll County
 - Ac. = Acres
 - Ex. = Existing
 - Prop. = Proposed
 - D.F. = Drainfield
 - Int. = Intersect
 - St. = Street
 - C. = Centerline
 - R/W = Right-Of-Way
 - E = Adjacent Property Line
 - ± = Centerline
 - Overhead Power Line
 - Edge Of Pavement
 - Fence Line
 - Edge Of Water
 - Sublot Lines



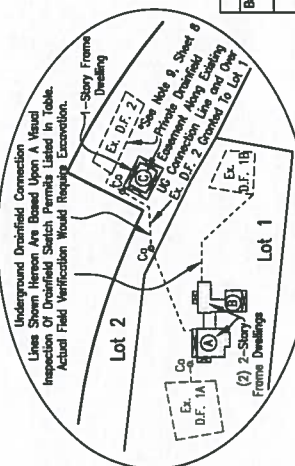
Subdivision/Boundary Line Adjustment Plat
Of Tax Map Numbers
108-A-1, 108-A-2, 108-A-3,
108-A-6, And 107-A-56
Creating Hereon
Lots 1-16, Griffith Division
Located In
Carroll County
Containing
167.170 Acres Total



Certificate Of Approval:
This Subdivision Known As The "Griffith Division" Is Approved In Accordance With The Existing Subdivision Regulations And May Be Admitted To Record.

Planning Commission, Carroll County Date: _____

Building	Drainfield (D.F.) Table For Lots 1 And 2 (See Note 9, Sheet 8)		Total
	Existing Drainfield Connection	Health Department Identification Number	
A	Dwelling/Main Level	Using Drainfield 2	98-117-234
B	Dwelling/Reservoir	Using Drainfield 1A	04-117-234
C	Dwelling	Using Drainfield 1B	98-117-235
	Dwelling	Using Drainfield 2	98-117-234
			2 Total



Virginia State Plane Coordinate System
Grid North - South Zone

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

Property Address
506 CLIFFVIEW RD

Neighborhood
200 COUNTY NORTH

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

TAXING DISTRICT INFORMATION

Jurisdiction 018
Area 001
District 05

Date
01/10/2013

GRIFFETH JAMES KENNETH &

01/01/2000

Bk/Pg: 958, 127

\$740250

Bk/Pg: 363, 0066

\$325000

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
 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 B
 Sub 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

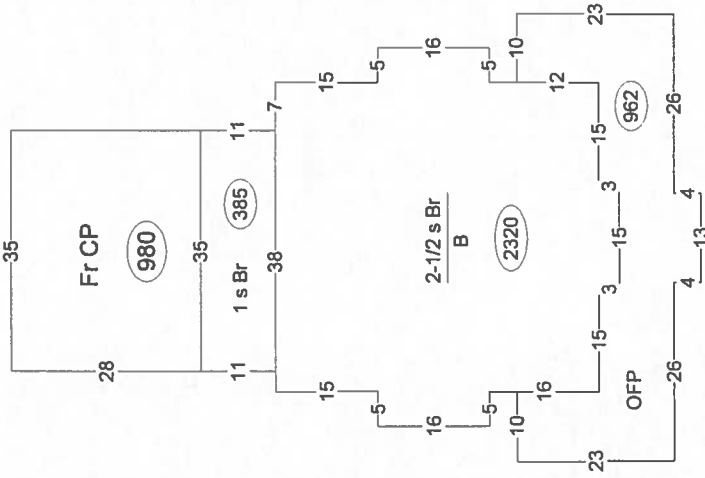
INTERIOR FINISH
 Plaster 1.0, 2.0, 2.5

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	200540
1 Wood frame	2320	2.5	1160	35070
4 Concrete block	2320	Bsmt	0	59610
		Crawl	----	-1870

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

Description	Value
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

Exterior Features	Value
Garages	25200
0 Integral	0
0 Att Garage	0
980 Att Carports	20990
0 Bsmt Garage	0
Ext features	25200

Quality Class/Grade	Value
SUB-TOTAL	799630
A+15	919580

(LCM: 100.00)

SUMMARY OF IMPROVEMENTS

ID	Description	Value	Year Const	Year Eff	Base Rate	Feat- Rate	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %	Depr Adj	Comp Value
D 9500	MAS	4750											
G01 ICP	01 GAZEBO	0	1880	1880	21.42	0.00	0.00	28x35	20990	0	0	0	524200
04 CRIB	04 CRIB	0	2003	2003	0.00	0.00	3.00	432	1300	20	SV 100	100	2800
05 FR.BARN	05 FR.BARN	0			0.00	0.00	0.00	0	0	0	SV 0	100	1000
06 FR.BARN	06 FR.BARN	0			0.00	0.00	0.00	0	0	0	SV 0	100	700
07 UTLSHED	07 UTLSHED	0			0.00	0.00	0.00	0	0	0	SV 0	100	3500
08 PAV	08 PAV	0	2003	2003	0.00	0.00	0.00	0	0	0	SV 0	100	1500
09 UTILSHED	09 UTILSHED	0	2003	2003	0.00	0.00	0.00	0	0	0	SV 0	100	4000
10 FR.BARN	10 FR.BARN	0	2000	2000	0.00	0.00	5.00	6000	30000	15	SV 100	100	800
11 CRIB	11 CRIB	0	2000	2000	0.00	0.00	0.00	0	0	0	SV 0	100	25500
													800

SPECIAL FEATURES

Description	Value	
D 9500	MAS	4750
	SWL-PRIV	0

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

Supplemental Cards
 TOTAL IMPROVEMENT VALUE

564800

Date

VALUATION RECORD

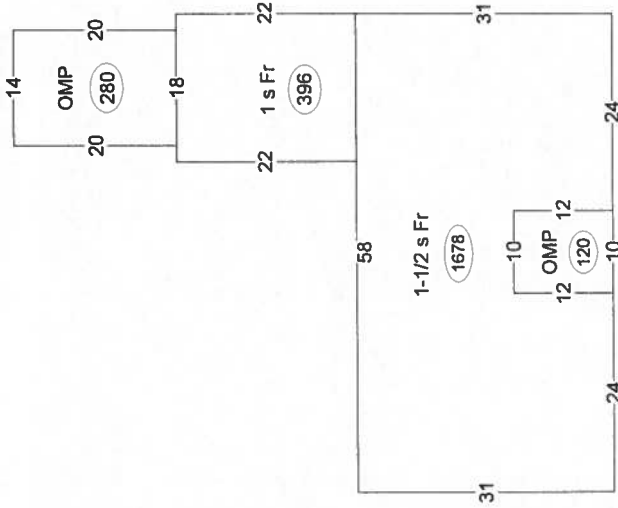
Assessment Year
Reason for Change
VALUATION

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	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value

IMPROVEMENT DATA



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

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	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
OMP	4410	
OMP	2090	
	Garages	150255
	SUB-TOTAL 0 UNITS	150255
	Integral	0
	Att Garage	0
	Att Carports	0
	Bsmt Garage	0
	Ext Features	6500

SUB-TOTAL	ONE UNIT	150255
SUB-TOTAL	0 UNITS	150255
	Quality Class/Grade	156755
	GRADE ADJUSTED VALUE	156760

(LCM: 100.00)

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Year	Elf Const	Base Rate	Feat- ures	Adj Rate	Size of Area	Computed Value	PhysObsol	Market %	Depr	Depr Adj	Comp Value
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

TOTAL IMPROVEMENT VALUE 83400

108 A 6 CLIFFSIDE ESTATE LLC

ADMINISTRATIVE INFORMATION

OWNERSHIP

506 CLIFFVIEW RD

Tax ID 21065

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

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

Supplemental Cards
TOTAL LAND 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

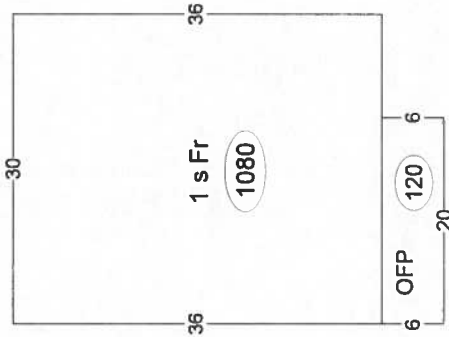
Primary Heat: Forced hot air-gas
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

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

REMODELING AND MODERNIZATION

Amount Date



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

0 Crawl ----- -2890

Row Type	Adjustment	SUB-TOTAL
TOTAL BASE		63880
Row Type Adjustment	1.00%	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
0 Frame/Siding/Roof	1130
0 Plumbing Fixt: 5	2295

Exterior Features	Description	Value	Garages	Integral	Att Garage	Att Carports	Bsmt Garage	Ext Features
OFF	2460		0	0	0	0	0	2460

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

(LCM: 100.00)

SUMMARY OF IMPROVEMENTS

ID	Year Const	Year Eff	Base Rate	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %	Depr	Adj Comp	Value
D DWELL	1940	1940	0.00	0.00	1080	62790	44	0	95	100	33400

SPECIAL FEATURES

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

Supplemental Cards
TOTAL IMPROVEMENT VALUE 33400

Neighborhood
Neigh 200 AV

Appraiser/Date
CPG 12/16/2015

Data Collector/Date
CPG 12/16/2015

108 A 3 CLIFFSIDE ESTATE LLC

34 BALDWIN FELTS LN

Tax ID 25113

Printed 01/27/2017

Card No. 1

of 3

ADMINISTRATIVE INFORMATION

OWNERSHIP
CLIFFSIDE ESTATE LLC
506 CLIFFVIEW RD
GALAX, VA 24333

PARCEL NUMBER
108 A 3

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

TRANSFER OF OWNERSHIP

Date

01/10/2013 GRIFFETH JAMES KENNETH &

Bk/Pg: 958, 127

\$740250

Bk/Pg: 363, 0066

\$325000

RD-721
TRACTS 1-3 & 14

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2004	01/01/2005	01/01/2006	01/01/2008	01/01/2013	01/01/2013	01/01/2017
Reason for Change	Reassessment	NC Compl	NC Compl	Reassessment	2013	Split	2017
VALUATION	44500	44500	44500	56000	46200	75400	79600
0	B 83700	90300	126600	168800	124200	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 Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
-or-	-or-	-or-	-or-	-or-	-or-	-or-	-or-	-or-	-or-	-or-
Actual Frontage	Effective Frontage	Effective Depth	Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value		
7	2.0000	1.00	18000.00	18000.00	18000.00	36000	36000	36000		
7	8.5350	1.00	4000.00	4000.00	4000.00	34100	34100	34100		
10	3.1650	1.00	3000.00	3000.00	3000.00	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

01 FRBLDG

1224 Crawl

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
Air Condition 0
Frame/Siding/Roof 1600
Plumbing Fixt: 5 2820
Other Features 1000

Sub-TOTAL ONE UNIT 103080
Sub-TOTAL 0 UNITS 103080

Exterior Features Value
Description Value
Garages 0
OFF-S 3300
OFF 2050
WDDK-R 2700
OFF 3460
WDDK-R 2700
Ext Features 14210

Quality Class/Grade SUB-TOTAL 117290
C-10
GRADE ADJUSTED VALUE 105560

(LCM: 100.00)

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

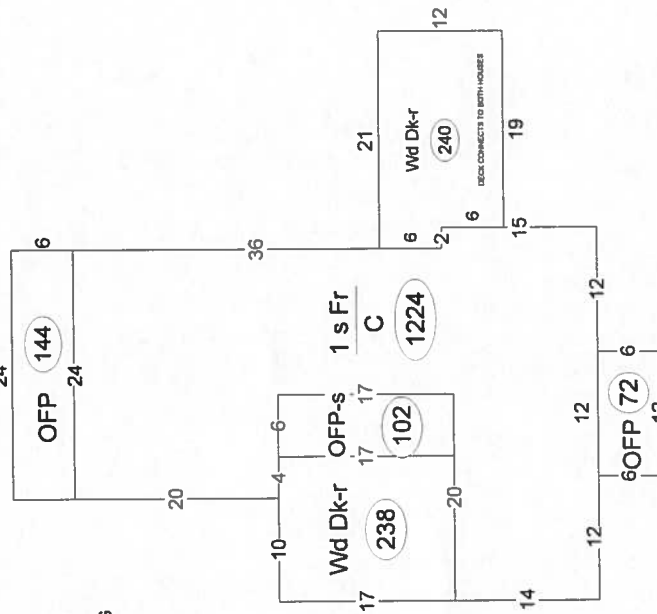
Primary Heat: Space heater
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

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

REMODELING AND MODERNIZATION

Amount Date



SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Year	Grade	Year Eff	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %	Depr	Adj Comp	Value	
																		Year Const
D : FLUE	1000	D	DWELL	0.00	1940	C-10	AV	0.00	Y	0.00	1224	105560	53	0	95	100	47100	
SWL-PRIV	0	01	FR. BLDG	0.00	1	AV	AV	0.00	N	0.00	0	0	0	0	SV	0	100	500
		02	GAZEBO	0.00		AV	AV	0.00	N	0.00	10x 10	0	0	0	SV	0	100	800

SPECIAL FEATURES

Supplemental Cards
TOTAL IMPROVEMENT VALUE

Neighborhood
Neigh 200 AV

Data Collector/Date
CPG 12/16/2015

Appraiser/Date
CPG 12/16/2015

48400

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

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

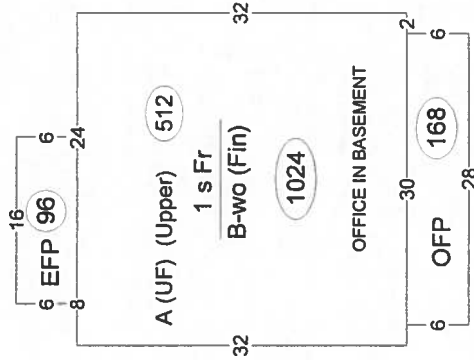
ACCOMMODATIONS
Finished Rooms 4
Bedrooms 2

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
0 Ext Lvg Units	0
0 Basement Finish	20650
0 Fireplace(s)	0
0 Heating	-4160
0 Air Condition	0
0 Frame/Siding/Roof	1340
0 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
0 Ext features	8040		8040

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

SUMMARY OF IMPROVEMENTS

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

SPECIAL FEATURES

D :SWL-PRIV	0
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Data Collector/Date
CPG 12/16/2015

Appraiser/Date
CPG 12/16/2015

Neighborhood
Neigh 200 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE
54100

(LCM: 100.00)

108 A 3 CLIFFSIDE ESTATE LLC
ADMINISTRATIVE INFORMATION OWNERSHIP

34 BALDWIN FELTS LN
Tax ID 25113

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

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	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
	-or- Actual	-or- Effective	Effective Depth	Depth Factor					
	Frontage	Frontage	Depth	Square Feet	Rate	Value	Value		

Supplemental Cards
TOTAL LAND VALUE

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 16 Cabin
 Occupancy: Single family
 Story Height: 1.0
 Finished Area: 616
 Attic: None
 Basement: None
ROOFING
 Material: Metal
 Type: Hip
 Framing: Std for class
 Pitch: Not available
FLOORING
 Sub and Joists 1.0
 Wood
EXTERIOR COVER
 Wood siding 1.0
INTERIOR FINISH
 Drywall 1.0
ACCOMMODATIONS
 Finished Rooms 3
 Bedrooms 1

HEATING AND AIR CONDITIONING

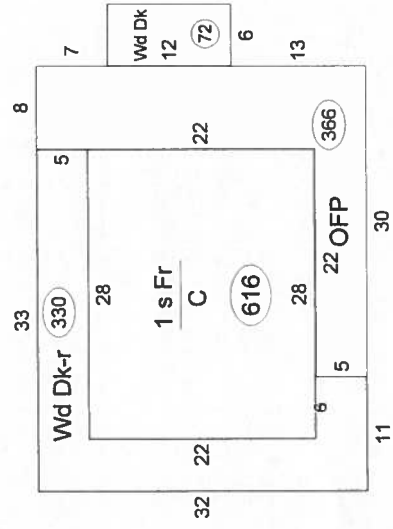
Primary Heat: Central Warm Air
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

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

REMODELING AND MODERNIZATION

Amount Date



Construction	Base Area	Floor Area	Sq Ft	Value
1 Wood frame	616	1.0	616	52100

616 Crawl ----- 0

TOTAL BASE	52100
Row Type Adjustment	1.00%
SUB-TOTAL	52100

0 Interior Finish	220
0 Ext Lvg Units	0
0 Basement Finish	0
0 Fireplace(s)	0
0 Heating	0
0 Air Condition	0
0 Frame/Siding/Roof	810
0 Plumbing Fixt: 5	2820

Exterior Features	Value	SUB-TOTAL ONE UNIT	55950
WDDK-R	3060	SUB-TOTAL 0 UNITS	55950
OFF	7180	Garages	0
WDDK	1210	0 Integral	0
		0 Att Garage	0
		0 Att Carports	0
		0 Bsmt Garage	0
		Ext Features	11450

SUB-TOTAL	67400
Quality Class/Grade	C-10
GRADE ADJUSTED VALUE	60660

(LCM: 100.00)

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Year	Year Eff	Base Rate	Adj Rate	Size or Area	Computed Value	PhysObsol	Market %	Depr Adj	Comp Value	
D : Remod 2004 SWL-PRIV	0	D	DWELL	0.00	1940	1940	AV	0.00	616	60660	53	0	95	100	27100

SPECIAL FEATURES

D : Remod 2004 SWL-PRIV	0
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Supplemental Cards
TOTAL IMPROVEMENT VALUE

Neighborhood
Neigh 200 AV

Appraiser/Date
CPG 12/16/2015

Data Collector/Date
CPG 12/16/2015

27100