

CURRENT OWNER		RECORD OF OWNERSHIP				DEED BOOK	SALE DATE	Q/U	SALE PRICE	VC
BALABANIS THEOFILOS G TRUST		BALABANIS THEOFILOS G TRUST				WF202200055	02-24-2022	U	0	1
1312 ROOT TRL		BALABANIS THEOFILOS G				DB 124/627	09-27-1977	U	0	0
MARTINSVILLE VA 24112		BALABANIS JANET MARLOWE				DB 094/832	02-18-1969	U	0	0
		JACKSON JANE ANN				0	01-01-1900	U	0	0

ASSESSMENT EFFECTIVE 7/1/2021				LEGAL DESCRIPTION	PREVIOUS ASSESSMENTS EFFECTIVE JULY 1st OF ASSESSMENT YEAR								
Description	Code	Appraised	Assessed	LOT 56 BLOCK 5	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
Building	100	129800	129,800		BLDG DESCRIPTION	2021	100	129800	2020	100	129800	2019	100
Land	100	25000	25,000	100			25000	100		25000			
Total		154,800	154,800	2 ST BR			Total	154800		Total	154800		Total

SUPPLEMENTAL DATA				BUILDING SUB-AREA SUMMARY SECTION						COST / MARKET VALUATION		
# Of Parcels	1	Year Built	1968	SUB	Description	LIVING	GROSS	EFF AREA	Unit C	Undeprec Val	Base Rate	70.00
Plat Ref	1000020	Classification	01:Single Family-	1ST	1st Floor	2,169	2,169	2,169	91.48	198,411	Rcn	221,713
Land Acres	0.795	Zoning	R-N								Net Other Adj	23,302
Land SF	34,630	Prop Use	01:Residential								AYB	1968
Assoc. Parcel		District	82B2:Forest Park 2 St								Effective Year Built	1970
											Condition	F

CONSTRUCTION DETAIL		
Element	Cd	Description
Style	01	Residential
Model	01	Residential
Grade	B	GOOD
Stories	2.00	
Foundation Typ	04	C/B
Exterior Wall 1	11	BRICK
Roof Structure		
Roof Cover	03	COMPOSITE SHINGLE
Interior Wall 1	09	DRY WALL
Interior Floor 1	11	UNKNOWN
Exterior Cond	07	Fair
Central Heat	01	Yes
Central AC	01	Yes
Bedrooms	6	
Total Rooms	10	
Full Baths	3	
Half Baths	1	
Chimneys	0	
Fireplaces	2	
Exterior Wall 2		
Interior Wall 2		
Sketch Factor	00	Use Story Factor
Basement Type	10	FULL
Living Area	2169.00	
Split Foyer	00	No
Split Level	00	No

OB - OUTBUILDING & YARD ITEMS(L) / EF - BUILDING EXTRA FEATURES(B)										
Code	Description	La	Size	Rate	%	Dep	Qu	Adj	Apprais Val	
144	EF-BASEMENT UNFINISHED	B	875	20.00	84	1.00	08	1.00	14,700	Adjustment
140	EF-BASEMENT FINISHED	B	430	25.00	84	1.00	08	1.00	9,000	Percent
163	EF-FIREPLACE	B	1	4600.00	84	1.00	08	1.00	3,900	Percent Good
179	EF-PORCH OPEN	B	35	18.00	84	1.00	08	1.00	500	RCNLD
165	EF-GARAGE	B	550	30.00	84	1.00	08	1.00	13,900	% Good Ovr
156	EF-DECK	B	648	17.00	84	1.00	08	1.00	9,300	% Good Ovr Comment
										Misc Imp Ovr
										Misc Imp Ovr Comment
										Cost to Cure Ovr
										Cost to Cure Ovr Comm.



PROPERTY FACTORS			
PUB WATE	UG UTILITI	TOPO	SIDEWALK
Y	Y	N	N
PUB SEWE	CURB & GU	SOIL	
Y	Y	N	
SEPTIC	VIEW	LOCATION	
N	N	N	