

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 THEOFILOS G & CENTRAL ENTERPRISE INC				DB 107/117	08-26-1972	U	0	0
						DB 101/217	11-23-1970	U	0	0

ASSESSMENT EFFECTIVE 7/1/2021				LEGAL DESCRIPTION	PREVIOUS ASSESSMENTS EFFECTIVE JULY 1st OF ASSESSMENT YEAR								
Description	Code	Appraised	Assessed	LOT 4 & 1/2 ALLEY	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
Building	200	22500	22,500		BLDG DESCRIPTION	2021	200	22500	2020	200	22500	2019	200
Land	200	7500	7,500	200			7500	200		7500			
Total		30,000	30,000	Total			30000	Total		30000	Total		30000

SUPPLEMENTAL DATA				BUILDING SUB-AREA SUMMARY SECTION							COST / MARKET VALUATION		
# Of Parcels	1	Year Built	1937	SUB	Description	LIVING	GROSS	EFF AREA	Unit C	Undeprec Val	Base Rate	57.00	
Plat Ref	262	Classification	03:Multiple Famil	1ST	1st Floor	2,424	2,424	2,424	47.93	116,182	Rcn	120,182	
Land Acres	0.256	Zoning	R-C								Net Other Adj	4,000	
Land SF	11,151	Prop Use	03-3:Multi-Family								AYB	1937	
Assoc. Parcel		District	MFCH:Multi-Family Co								Effective Year Built	1980	
											Condition	E	
											Remodel Rating		
											Year Remodeled		
											Eyb Dpr	0	
											Functional Obsol		
											Economic Obsol		
											Cost Trend Factor	1	
											Adjustment		
											Percent	0	
											Percent Good	100	
											RCNLD	22,500	
											% Good Ovr	100	
											% Good Ovr Comment	100	
											Misc Imp Ovr		
											Misc Imp Ovr Comment		
											Cost to Cure Ovr		
											Cost to Cure Ovr Comm.		

CONSTRUCTION DETAIL		
Element	Cd	Description
Style	03-3	Multi-Family Triplex
Model	03	Multi-Family
Grade	C	AVERAGE
Stories	2.00	
Foundation Typ	04	C/B
Exterior Wall 1	11	BRICK
Roof Structure		
Roof Cover	03	COMPOSITE SHINGLE
Interior Wall 1	02	PLASTER
Interior Floor 1	05	HARDWOOD
Exterior Cond	07	Fair
Central Heat	01	Yes
Central AC	00	No
Bedrooms	0	
Total Rooms	10	
Full Baths	3	
Half Baths	0	
Chimneys	0	
Fireplaces	0	
Exterior Wall 2		
Interior Wall 2		
Sketch Factor	00	Use Story Factor
Basement Type	07	1/2 BSMT
Living Area	2424.00	
Split Foyer	00	No
Split Level	00	No

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

1ST
(2,424 sf)

