

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 196/295	11-01-1990	U	85,000	0
MARTINSVILLE VA 24112		G B B ENTERPRISES INC				DB 150/623	11-01-1983	U	89,000	0
		SHERWOOD CORP				DB 126/120	01-06-1978	U	0	0

ASSESSMENT EFFECTIVE 7/1/2021				LEGAL DESCRIPTION	PREVIOUS ASSESSMENTS EFFECTIVE JULY 1st OF ASSESSMENT YEAR								
Description	Code	Appraised	Assessed	FRONT 87 FT	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
Building	300	47000	47,000		BLDG DESCRIPTION	2021	300	70000	2020	300	70000	2019	300
Land	300	49900	49,900	300			49900	300		49900			
Outbldg	300	23000	23,000	300			49900	300		49900			
Total		119,900	119,900	2 STR W/S	Total		119900	Total		119900	Total		119900

SUPPLEMENTAL DATA				BUILDING SUB-AREA SUMMARY SECTION							COST / MARKET VALUATION		
# Of Parcels	1	Year Built	1935	SUB	Description	LIVING	GROSS	EFF AREA	Unit C	Undeprec Val	Base Rate	50.00	
Plat Ref	256	Classification	04:Commercial	1ST	1st Floor	5,533	5,533	5,533	32.23	178,329	Rcn	178,329	
Land Acres	0.441	Zoning	C-UB								Net Other Adj	0	
Land SF	19,210	Prop Use	MT04:Multi Tenan								AYB	1935	
Assoc. Parcel		District	3C01:Broad St Comm								Effective Year Built	1963	
											Condition	A	

CONSTRUCTION DETAIL			OB - OUTBUILDING & YARD ITEMS(L) / EF - BUILDING EXTRA FEATURES(B)										
Element	Cd	Description	Code	Description	La	Size	Rate	%	Dep	Qu	Adj	Apprais Val	
Style	MT04	Multi Tenant Commerical											
Model	94	Commercial											
Grade	C	AVERAGE											
Stories	2.00												
Foundation Typ	04	C/B											
Exterior Wall 1	15	WOOD SIDING	071	OB-GARAGE	L	1,768	4.50	100	1.00		0.00	8,000	
Roof Cover	04	METAL	003	OB-APARTMENT	L	1,768	8.50	100	1.00		0.00	15,000	
Interior Wall 1	02	PLASTER	179	EF-PORCH OPEN	B	482	0.00	100	1.00	15	1.00	0	
Interior Floor 1	05	HARDWOOD											
Exterior Cond	00	Typical											
Central Heat	00	No											
Central AC	00	No											
Bedrooms	0												
Total Rooms	11												
Full Baths	0												
Half Baths	0												
Chimneys	0												
Fireplaces	0												
Sketch Factor													
Basement Type	07	1/2 BSMT											
Living Area	5533												

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

1ST

(5,533 sf)

