

CURRENT OWNER		RECORD OF OWNERSHIP				DEED BOOK	SALE DATE	Q/U	SALE PRICE	VC
BALABANIS THEOFILOS G TRUST 1312 ROOT TRL MARTINSVILLE VA 24112		BALABANIS THEOFILOS G TRUST				WF202200055	02-24-2022	U	0	1
		BALABANIS THEOFILOS G				DB 268/602	02-09-1999	U	25,235	0
		MILES MARCUS A &				DB 251/365	08-06-1997	U	34,250	0
		BALABANIS THEOFILOS G &				DB 212/287	01-28-1993	U	115,000	0

ASSESSMENT EFFECTIVE 7/1/2021				LEGAL DESCRIPTION	PREVIOUS ASSESSMENTS EFFECTIVE JULY 1st OF ASSESSMENT YEAR								
Description	Code	Appraised	Assessed	LOT 1C	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
Building	200	24000	24,000		2 ST ASB/SH DUPLEX	2021	200	24000	2020	200	24000	2019	200
Land	200	6000	6,000	200			6000	200		6000			
Total			30,000	30,000			Total	30000		Total	30000		Total

SUPPLEMENTAL DATA				BUILDING SUB-AREA SUMMARY SECTION							COST / MARKET VALUATION		
# Of Parcels	1	Year Built	1939	SUB	Description	LIVING	GROSS	EFF AREA	Unit C	Undeprec Val	Base Rate	57.00	
Plat Ref		Classification	03:Multiple Famil	1ST	1st Floor	840	840	840	53.03	44,545	Rcn	85,963	
Land Acres	0.107	Zoning	R-N	FUS	Finished Upper Story	840	840	732	46.21	38,818	Net Other Adj	2,600	
Land SF	4,661	Prop Use	03-2:Multi-Family	PEN	Enclosed Porch	0	30	0	0.00	0	AYB	1939	
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	24,000	
											% 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	03-2	Multi-Family Duplex
Model	03	Multi-Family
Grade	F.V	FLAT VALUE
Stories	2.00	
Foundation Typ	04	C/B
Exterior Wall 1	09	ASBESTOS SHINGLE
Roof Structure		
Roof Cover	03	COMPOSITE SHINGLE
Interior Wall 1	02	PLASTER
Interior Floor 1	05	HARDWOOD
Exterior Cond	06	Very Poor
Central Heat	00	No
Central AC	00	No
Bedrooms	0	
Total Rooms	10	
Full Baths	2	
Half Baths	0	
Chimneys	0	
Fireplaces	0	
Exterior Wall 2		
Interior Wall 2		
Sketch Factor	01	Use Effective Area
Basement Type	00	NONE
Living Area	1680.00	
Split Foyer	00	No
Split Level	00	No

PROPERTY FACTORS			
PUB WATE	UG UTILITI	TOPO	SIDEWALK
Y	N	0	N
PUB SEWE	CURB & GU	SOIL	
Y	Y	C	
SEPTIC	VIEW	LOCATION	
N	N	G	

