

11:43 AM
(CA12)
PARCEL ID 04- 33M-0071-0000-0000 DEED B/P 923 / 673 CARD NO. 1 OF 1 TAX YEAR 2016 TIEBACK 0000 ALT ID 07225689
ADDRESS SWM
NBHD 4050 RESTRICTION / / REV. FLG HMSD
LUSE 100 (AA11)---OWNER INFO.----
LIV UNIT 0 SADEGHZADEH MOHSEN (CA13)---SALES INFORMATION----
TX CLASS 3 DATE TYP PRICE SR VAL
ZONING 04/06/09 1 726 4 5
PROP.CL R 1771 CEDAR CREEK GRADE
WINCHESTER VA 22602 2344

MAP/ROUTE /
(CA21)---DWELLING COMPUTATIONS---
GRADE FACTOR 0.00%
BASE PRICE 0
BSMNT 0
HEAT 0
PLUMBING(TOT=) 0
ATTIC 0
OTH FEATURES 0
DWELLING SUBTOTAL 0
C & D FACTOR 0.00%
DWELLING RCN 0
ADDITIONS RCN
TOT RCN /SQFT
CDU % %
TOT RCNLD .00/SQFT 0
COUNTY MODIFIER %
PERCENT COMPLETE 100%
TOTAL DWELLING VALUE
OBY & MISC IMP VALU 0
GROSS IMPRV. 0
TOT CARD VALUE 0
(CA11)---PARCEL SUMMARY VALUE---
COST LAND VALUE 2,600
COST BLDG VALUE 0
TOTAL COST VALUE 2,600
(CA11)----- C U R R E N T A P P R A I S E D V A L U E S -----
CURRENT LAND 2,600 BUILDING 0 TOTAL 2,600
RWV CD 1 COST APPROAC RSN 02 Final Value DATE21-JUN-13 ID DOC
STATUS 7
ESTIMATE LAND BUILDING TOTAL
REVIEW CODE RSN DATE ID
PREV ASMT LAND: BUILDING TOTAL:

(CA12)-----PROPERTY FACTORS----- (CA16)---ENTRANCE INFO.---
TOPO 1 LEVEL / / DATE CODE INFO.C ID
UTILITY 2 3 PUBLIC W / PUBLIC S / 06/21/13 5 3 DOC
RDS/TRF 1 PAVED / / 04/30/10 5 3 JDV
FRT 9 RESIDENTIAL
(CA12)----- LEGAL ----- (CA12)----- NOTES -----
13.23 ACRES S/W/M AREAS STORM WATER MANAGEMENT SPLIT
1-2-3-5-6-7-8 AREA 4 PHASE 4 FROM 37-26-2004
APPLE KNOLLS ESTATES PHASE 2 13.234 AC
T1: T2: T3:
(CA14)--- L A N D D A T A --- C A L P T A B L E ---
QTY ACRE/SFT/UNITS BASE BASE INCR
PE LN CD FRONT DEPTH PRICE INFL-FAC SIZE RATE /DECR LAND-VAL
G 1 2 2600.00 2600.00 2,600
SITE VALUE - ACTUAL FRONTAGE:

TOTAL ACRES TOTAL LAND-VALUE 2,600
(CA24)--- OTHER BUILDING & YARD IMPROVEMENTS --- (CA12) MISC. IMPROV 0
TYP QN YEAR WxL GRD MODS C FMD% VALUE TOT OBY & MISC IMPROV VALUE 0
GROSS BUILDING SUMMARY
DESC VALUE 0
(CA22)-----A D D I T I O N S -----
LINE LOW 1S 2ND 3RD AREA VALUE

(CA23)
DB-701
Pg-557