

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

(CA21)----DWELLING DESCRIPTION---
STORY HEIGHT YR EFF.
EXT. WALL
STYLE
YR.BUILT REMODELED
BASEMENT
HEATING
FUEL TYPE
SYSTEM

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

(CA12)-----PROPERTY FACTORS-----
TOPO 1 LEVEL / /
UTILITY 2 3 PUBLIC W / PUBLIC S /
RDS/TRF 1 PAVED / /
FRT 9 RESIDENTIAL
(CA16)---ENTRANCE INFO.---
DATE CODE INFO.C ID
06/21/13 5 3 DOC
04/30/10 5 3 JDV

ATTIC
TOT RMS 0 BDRMS 0 FRMS 0
FBTHS 0 HBTHS 0 ADDN 0 TOT-FIX 0
PHYS. COND
INT/EXT
M TIRM AREA 0 0
UNFIN.AREA 0 0
REC.RM AREA 0 0
FBLA 0 0
WBFP STACKS 0 OPENINGS 0
PREFAB FIREPLACE 0 0
BSMT.GAR.(NO.CARS) 0 0
MSC O.F.DES QUAN 0
MSC O.F.DES QUAN 0
G.F.L.A. 0
S.F.L.A. 0

(CA12)-----LEGAL-----
13.23 ACRES S/W/M AREAS
1-2-3-5-6-7-8 AREA 4 PHASE 4
APPLE KNOLLS ESTATES PHASE 2
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:

(CA12)-----NOTES-----
STORM WATER MANAGEMENT SPLIT
FROM 37-26-2004
13.234 AC

WBFP STACKS 0 OPENINGS 0
PREFAB FIREPLACE 0 0
BSMT.GAR.(NO.CARS) 0 0
MSC O.F.DES QUAN 0
MSC O.F.DES QUAN 0
G.F.L.A. 0
S.F.L.A. 0

(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)-----NOTES-----
STORM WATER MANAGEMENT SPLIT
FROM 37-26-2004
13.234 AC

WBFP STACKS 0 OPENINGS 0
PREFAB FIREPLACE 0 0
BSMT.GAR.(NO.CARS) 0 0
MSC O.F.DES QUAN 0
MSC O.F.DES QUAN 0
G.F.L.A. 0
S.F.L.A. 0

(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:

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