

**MURRAY IAN E**  
158 OLDE CONCORD RD  
STAFFORD, VA 22554

**43-2N-27-4645-0006-0000**

[illegible]

LOT 6  
IN OR 1696/591  
WILSON NECK PROPERTIES PB 4/60

MURRAY IAN E  
158 OLDE CONCORD RD  
STAFFORD, VA 22554

2024

43-2N-27-4645-0006-0000



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 25               | MOD METAL 100    |              |                      |
| Roof Structure           | 10               | STEEL FRME 100   |              |                      |
| Roof Cover               | 12               | MODULAR MT 100   |              |                      |
| Interior Wall            | 07               | NONE 100         |              |                      |
| Interior Floor           | 03               | CONC FINSH 100   |              |                      |
| Air Condition            | 01               | NONE 100         |              |                      |
| Heating Type             | 01               | NONE 100         |              |                      |
| Bedrooms                 |                  | 0 100            |              |                      |
| Bathrooms                |                  | 0 100            |              |                      |
| Frame                    | 05               | STEEL 100        |              |                      |
| Stories                  | 1.               | 1. 100           |              |                      |
| Units                    |                  | 0 100            |              |                      |
| Occupancy                | 00               | NONE 100         |              |                      |
|                          |                  |                  |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 03               | Quality Level 03 |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |                      |
| MAP NUM                  |                  | MKT AREA         |              | 04                   |
| NEIGHBORHOOD/LOC         | 4048.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,120            | 100              | 1,120        | 19,114               |
|                          |                  |                  |              |                      |
|                          |                  |                  |              |                      |
| TOTALS                   | 1,120            |                  | 1,120        | 19,114               |

| MARKET ADJUSTMENTS                                                                     |     |           |             |                   |                |      |      |                 |      |           |        |
|----------------------------------------------------------------------------------------|-----|-----------|-------------|-------------------|----------------|------|------|-----------------|------|-----------|--------|
| TYPE                                                                                   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON            | FNCT | NORM      | % COND |
| 6500                                                                                   | 01  | 1,120     | 53.0000     | 18.55             | 20,776         | 2015 | 2015 | 0               | 0    | 8.00      | 92.00  |
| 2 GARAGE RES - 100% - 2019                                                             |     |           |             | Heated Area: 1120 |                |      |      | HX Base Yr 2019 |      |           |        |
| <div><div>28</div><div>46</div><div>28</div><div>46</div><div>BAS<br/>2015</div></div> |     |           |             |                   |                |      |      |                 |      |           |        |
| BLD DATE                                                                               |     |           |             | 09/08/2015        |                |      |      | KK              |      | LGL DATE  |        |
| XF DATE                                                                                |     |           |             |                   |                |      |      |                 |      | LAND DATE |        |