Map Number: 154-(A)- L26A Account Number: 31069

Name: ALLEN JUANITA R & WILLIAM D RUSSELL JR & JANE R KIBLER
Addr: & JOHN R RUSSELL
115 LEWIS AVE
ELKTON VA 22827

District: STONEWALL

Acres: 36.1060 Desc: ALMOND

911 Address: 3195 BIG RUN DRIVE

Building Description

Building: 1
Occpy: SINGLE DWELLING
Stories: 2
Age: 1850 Remodeled:
Cond: AVERAGE
Class: 52 AGRICULTURE 20-99 ACR
Units:

Picture: 23496

Exterior

Found: STONE
Walls: ALUMINUM SIDING
Roof: GABLE
Roofing: METAL

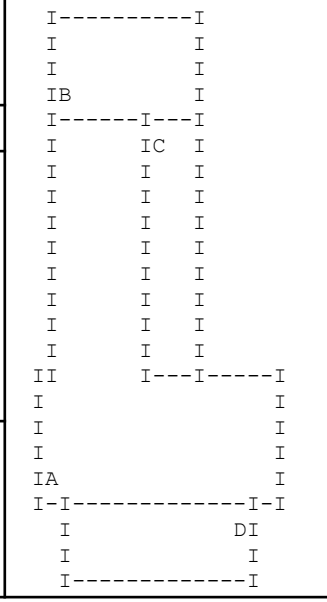
Site

R/W: PRIVATE
Terr:
Water: WELL
Sewer: SEPTIC
Gas:
Elect: CONNECTED

Interior

Rms: 7
Bd Rms: 3
Baths: 2
1/2 Bath:
Walls: DRY WALL/PANEL
Floors: CARPET/VINYL
Heat: HOT AIR FURNACE A/C: N
Fuel: OIL
Fireplace: 1
Basement: 0
BaseDesc:
%Fin:
Fin Qal:
Garage: #Cars:

Sketch



Land Use and Value

Type	#Acres	Price	Value
HOMESITE	1.0000	40000	40000
PASTURE	35.1060	5500	193083

Zoning

Zoning: A2
Addtl.Zoning:
Addtl.Zoning:
Town Zoning:
Ag Forestal:
Special Use:
Conditional Rezoning:

Dimensions

Sect	Type	Story	Description	Area
A	BASE	2.0	N16.5-E1-N32.5-BE15-CS32.5-E19.5-S16.5-W3-DW32.5-	2147
B	PAT	1.0	N13-E22-S13-W22-	286
C	EPOR	1.0	E7-S32.5-W7-N32.5-	228
D	POR	1.0	S10-W29.5-N10-E29.5-	295

Other Improvements

Desc	Size	Cond	Rate	Value
SHED-FRAME	22 x 12	A		700
SHED-FRAME	15 x 12	A		700
SHED-METAL	40 x 20	A	1.00	800
BARN-METAL	62 x 30	A	2.50	4650
FEEDING AREA	36 x 30	A	0.50	540
SILO-CON/ST/MET	5542	F	0.50	2771
FRAMED GARAGE	24 x 24		17.00	9792

Last Sale Price: 0 Deed Book/Page: 22 - 11

Structural Value

External Calculations:

Structural Element		Value
Bldg:	2147 @ 96.21	206563
Basmt:		
F Bsmt:		
Plumb:		5250
Heat:		
A/C:		
F P:		4900
Flue:		1400
Blt In:		

Addition

Type	Area		Price	Value
PAT	286	@	8.00	2402
EPOR	228	@	28.00	6384
POR	295	@	21.00	6195

Values/Factors

Subtotal 233094
Factor 100%: 233094

	Phy	Func	Econ
Depreciation:	44%	0%	13%

Total Bldg Value: 147501
Nhood Factor 0%: 0
Other Improv Value: 19953
Total Improv Value: 167500
Total Land Value: 233100
Total Property Value: 400600

Assessed Value

Year: 2022

Land: 233100

Improvement: 167500

Total Value: 400600

Map Number: 154-(A)- L26A Account Number: 31069

Name: ALLEN JUANITA R & WILLIAM D RUSSELL JR & JANE R KIBLER
& JOHN R RUSSELL
Address: 115 LEWIS AVE
ELKTON VA 22827

Record of Ownership

Previous Ownership	Code	Book	Page	Date	Consideration
RUSSELL WILLIAM D & MARY H S'SHIP 154 A 26A	P	531	783	09/07/1978	
RUSSELL MARY H (WILL) 154 A 26A	W	22	11	01/11/2022	

Land and Improvement Value Changes

Year	Land Value	Improv Value	Total Value	Land Use	Status	
Current	233100	167500	400600	74440		
2021	233100	113200	346300	74440	74440	
2020	233100	113200	346300	74440	74440	
2019	233100	113200	346300	74440	74440	
2018	233100	113200	346300	74440	74440	
2017	233100	110900	344000	74440	74440	
2016	233100	110900	344000	74440	74440	
2015	233100	110900	344000	74440	74440	
2014	233100	110900	344000	74440	74440	
2013	242600	114100	356700	66440	66440	
2012	242600	114100	356700	66440	66440	
2011	242600	114100	356700	66440	66440	
2010	242600	114100	356700	66440	66440	
2009	207500	120800	328300	66440	66440	
2008	207500	120800	328300	66440	66440	
2007	207500	120800	328300	66440	66440	
2006	207500	120800	328300	66440	66440	
2005	86200	93100	179300	50440	50440	
2004	86200	93100	179300	50440	50440	
2003	86200	93100	179300	50440	50440	
2002	86200	93100	179300	50440	50440	

Comments

1997 CHANGED ADDRESS BY ENV 6-97 3/18/99-ADDRESS CHANGE BY 911 PER ENV. 2016-By Survivorship, William D Russell deceased 4/18/15 (death certificate) (dj).
2022- bldg from good to avg (ag) 2022-by Will Mary H Russell deceased 8/28/21 (mm)