

# Charles City County Property Appraiser Property Record Card

The Charles City County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assesment information is from the working taxroll and is subject to change.

Property Identification Run Dt: 7/25/2023 Owner Name/Address Legal Description001 of 02  
 Map #: 70 13 LABIANCO, RICHARD C. & JAIME L. SLASH COTTAGE  
 Acct #: 000004449-001 14311 WILLCOX NECK ROAD DB 37-429 DB 33-403  
 Address: 014311 WILLCOX NECK ROAD CHARLES CITY, VA 23030 PS#151 DB 102-228  
 City/St: CHARLES CITY, VA 23030 H

Occupancy: DWELLING Year Built: 2006 Deed Bk/Pg: 261/ 714/  
 Dwl Type: MANF MH/Type: / Year Rmld: Plat Bk/Pg: 0000/ /  
 Use/Class: /COMMERCIAL & INDUSTRIAL Year Effct: 2006 Acreage: .750  
 Year Assd: 2022 Condition: AVERAGE Land Use:  
 Zoning: BUSINESS On Site Date: (DB ) 6/01/2021 Total Mineral:  
 Dist: 03 CHICKAHOMINY Review Date: ( ) Total Land: 34100  
 Total Imp: 197900  
 Total Value: 232000

----- Improvement Description -----		
Exterior	Interior	Site
EXTR-MANF VINYL	NO. ROOMS - 5	STRT-PAVED
FNDT-BRICK	NO. BEDROOMS - 3	TOPO-LEVEL
FNDT-CRAWL	NO. BATHS - 2	UTIL-ELECTRIC
RFMT-COMP SHINGLE	FIREPLACE - 1	UTIL-ALL PUB UTIL
RFTY-GABLE	WALL-DRYWALL	

----- Dwelling Valuation -----			
Item	Size	Rate	Value
DWELLING	1568	56.00	87808
HEAT CTRL	1568	3.50	5488 28
AIR COND	1568	3.50	5488 :
FRPL	1	4900.00	4900 :
BATH-FULL	1	4200.00	4200 :
WOOD DECK	16	16.80	268 :
WOOD DECK	140	16.80	2352 :DWL
Grade Factor ( C-5 )		.95	+---15---+---14---+---41-----
Replacement Cost New			104975 :WD :
Phys Depr. % (.080 ) 2006 - AVG			8398 10 10
Total Bldg. Value			96600 : :

----- Other Improvements Valuation -----						
Desc	Length	Width	Size	Grade	Rate	FV/Pct Value
DRAWING #2						98100 Sec Type Str Description Area
GAR-FR UN	18.0	18.0	324			600 DWL DWELLING 1.00 N28E56S28W41W15 1568
STG FR	5.0	8.0	40			200 WD WOOD DECK 1.00 W10N4W4S4E14 16
STG FR	10.0	12.0	120		10.00	1200 WD WOOD DECK 1.00 S10E14N10W14 140
STG FR	10.0	12.0	120		10.00	1200 Total Square Feet 1724
Total Imp Value						101300 -----

----- Land Valuation -----						
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct Value
A	71 COMMERCIAL	G	.75		39000.00	29250
A	94 WATER&SEWE	G	1.00		4800.00	4800
Total Land Value						34100

Land	Cur. Value	Prev. Value	%Chg.
Land	34100	34100	%
Improvements	197900	170300	16%
Total	232000	204400	14%
Average Price Per Acre 39000			
Sale Date/Amount 5/11/2006 195000			

----- Comments -----  
 12X30 ADDITION COMPLETE AL OF BLDG IS LAUNDRY NOW  
 RW 4-10-00  
 REPLACEMENT DWELLING ADDED FOR 2007, PERMIT NO.  
 5369-06.  
 -----  
 Total Property Value 232000