

1740 Irvington Rd, Weems, VA 22576-2229, Lancaster County

APN: 28-26D CLIP: 5191577647

| | | | | | |
|---|-------------------|-------------------|-------------------|-------------------|------------------|
|  | Beds | Full Baths | Half Baths | Sale Price | Sale Date |
| | N/A | N/A | N/A | \$325,000 | 01/24/2013 |
| | Bldg Sq Ft | Lot Sq Ft | Yr Built | Type | |
| | N/A | 276,606 | N/A | N/A | |

| OWNER INFORMATION | | | |
|----------------------|----------------------|----------------------|-------|
| Owner Name | Moby & Company LLC | Mailing Zip | 22482 |
| Mailing Address | 31 Tartan Village Dr | Mailing Zip + 4 Code | 3867 |
| Mailing City & State | Kilmarnock, VA | Owner Occupied | No |

| COMMUNITY INSIGHTS | | | |
|---|-----------|-----------------------------|----------------------------------|
| Median Home Value | \$405,111 | School District | LANCASTER COUNTY PUBLIC SC HOOLS |
| Median Home Value Rating | 6 / 10 | Family Friendly Score | 33 / 100 |
| Total Crime Risk Score (for the neighborhood, relative to the nation) | 25 / 100 | Walkable Score | 23 / 100 |
| Total Incidents (1 yr) | 48 | Q1 Home Price Forecast | \$436,889 |
| Standardized Test Rank | 31 / 100 | Last 2 Yr Home Appreciation | 18% |

| LOCATION INFORMATION | | | |
|----------------------|---------------|---------------------------|---|
| Magesterial | Christ Church | Topography | Flat/Level |
| Zip Code | 22576 | Census Tract | 302.00 |
| Zip + 4 | 2229 | Parcel Comments | MH ON SITE/OFFICESEPTIC TANK SERVICE/MTL GAR-2006 |
| Carrier Route | R091 | Most Hazardous Flood Zone | X |
| Zoning | A2 | Flood Zone Panel | 51103C0135E |

| TAX INFORMATION | | | |
|-------------------|------------------------------------|------------|--------|
| PID | 28-26D | Parcel ID | 28-26D |
| Old Map # | 8274 | % Improved | 32% |
| Legal Description | GLEBES 6.35 AC LR14/1314 PC7/1 69A | | |

| ASSESSMENT & TAX | | | |
|---------------------------|-----------|-------------|------------|
| Assessment Year | 2023 | 2022 | 2021 |
| Assessed Value - Total | \$211,500 | \$211,500 | \$211,500 |
| Assessed Value - Land | \$142,900 | \$142,900 | \$142,900 |
| Assessed Value - Improved | \$68,600 | \$68,600 | \$68,600 |
| Market Value - Total | \$211,500 | \$211,500 | \$211,500 |
| Market Value - Land | \$142,900 | \$142,900 | \$142,900 |
| Market Value - Improved | \$68,600 | \$68,600 | \$68,600 |
| YOY Assessed Change (%) | 0% | 0% | |
| YOY Assessed Change (\$) | \$0 | \$0 | |
| Tax Year | Total Tax | Change (\$) | Change (%) |
| 2021 | \$1,332 | | |
| 2022 | \$1,332 | \$0 | 0% |

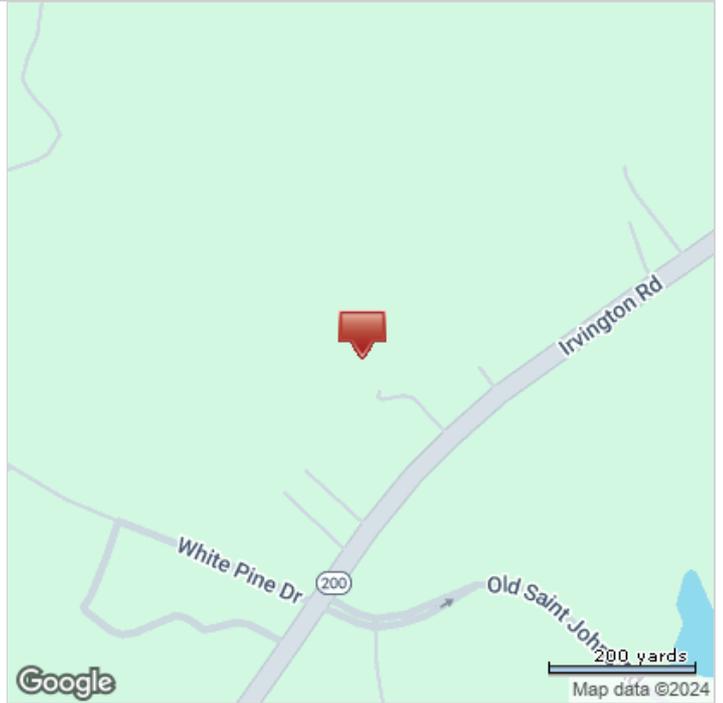
| CHARACTERISTICS | | | |
|-------------------|-----------------------------|-----------------------|--------------|
| Lot Acres | 6.35 | Garage Sq Ft | 2,100 |
| Lot Sq Ft | 276,606 | Garage 2 Sq Ft | 1500 |
| Land Use - County | Single Family Resi - Suburb | Water | Well |
| Garage Type | Garage | Sewer | Septic Tank |
| Parking Type | Metal Garage | Electric Service Type | Type Unknown |

| FEATURES | | | | | |
|-----------------|------|----------|-------|-------|----------|
| Feature Type | Unit | Size/Qty | Width | Depth | Value |
| Garage-Metal | S | 2,100 | 70 | 30 | \$37,800 |
| Garage-Metal | S | 1,500 | 50 | 30 | \$27,000 |
| Sign | | | | | \$200 |
| Pole Shed-Metal | S | 1,200 | 40 | 30 | \$3,600 |

LAST MARKET SALE & SALES HISTORY

| | | | | |
|----------------------|---------------------------|-----------------------------|---------------------------|--------------|
| Recording Date | 00/2013 | Owner Name | Moby & Company LLC | |
| Settle Date | 01/24/2013 | Document Number | 185 | |
| Sale Price | \$325,000 | Deed Type | Deed (Reg) | |
| Seller | Hollingsworth Land Co LLC | | | |
| Recording Date | 00/2014 | 00/2013 | 00/2008 | |
| Sale/Settlement Date | 09/15/2014 | 01/24/2013 | 02/19/2008 | |
| Sale Price | | \$325,000 | \$476,000 | |
| Nominal | Y | | | |
| Buyer Name | Moby & Co LLC | Atlantic Metal Products Inc | Hollingsworth Land Co LLC | Whay R Henry |
| Seller Name | Moubray Randy L | Hollingsworth Land Co LLC | Whay R Henry | Owner Record |
| Document Number | 1314 | 185 | 411 | 366-551 |
| Document Type | Deed (Reg) | Deed (Reg) | Deed (Reg) | Deed (Reg) |

PROPERTY MAP



*Lot Dimensions are Estimated