

ATTACHMENT D

SAMPLE APPRAISAL CARDS - RESIDENTIAL AND COMMERCIAL

PARCEL 024667

MONTGOMERY, VA
CARD NO. 1 OF 1 TAX YEAR 2026 TIEBACK

ALT ID 467- 14 5 MAP/ROUTE
TAX CODE A ZONING R2 TAX DIST CS CHRISTIANBURG/SHA JURISDICTION CBUR
ADDRESS 495 WAKEMAN CT
NEIGHBORHOOD CR060500 RESTRICTIONS /
LAND USE CODE 510 ----- OWNER INFORMATION -----
LIVING UNITS 2 SUN VILLAGE PROPERTIES LLC DATE SRC BOOK PAGE PRICE VAL
CLASS 1000 10/04/21 G 2022 003287 1
SUN VILLAGE PH 1 284 WHITE ROCK FURNACE RD 11/02/06 D 2006 012672 155,000
LOT 5 01/01/94 D 0861 0112 8
SUN VILLAGE RURAL RETREAT VA 24368
DEED ACRES: .346 SF:

----- DWELLING DESCRIPTION -----
STORY HEIGHTS 2.0
EXT. WALL 1 FRAME
STYLE 41 DUPLEX-S/S
YR BLT/RMDL/EFF 1985 / / 1985
TOT RM 9 BDRM 4 FRMS 0
FBTHS 3 HBTH 2 ADDN 0 TOT-FIX 13
KIT/BATH RMDL
BASEMENT 4 50% BASEMENT
HEATING 4 CENTRAL WITH A/C
FUEL TYPE 5 ELECTRIC
SYSTEM 5 HEAT PUMP
ATTIC 1 NONE
PHYS. COND A AVERAGE CONDITION
INTERIOR/EXTERIOR 2 INTERIOR SAME AS EXTER
MASON TRIM AREA 0 0
UNFIN.AREA 0 0
Finished Bsmt - Poor 0 0
Finished Bsmt - Avg. 532 8100
Finished Bsmt - Good 0 0
WBFP STACK 0 OPENINGS 0 0
PREFAB FIREPLACE 0 0
BSMT.GAR.(NO CARS) 0 0
MISC O.F. DESC KT QUAN. 1 6750
MISC O.F. DESC QUAN. 0 0
NOTES1 NEW MTL ROOF
NOTES2
G.F.L.A. 532
GRADE FACTOR 28 .90
COST/DESIGN FACTOR %
CDU AV
--- C O N D O M I N I U M D A T A ---
LEVEL
TYPE CLASS:
VIEW RSN :
COMPLEX NO:
STYLE CODE #
Additional Exterior
Roof Structure GABLE
Roof Cover COMPOSIT SHINGLE
Interior Wall 1 DRYWALL
Interior Wall 2
Floor Code 1 CARPET
Floor Code 2 CERAMIC TILE
Structural Frame WOOD

1st Floor SFLA
2nd Floor SFLA
MISC. IMPROV 0

----- PROPERTY FACTORS -----

TOPO 6 / / ROLLING / /
UTILITY 1 / / ALL PUBL / /
STR/RDS 2 /4 /1 ASPHALT /GRAVEL /LIGHT
FRT 6
LOC / /SPOT LOC %
PARKING TYPE QUANTITY PROXIMITY
AVAIL

----- ENTRANCE INFORMATION-----

DATE CODE INFO CD ID
05/19/22 5 3 RL
04/08/18 5 CPG
03/01/14 7 CPG

----- BUILDING PERMIT RECORD -----

DATE NUMBER AMOUNT PURPOSE O/C

----- NOTES -----

NOTE CD:
NOTE CD:
NOTES:
NOTES:
NOTES: PB 0011 0122
NOTES:

--- L A N D D A T A ---

TY	LN	CD	ACRES	PRICE	INFL-FAC	SIZE	CLASS	BASE RATE	INCR /DECR	ZONING	LAND-VAL
G	1	2	0	50000.00				50000.00			50,000
SITE			1								

----- C A L P T A B L E -----

GROSS	LN	CD	VALUE	IN FL-	FAC	LAND-VAL
	1	2				50,000
TOTAL ACRES			.0000			50,000
TOTAL SIZE						
			ACRES N/MDL	605 ZONE 0	LOC 0	UTILITY 0 STREET 0
			LAND ADJ			

--- C O N D O M I N I U M D A T A ---
LEVEL
TYPE CLASS:
VIEW RSN :
COMPLEX NO:
STYLE CODE #
Additional Exterior
Roof Structure GABLE
Roof Cover COMPOSIT SHINGLE
Interior Wall 1 DRYWALL
Interior Wall 2
Floor Code 1 CARPET
Floor Code 2 CERAMIC TILE
Structural Frame WOOD

1st Floor SFLA
2nd Floor SFLA
MISC. IMPROV 0

TOTAL OBY & MISC IMPROV. VALUE 0
GROSS BUILDING SUMMARY
DESCR VALUE 0

MONTGOMERY, VA

CARD 1 OF 1 TAX YEAR 2026 TIEBACK
FIELD REVIEW FLAG ()

230045

ALT ID 529- A 48

MAP/ROUTE

TAX CODE A ZONING B3

TAX DIST CS

CHRISTIANSBURG/SHAWSVILLE

ADDRESS ROANOKE ST

NBHD CC800000 RESTRICTIONS /

LUC 400 ---- OWNERSHIP DATA ----

----- S A L E S D A T A -----

LVG UNIT MP CC CHRISTIANSBURG VA LLC

DATE	SRC	BOOK	PAGE	PRICE V
05/29/24	D2024	003186		900,000 14
11/18/15	D2016	001210		399,879 21

CLASS 4000

ROANOKE ST 1330 LADY ST STE 200

COLUMBIA SC 29201

DEED ACR: 2.025 SF:

--- ENTRANCE INFORMATION ---

----- PROPERTY FACTORS -----

DATE	CD	INFO	CD	ID
01/12/2022	8	3		RL
09/17/2017	5			CPG

TOPO 1/ / LEVEL / /

UTIL 1/ / ALL PUBL / /

ST/RD 2/ ASPHALT /

TRAFFIC 3 HEAVY

----- NOTES -----

----- LOCATION FACTORS -----

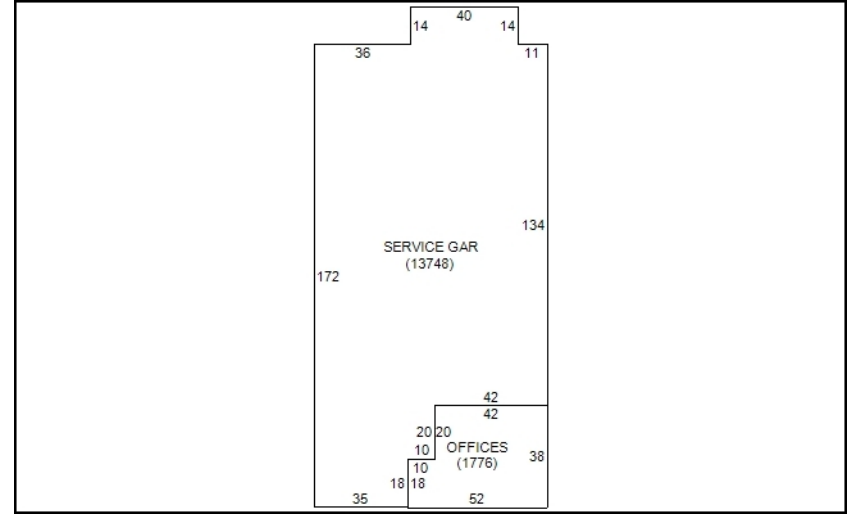
FRONTING 2

LOCATION LAND ADJ %

PARKING TYPE QUANTITY PROXIMITY

AVAIL / /

PICKUP 2016 FROM VDOT, PB2024002006-LLV
ST HWY PB 15 PGS 116,117,118
CALIBER COLLISION



----- LAND DATA -----

----- CALP TABLE -----

INCR ZONING LAND-VAL
/DECR

TY	LN	CD	FRONT	DEPTH	ACRE/SQFT/UNITS	PRICE	IN FL	-FAC	SIZE	BASE RATE	ADJUSTMENT	FACTOR	LAND-VAL
PE	1	19			88,209	10.00		1		10.00	10.00	1.0000	882,100.00
					SQ. FOOT 10.0								

----- APARTMENT INFORMATION -----
USE MDL COUNT BED BATH HALF OTHER UNITS

GROSS	LN	CODE	VALUE	IN FL-	FAC	LAND-VAL
TOTAL ACRES			2.0250	TOTAL	LAND-VALUE	882,100
TOT SIZE	2.0250	NBHD	1000	ZONE	0 LOC	0 UTILITY
		LAND ADJ			0 STREET	0

MISC. IMPROVEMENTS 0
GROSS BUILDING SUMMARY
DESCR ADJUSTMENT VALUE 800,500

----- BUILDING PERMIT RECORD -----
DATE NUMBER AMOUNT PURPOSE
05/01/24 2024-0030 1,400,000 BUSINESS

MONTGOMERY, VA

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FIELD REVIEW FLAG ()

BLDG	1	YR BLT 2024	EFF YR 2024	# UNITS	1	STRUCTURE	707	SERVICE GAR	GRADE	25	ID. UNITS	1	CALIBER COLLISION	INV RAT
LN	CODE	DESCRIPTION		BUILDING OTHER FEATURES / ATTACHED	IMPROVEMENTS	MEAS2	STOPS	IU	UNIT COST	PRICE				
1	SS1	SPRINKLER SYS WET		+/-	MEAS1	15524		1	2.15	33,400				

LINE		SCT	FRM	TO	YRBLT	EVELS DIMENSION			USE	INTERIOR / EXTERIOR INFORMATION							OTHER	RCN							
WT	LGTH	AREA	PERM	TYPE	HT	EXT	CON	FIN	PTN	HT	AC	PLB	LT	FEAT	RCN	BASE	RCN	PER	SF	PHY	FUN	%RENT	% GD	%COMP	FUNCTIONAL
1	1	01	01	2024		13748	546	707 00	24	07	2	100	2	2	1	2	3	33,400	652,060	45.00	1	1		99	
ECONOMIC		SERVICE GARAGE		METAL,		FRS NRM		CTR NRM		OBSOLESCENCE		PR		PR											
2	1	01	01	2024		1776	180	601 00	10	06	2	100	2	2	1	2	3	0	213,120	120.00	1	1		99	
ECONOMIC		OFFICES		MASONRY		FRS NRM		CTR NRM		OBSOLESCENCE		PR		PR											

OTHER BUILDING & YARD IMPROVEMENTS												
TYP	YEAR	EFF	SIZE	GRD	QN	MODS	C	F	%COMP	MA%	ADJFACT	VALUE
DEC	2024	2024	20X10		1					100	1.0000	1600
DUMP ENCLO												
C05	2024	2024	27900		1					100	1.0000	83700
ASPH.PAV												
C04	2024	2024	1		6					100	1.0000	13200
20'LTSTAND												
C15	2024	2024	826		1					100	1.0000	14000
8'CYCFENC												
TOTAL OBY VALUE												112,500

PARKING DATA				
COVERED	0	UNCOVERED	0	
TOTAL SQUARE FEET:				15,524
BASE R.C.N.				865,200
GRADE FACTOR				55.73 /SQFT
ADJ R.C.N.				1.00
ADJ R.C.N.				865,200
OVERALL % GOOD				55.73 /SQFT
R.C.N.L.D.				99.01
R.C.N.L.D.				856,600
NO IDENT UNITS				55.18 /SQFT
TOTAL R.C.N.L.D.				1
ADJUSTMENT FACTOR				856,600
ADJUSTMENT FACTOR				1.0000
TOTAL YARD IMP VALUE				112,500
TOTAL OTHER IMP VALUE				0
ADJUSTMENT FACTOR				1.0000
TOTAL CARD VALUE				969,100

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ALT ID 529- A 48

MAP/ROUTE

MONTGOMERY, VA

CARD 1 OF 1 TAX YEAR 2026 TIEBACK
FIELD REVIEW FLAG ()

CAPITALIZATION SUMMARY

NET LEASABLE AREA NET INCOME

CAPITALIZATION RATE COMPONENTS

OVERALL RETURN RATE

MODEL OR OVERRIDE = CAP RATE
.0000 .0000% = .0000%

TAX RATE = ADJ RATE

.0000 = .0000

ADJUSTED CAP RATE % .0000%

TOTAL NET LEASEABLE AREA
(EXCLUDING ENCLOSURES, PARKING GARAGE, ETC.)
TOTAL NET INCOME

DIRECT OVERALL CAPITALIZATION .0000%

RESIDUAL LAND VALUE 0

LESS VALUE - PERSONAL PROPERTY 0

TOTAL INDICATED VALUE (INCOME) 0

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CARD 1 OF 1 TAX YEAR 2026 TIEBACK
FIELD REVIEW FLAG ()

PARCEL TOTAL		COST APPROACH		PARCEL SUMMARY VALUES		INCOME APPROACH	
LAND SIZE	88,209 LAND	882,100	10.00 /SQFT	LAND	0	.00 /SQFT	
BLDG SIZE	15,524 IMP	1,769,600	113.99 /SQFT	IMP	0	.00 /SQFT	
BLDG SIZE	15,524 TOTAL	2,651,700	170.81 /SQFT	TOTAL	0	.00 /SQFT	
	ADJUSTED R.C.N.	865,200	55.73 /SQFT				
	OVERALL % GOOD	99					
	R.C.N.L.D.	856,600	55.18 /SQFT				
	TOTAL YARD IMP VALUE	112,500					
	TOTAL OTHER IMP VALUE	800,500					
	TOTAL IMP VALUE	1,769,600					
	ECF	0					
	ADJ TOTAL IMP VALUE	1,769,600					
	LAND VALUE	882,100					
	TOTAL VALUE	2,651,700					
	PREVIOUS YEARS VALUES						
	LAND	BUILDING					
	882,100	1,769,600					

CURRENT LAND	882,100	BUILDING	1,769,600	TOTAL		2,651,700	
PRIOR LAND	882,100	BUILDING	1,769,600	TOTAL		2,651,700	
REVIEW CODE	1 COST APPROACH	REVIEW REASON					
REVIEW DATE	16-JAN-25	REVIEWER ID	12				
ESTIMATE LAND	_____	BUILDING	_____	TOTAL	_____		
REVIEW CODE	REVIEW REASON	_____					
REVIEW DATE	_____	REVIEWER ID	_____				
REVIEW STATUS	7						
MAINTAINED ON	05-FEB-25	STATUS					
