

Property Information Report

City of Lynchburg Assessor's Office
900 Church Street
Lynchburg, VA 24504
Telephone: (434) 455-3830
8:30a.m. - 5:00 p.m. Mon - Fri

Parcel ID:	00605023	Owner:	GRABEEL, DANIEL E SR & MARJORIE M
Property Address:	1949 THOMSON DR LYNCHBURG, VA 24501	Mailing Address:	1013 HARRODS CT LYNCHBURG, VA 24503-6559

Property Descriptions

Legal Description:	TATE SPRINGS FARM, SEC 3, LOTS 22 & 23
Neighborhood:	7602 : LANGHORNE RD COMMERCIAL CORRID
Property Class:	416 : COMMERCIAL - MEDICAL OFFICE

Land Information

Area:	Legal Acreage: 0.658 GIS Acreage: 0.658
Frontage:	100.00ft
Depth:	200ft

Special Assessments

Participant in Land Use:	NO
Land Use Deferral Amount:	--
Participant in Rehab Program:	NO
Exempt Amount:	--
Participant Until:	--

School Zones

Elementary School:	DEARINGTON ELEMENTARY
Middle School:	LINKHORNE MIDDLE
High School:	E C GLASS HIGH
Zoning:	Zoning Description:
B-1	Limited Business

Ownership History

Sale Date	Sale Amount	Seller's Name	Buyer's Name	Document No	Deed Bk / Pg	Conveyance
4/23/2014	\$0	GRABEEL, DANIEL E	GRABEEL, DANIEL E SR & MARJORIE M	140002087		GIFT
1/1/1984	\$0	GRABEEL, DANIEL E & GRABEEL, CHARLES	GRABEEL, DANIEL E		636 856	
12/21/1973	\$8,700	LYNCHBURG GENERAL HOSPITAL, INC	GRABEEL, DANIEL E & GRABEEL, CHARLES			
6/1/1962	\$0	HOSPITAL AUTHORITY OF CITY OF LYBG	LYNCHBURG GENERAL HOSPITAL, INC			
1/1/1926	\$0	CAMPBELL COUNTY ANNEXATION 1926				

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Assessment

Year	Land Value	Improvement value	Total Value	Assessment Date	Notes
2020	\$131,600	\$168,300	\$299,900	7/1/2020	Current Assessment
2019	\$131,600	\$168,300	\$299,900	7/1/2019	Proposed Assessment
2018	\$115,200	\$210,500	\$325,700	7/1/2018	
2017	\$115,200	\$210,500	\$325,700	7/1/2017	
2016	\$115,200	\$210,500	\$325,700	7/1/2016	
2015	\$115,200	\$210,500	\$325,700	7/1/2015	
2014	\$72,700	\$183,000	\$255,700	7/1/2014	
2013	\$72,700	\$183,000	\$255,700	7/1/2013	
2012	\$72,700	\$183,000	\$255,700	7/1/2012	
2011	\$72,700	\$183,000	\$255,700	7/1/2011	
2010	\$72,700	\$183,000	\$255,700	7/1/2010	
2009	\$72,700	\$183,000	\$255,700	7/1/2009	
2008	\$61,100	\$185,500	\$246,600	7/1/2008	
2007	\$61,100	\$185,500	\$246,600	7/1/2007	
2006	\$37,200	\$161,500	\$198,700	7/1/2006	
2005	\$37,200	\$161,500	\$198,700	7/1/2005	
2004	\$37,200	\$159,000	\$196,200	7/1/2004	
2003	\$37,200	\$159,000	\$196,200	7/1/2003	

Real Estate Property Tax Information

Total Due:
\$7,715.98

Current Year	Type	Date Due	Tax Billed	Penalty Billed	Interest Billed	Tax Paid	Penalty Paid	Interest Paid	Date Paid	Balance Due
Installment #:1	Tax	11/16/20	\$832.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$832.22
Installment #:2	Tax	01/15/21	\$832.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$832.22
Installment #:3	Tax	03/15/21	\$832.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$832.22
Installment #:4	Tax	05/17/21	\$832.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$832.23

History	Type	Tax Billed	Penalty Billed	Interest Billed	Tax Paid	Penalty Paid	Interest Paid	Date Paid	Balance Due
2019	Tax	\$3,328.89	\$332.88	\$218.33	\$0.00	\$0.00	\$0.00		\$3,880.10
2019	LIEN	\$30.00	\$0.00	\$0.00	\$30.00	\$0.00	\$0.00	10/31/2019	\$0.00
2018	Tax	\$3,615.27	\$293.48	\$111.89	\$3,120.74	\$293.48	\$99.43	10/31/2019	\$506.99
2018	LIEN	\$30.00	\$0.00	\$0.00	\$30.00	\$0.00	\$0.00	9/4/2018	\$0.00
2017	Tax	\$3,615.27	\$361.52	\$142.66	\$3,615.27	\$361.52	\$142.66	9/4/2018	\$0.00
2016	Tax	\$3,615.27	\$90.38	\$1.51	\$3,615.27	\$90.38	\$1.51	5/18/2017	\$0.00
2015	Tax	\$3,615.27	\$189.87	\$4.13	\$3,615.27	\$189.87	\$4.13	5/5/2016	\$0.00
2014	Tax	\$2,838.27	\$70.96	\$1.19	\$2,838.27	\$70.96	\$1.19	5/8/2015	\$0.00
2013	Tax	\$2,838.27	\$142.02	\$2.42	\$2,838.27	\$142.02	\$2.42	5/28/2014	\$0.00
2012	Tax	\$2,838.27	\$0.00	\$0.00	\$2,838.27	\$0.00	\$0.00	5/14/2013	\$0.00
2011	Tax	\$2,684.85	\$0.00	\$0.00	\$2,684.85	\$0.00	\$0.00	5/16/2012	\$0.00
2010	Tax	\$2,684.85	\$0.00	\$0.00	\$2,684.85	\$0.00	\$0.00	5/10/2011	\$0.00
2009	Tax	\$2,684.85	\$0.00	\$0.00	\$2,684.85	\$0.00	\$0.00	3/10/2010	\$0.00
2008	Tax	\$2,589.30	\$0.00	\$0.00	\$2,589.30	\$0.00	\$0.00	5/13/2009	\$0.00
2007	Tax	\$2,589.30	\$64.73	\$0.54	\$2,589.30	\$64.73	\$0.54	6/17/2008	\$0.00
2006	Tax	\$2,205.57	\$0.00	\$0.00	\$2,205.57	\$0.00	\$0.00	5/16/2007	\$0.00
2005	Tax	\$2,205.57	\$55.14	\$0.46	\$2,205.57	\$55.14	\$0.46	6/14/2006	\$0.00
2004	Tax	\$2,177.82	\$0.00	\$0.00	\$2,177.82	\$0.00	\$0.00	5/18/2005	\$0.00
2003	Tax	\$2,177.82	\$0.00	\$0.00	\$2,177.82	\$0.00	\$0.00	5/18/2004	\$0.00
2002	Tax	\$2,220.00	\$111.00	\$5.55	\$2,220.00	\$111.00	\$5.55	3/18/2003	\$0.00
2001	Tax	\$2,220.00	\$0.00	\$0.00	\$2,220.00	\$0.00	\$0.00	5/17/2002	\$0.00
2000	Tax	\$2,109.00	\$0.00	\$0.00	\$2,109.00	\$0.00	\$0.00	5/17/2001	\$0.00

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Recent Sales Information by Neighborhood

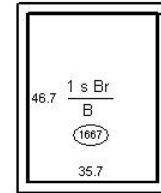
COMMERCIAL - MEDICAL OFFICE Property Class

Parcel ID	Property Address	Recorded Sale Date	Sale Amount	Seller's Name	Buyer's Name	Document Num
00101001	2007 TATE SPRINGS RD	8/13/2020	\$473,000	2007 TSP LLC	COBB MD PROPERTIES LLC	200005641
00605030	1932 THOMSON DR	8/5/2020	\$395,000	BARRICK, JOHN ALAN TRS &	ALINC PROPERTIES V LLC	200005410
00503001	2321 ATHERHOLT RD	7/23/2020	\$4,625,000	BRENT PROPERTIES INC	MMAC FCA BLUE RIDGE SPE LLC	200005042
00501017	2405 ATHERHOLT RD	7/16/2019	\$29,000,000	CENTRAL VIRGINIA PROFESSIONAL	MMAC FCA LYNCHBURG SPE LLC	190004199
00605015	1933 THOMSON DR	12/7/2017	\$325,000	NINETEEN-THIRTY-THREE THOMSON	LAWRENCE INVESTMENT PROPERTIES LC	170007758
00605024	1948 THOMSON DR	12/9/2016	\$220,000	THOMSON PT LLC	TRIKON CAPITAL GROUP LLC	160007710
00605024	1948 THOMSON DR	12/9/2016	\$500,000	TRIKON CAPITAL GROUP LLC	PROFESSIONAL MEDICAL SUITES OF	160007711
00501006	2402 ATHERHOLT RD	8/24/2016	\$2,250,000	PIEDMONT EYE CENTER MOB L L C	JOHNSON HEALTH CENTER	160005111
00125005	2138 LANGHORNE RD	12/30/2015	\$0	MCCRARY, MORRIS E III	MCCRARY LLC	150007739
00120044	2512 LANGHORNE RD	12/11/2015	\$654,500	FOREHAND FAMILY LIMITED PARTNERSHIP	2011 TATE SPRINGS CO LLC	150007409
01601013	2091 LANGHORNE RD 1	11/20/2015	\$2,800,000	ASHRAF EHTESHAM ASSOCIATES LLC	WORKMAN OIL COMPANY	150007035
01601014	2091 LANGHORNE RD 2	11/20/2015	\$2,800,000	ASHRAF EHTESHAM ASSOCIATES LLC	WORKMAN OIL COMPANY	150007035
01601026	2091 LANGHORNE RD 3	11/20/2015	\$2,800,000	ASHRAF EHTESHAM ASSOCIATES LLC	WORKMAN OIL COMPANY	150007035
01601027	2091 LANGHORNE RD 4	11/20/2015	\$2,800,000	ASHRAF EHTESHAM ASSOCIATES LLC	WORKMAN OIL COMPANY	150007035
00605024	1948 THOMSON DR	10/29/2015	\$0	P T PARTNERS LLC	THOMSON PT LLC	150006581
00101003	2011 TATE SPRINGS RD	9/14/2015	\$0	MILAM, MICHAEL G ET AL	2011 TATE SPRINGS CO LLC	150005559
00101003	2011 TATE SPRINGS RD	9/14/2015	\$0	2011 TATE SPRINGS CO LLC	MILAM, MICHAEL G ET AL	150005558
00124023	1715 THOMSON DR	1/21/2015	\$750,000	IGE HOLDINGS LLC	CENTRA HEALTH INC	150000337
00605044	1906 THOMSON DR	12/3/2014	\$850,000	SURGICAL PROPERTIES OF CENTRAL	CENTRA HEALTH INC	140006888
00605005	1911 THOMSON DR	12/1/2014	\$695,000	SHS HOLDINGS LLC	CENTRA HEALTH INC	140006851
00605023	1949 THOMSON DR	4/23/2014	\$0	GRABEEL, DANIEL E	GRABEEL, DANIEL E SR & MARJORIE M	140002087
00605036	1922 THOMSON DR	6/12/2013	\$0	BAKER, RAYMOND C JR DDS	BAKER, RAYMOND C JR ET AL	130004292
00501011	2229 MURRELL RD	6/3/2013	\$135,000	SNYDER HUNT CORPORATION	THREE RIDGES LLC	130004027
00605020	1945 THOMSON DR	12/28/2012	\$582,000	SPREADING OAK DEVELOPMENT CO LLC	PRESSLEY, ROBERT L JR	120008677
00101008	2015 TATE SPRINGS RD	12/14/2012	\$1,150,000	TWENTY-FIFTEEN PARTNERS	ROCA INVESTMENTS LLC	120008393
01601013	2091 LANGHORNE RD 1	5/27/2011	\$1,000,000	JAMES RIVER PARTNERS LLC	ASHRAF EHTESHAM ASSOCIATES LLC	110003143
01601014	2091 LANGHORNE RD 2	5/27/2011	\$1,000,000	JAMES RIVER PARTNERS LLC	ASHRAF EHTESHAM ASSOCIATES LLC	110003143
01601026	2091 LANGHORNE RD 3	5/27/2011	\$1,000,000	JAMES RIVER PARTNERS LLC	ASHRAF EHTESHAM ASSOCIATES LLC	110003143
01601027	2091 LANGHORNE RD 4	5/27/2011	\$1,000,000	JAMES RIVER PARTNERS LLC	ASHRAF EHTESHAM ASSOCIATES LLC	110003143
00120040	2514 LANGHORNE RD	3/21/2011	\$0	ST CLAIR, GARY H	OJOS II LLC	110001693

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Improvement: COMMERCIAL MEDICAL OFFICE

Com Cnpy Avg (530)



01

Medical Office:001

Year: 1982
Size: 3334
Stories: 1

Heated Area: 0
Frame: Wood Frame
Roof Description: SHINGLE
Rooms: 0

Paving

Year: 1982
Size: 8300

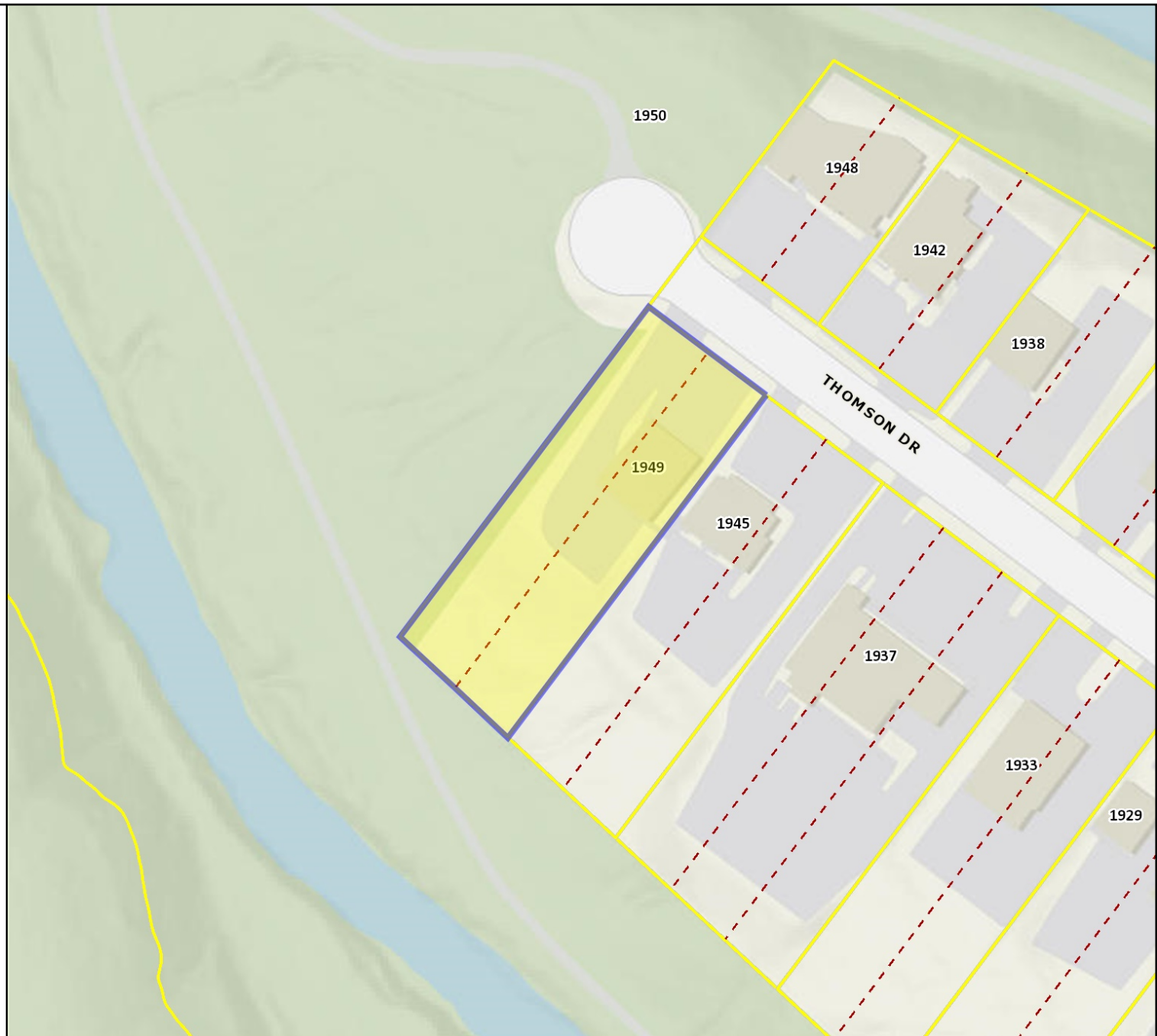
Commercial Canopy - Average

Year: 1982
Size: 530

The City of Lynchburg, VA

Legend

- Addresses
- Street Labels
- Legal Lot Lines
- ▨ Vacated Right of Way
- ▨ Parcels
- ▨ Owner Undetermined
- ▨ Survey Gap
- ▨ Assessed By County



Feet

0 20 40 60 80
1:1,200 / 1"=100 Feet

Parcels

11/4/2020

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