

8883 Sam Snead Hwy, Hot Springs, VA 24445-2719, Bath County

APN: 72-45 CLIP: 6076860831

| | | | | | |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|
|  | Beds | Full Baths | Half Baths | Sale Price | Sale Date |
| | 7 | 5 | 1 | \$815,000 | 05/23/2018 |
| | Bldg Sq Ft | Lot Sq Ft | Yr Built | Type | |
| | 5,354 | 123,710 | 1899 | SFR | |

| OWNER INFORMATION | | | |
|----------------------|----------------|----------------------|-------|
| Owner Name | D & C LLC | Mailing Zip | 29353 |
| Owner Name 2 | | Mailing Zip + 4 Code | 1541 |
| Mailing Address | 415 Pacolet St | Owner Occupied | No |
| Mailing City & State | Jonesville, SC | No Mail Flag | |

| LOCATION INFORMATION | | | |
|----------------------|---------------------|--------------------|---|
| Municipality | | Zoning | |
| MLS Area | | Location Influence | |
| Magisterial | Millboro | Topography | Rolling/Hilly |
| Subdivision | Kings Victorian Inn | Census Tract | 9201.02 |
| Zip Code | 24445 | Neighborhood Name | |
| Zip + 4 | 2719 | Parcel Comments | FR COTTAGE 16X16BP 159-12 CL OSE POR EC 10121 C 6/13 |
| Carrier Route | R001 | | |

| TAX INFORMATION | | | |
|-------------------|---|--------------|--|
| PID | 72-45 | Block | |
| Old Map # | 130925 | Lot | |
| Parcel ID | 72 45 | Exemption(s) | |
| % Improved | 69% | | |
| Legal Description | HOT SPRINGS VICTORIAN INN FR: BRADY, JAMES J. & MARG | | |

| ASSESSMENT & TAX | | | |
|---------------------------|-----------|-------------|------------|
| Assessment Year | 2022 | 2021 | 2020 |
| Assessed Value - Total | \$817,900 | \$748,300 | \$748,300 |
| Assessed Value - Land | \$255,200 | \$410,400 | \$410,400 |
| Assessed Value - Improved | \$562,700 | \$337,900 | \$337,900 |
| Market Value - Total | \$817,900 | \$748,300 | \$748,300 |
| Market Value - Land | \$255,200 | \$410,400 | \$410,400 |
| Market Value - Improved | \$562,700 | \$337,900 | \$337,900 |
| YOY Assessed Change (%) | 9.3% | 0% | |
| YOY Assessed Change (\$) | \$69,600 | \$0 | |
| Tax Year | Total Tax | Change (\$) | Change (%) |
| 2020 | \$4,116 | | |
| 2021 | \$4,116 | \$0 | 0% |
| 2022 | \$4,498 | \$383 | 9.3% |

| CHARACTERISTICS | | | |
|----------------------------|-------------------------------|-----------------|---------------------|
| Lot Acres | 2.84 | Heat Type | Radiant |
| Lot Sq Ft | 123,710 | Heat Fuel Type | Oil |
| Lot Frontage | | Garage Type | |
| Lot Depth | | Parking Type | |
| Lot Shape | | Garage Capacity | |
| Total Units | | Garage Sq Ft | |
| Land Use - County | Single Family Residential-Sub | Garage 2 Sq Ft | |
| Land Use - CoreLogic | SFR | Attic Type | |
| Land Use - Category | | Area of Attic | |
| Style | | Roof Type | Gable |
| Stories | 2.6 | Roof Material | Composition Shingle |
| Year Built | 1899 | Roof Frame | |
| Effective Year Built | | Roof Shape | Gable |
| Bldg Area - Finished Sq Ft | 5,354 | Interior Wall | Plaster |
| Bldg Area - Heated Sq Ft | | Exterior | Wood Siding |
| Bldg Area - Total Sq Ft | | Floor Material | |

| | |
|-------------------------------|----------------|
| Bldg Area - Total Sq Ft | 5,354 |
| Bldg Area - Main Floor Sq Ft | 1,557 |
| Bldg Area - Ground Fl Sq Ft | 2,210 |
| Bldg Area - Above Grade Sq Ft | 5,354 |
| Bldg Area - 2nd Fl Sq Ft | |
| Basement Sq Ft | |
| Basement - Finished Sq Ft | |
| Basement - Unfinished Sq Ft | |
| Basement Type | Cellar |
| Total Rooms | 8 |
| Bedrooms | 7 |
| Baths - Total | 6 |
| Baths - Full | 5 |
| Baths - Half | 1 |
| Fixtures | |
| Other Rooms | |
| Other Impvs | |
| NumFireplaces | 6 |
| Condo Amenities | |
| Cooling Type | Central |

| | |
|-----------------------|-----------------------|
| Floor Cover | Pine |
| Construction | |
| Foundation | Block |
| Pool | |
| Pool Size | |
| Water | Public |
| Sewer | Public Service |
| Electric Service Type | Type Unknown |
| Building Comments | |
| Condition | Good |
| Quality | Good |
| Porch Type | Porch |
| Patio Type | |
| Sec Patio Area | |
| No. of Patios | |
| Patio/Deck 1 Area | |
| Patio/Deck 2 Area | 284 |
| Porch | Porch |
| Porch 1 Area | 282 |
| MLS Baths - Total | |

| |
|-----------------|
| FEATURES |
|-----------------|

| Feature Type | Unit | Size/Qty | Width | Depth | Year Built |
|-------------------|------|----------|-------|------------|------------|
| Fr Cottage W/Bsmt | | | | 384 | |
| Pavement | | | | | |
| Shed-Frame | | | | | |

| Feature Type | Value |
|-------------------|-----------------|
| Fr Cottage W/Bsmt | \$24,960 |
| Pavement | \$5,000 |
| Shed-Frame | |

| Building Description | Building Size |
|----------------------|---------------|
| Base Section | 4,048 |
| Porch | 282 |
| Addition | 1,306 |
| Porch | 284 |
| Porch | 222 |
| Porch | 226 |
| Porch | 144 |
| Enclosed Porch | 152 |

| |
|-------------------|
| SELL SCORE |
|-------------------|

| | | | |
|------------|------------|-------------|----------------------------|
| Rating | Low | Value As Of | 2023-05-28 04:43:04 |
| Sell Score | 450 | | |

| |
|------------------------|
| ESTIMATED VALUE |
|------------------------|

| | | | |
|----------------|------------------------------|-----------------------------|-----------|
| RealAVM™ | \$809,900 | Confidence Score | 87 |
| RealAVM™ Range | \$652,700 - \$967,100 | Forecast Standard Deviation | 19 |
| Value As Of | 05/15/2023 | | |

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

| |
|----------------------------|
| LISTING INFORMATION |
|----------------------------|

| | | | |
|------------------------|--|-------------------------|--|
| MLS Listing Number | | Closing Price | |
| MLS Status | | Pending Date | |
| MLS Area | | MLS Off Market Date | |
| MLS Listing Date | | MLS List. Agent Name | |
| MLS Current List Price | | MLS List. Broker Name | |
| MLS Orig. List Price | | MLS Selling Agent Name | |
| MLS Status Change Date | | MLS Selling Broker Name | |

| | |
|-----------------------------|--|
| Closing Date | |
| MLS Listing # | |
| MLS Listing Date | |
| MLS Listing Price | |
| MLS Orig Listing Price | |
| MLS Close Date | |
| MLS Listing Close Price | |
| MLS Listing Expiration Date | |
| MLS Off Market Date | |
| MLS Status | |

LAST MARKET SALE & SALES HISTORY

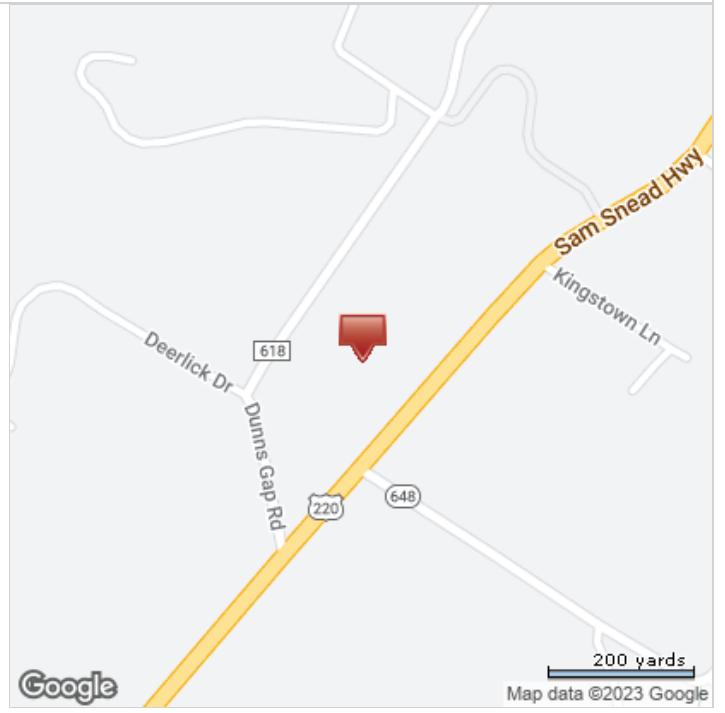
| | | | |
|-----------------------|-------------------------------|------------------|------------|
| Recording Date | 05/23/2018 | Owner Name 2 | |
| Settle Date | 05/23/2018 | Multi/Split Sale | |
| Sale Price | \$815,000 | Document Number | 310 |
| Price Per Square Foot | \$152.22 | Deed Type | Deed (Reg) |
| Seller | King Christine & Richard S Sr | Title Company | |
| Owner Name | D & C LLC | | |

| | | | |
|----------------------|-------------------------------|---------------------------------|----------------|
| Recording Date | 05/23/2018 | 02/29/2016 | 00/2007 |
| Sale/Settlement Date | 05/23/2018 | 02/29/2016 | 07/31/2007 |
| Sale Price | \$815,000 | | |
| Nominal | | Y | |
| Buyer Name | D & C LLC | King Richard S Sr & Christine L | King Christine |
| Buyer Name 2 | | King Christine L | |
| Seller Name | King Christine & Richard S Sr | King Christine L | Owner Record |
| Document Number | 310 | 99 | 698 |
| Document Type | Deed (Reg) | Gift Deed | Deed (Reg) |
| Title Company | | Attorney Only | |

MORTGAGE HISTORY

| | |
|------------------------|--------------|
| Mortgage Date | 05/23/2018 |
| Mortgage Amount | \$219,525 |
| Mortgage Lender | |
| Mortgage Term | 1 |
| Mortgage Term | Years |
| Mortgage Int Rate | |
| Mortgage Int Rate Type | |
| Mortgage Purpose | Construction |
| Mortgage Type | |
| Mortgage Doc # | 311 |
| Title Company | |

PROPERTY MAP



*Lot Dimensions are Estimated