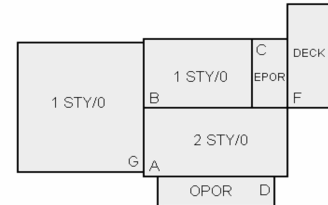


Map Number: 52-(A)- L200 Account Number: 23280  
 Name: MCPHERSON RONALD H  
 Addr: 12023 WAMPLER RD District: PLAINS  
 BROADWAY VA 22815  
 Acres: 7.2520 Desc: NR MAYLAND

Sketch

911 Address: 12023 WAMPLER ROAD

Building Description	Exterior	Interior
Building: 1 Occpy: SINGLE DWELLING Stories: 2 Age: 1922 Remodeled: Cond: AVERAGE Class: 23 SUB RESID - AGR <20 AC Units: Picture: 57524	Found: STONE Walls: VINYL SIDING Roof: GABLE Roofing: METAL  <u>Site</u> R/W: PUBLIC Terr: Water: CISTERN Sewer: SEPTIC Gas: Elect: CONNECTED	# Rms: 5 Bd Rms: 3 # Baths: 2 # 1/2 Bath: Walls: DRY WALL/PANEL Floors: CARPET/WOOD Heat: HEAT PUMP A/C: Y Fuel: ELECTRIC Fireplace: Basement: 0 BaseDesc: %Fin: Fin Qal: Garage: #Cars:



OLD PIC # 22743, 25177, 8250  
 MH PIC #57525

<u>Land Use and Value</u>			
Type	#Acres	Price	Value
HOMESITE	1.0000	35000	35000
RESIDUAL	6.2520	7500	46890

Zoning  
 Zoning: A1  
 Addtl.Zoning:  
 Addtl.Zoning:  
 Town Zoning:  
 Ag Forestal:  
 Special Use:  
 Conditional Rezoning:

<u>Other Improvements</u>					
Desc	Size	Cond	Rate	Value	
FRAMED GARAGE	18 X 13	A		1500	
SHED-METAL	52 X 12	A	3.00	1872	
BARN-METAL	30 X 20	A	2.00	1200	
PO HS-MET/FR/DIRT	200 X 42	A	3.00	25200	
PO HS-MET/FR/DIRT	400 X 42	A	3.50	58800	
SHED-METAL	10 X 14	P		100	
SHED-EQUIP (M/FR)	20 X 12	P		300	
SHED-FRAME	10 X 14	P		100	

<u>Dimensions</u>					
Sect	Type	Story	Description	Area	
A	BASE	2.0	N16-BE24-CE8-S16-W4-DW28-	1024	
B	ADD	1.0	N16-E24-S16-W24-	384	
C	EPOR	1.0	N16-E8-S16-W8-	128	
D	OPOR	1.0	S7-W26-N7-E26-	182	
F	DECK	1.0	N24-E10-S24-W10-	240	
G	ADD	1.0	N30-E28-S30-W28-	840	

Last Sale Price: 0 Deed Book/Page: 1114 - 908

<u>Structural Value</u>	
External Calculations:	Value
Structural Element	Value
Bldg: 2248 @ 95.65	215021
Basmt:	
F Bsmt:	
Plumb:	5250
Heat:	
A/C:	7868
F P:	
Flue:	1400
Blt In:	

<u>Addition</u>			
Type	Area	Price	Value
EPOR	128 @	28.00	3584
OPOR	182 @	25.20	4586
DECK	240 @	16.80	4032
		0.00	
		0.00	
		0.00	
		0.00	
		0.00	
		0.00	
		0.00	
		0.00	
		0.00	
		0.00	

<u>Values/Factors</u>			
Subtotal	Phy	Func	Econ
241741			
Factor 100%:			
241741			
Depreciation:	26%	0%	10%
Total Bldg Value:			196777
Nhood Factor 0%:			0
Other Improv Value:			89072
Total Improv Value:			285800
Total Land Value:			81900
Total Property Value:			367700

<u>Assessed Value</u>	
Year:	Value
2022	
Land:	81900
Improvement:	285800
Total Value:	367700

Map Number: 52-(A)- L200

Account Number: 23280

Name: MCPHERSON RONALD H

Address: 12023 WAMPLER RD  
BROADWAY VA 22815

**Record of Ownership**

Previous Ownership	Code	Book	Page	Date	Consideration
ROADCAP ROBERT D & CHARLOTTE E 52 A 200	P	820	670		137500
MCPHERSON RONALD H & SANDRA L 52 A 200	P	1114	908		

**Land and Improvement Value Changes**

Year	Land Value	Improv Value	Total Value	Land Use	Status
Current	81900	285800	367700		
2021	108800	218500	327300		
2020	108800	218500	327300		
2019	108800	218500	327300		
2018	108800	218500	327300		
2017	108800	214400	323200		
2016	108800	214400	323200		
2015	108800	214400	323200		
2014	108800	214400	323200		
2013	76300	217700	294000		
2012	76300	217700	294000		
2011	76300	217700	294000		
2010	76300	204800	281100		
2009	78800	191400	270200		
2008	78800	191400	270200		
2007	78800	191400	270200		
2006	78800	154400	233200		
2005	50800	136200	187000		
2004	50800	136200	187000		
2003	50800	136200	187000		
2002	50800	136200	187000		

**Comments**

1996-Trailer site added permit # 6694. 2007-ADDED ADDITION @ 20% FUNC DEPRC (G-incomplete). 2010-CHANGED FUNC DEP FROM 20% TO 10%, no steps outside door (has to have steps to final). 2011-REMOVED 10% FUNC DEP per mw, TO FULL VALUE, mm. 2021-1.248 ac and trailer site from this lot to 52-(A)-200C (Db 5438-pg 572/Inst# 17827 6/28/21). Acreage corrected from 8.50 (dj).