

MADISON COUNTY BOARD OF EQUALIZATION

AGENDA

Madison County Administration Auditorium

May 12, 2025

6:00 PM

Call to Order, Pledge of Allegiance and Moment of Silence

Determine presence of a quorum

Adopt Agenda

Approval of April 14, 2025, minutes

Old Business

- All April 14 appellants and Commissioner of Revenue were notified of decisions

New business:

Cases to be heard:

• 6:00	Howard Robinson	TM 36-4	Record # 263
• 6:15	Jaime Taff	TM 9-18B	Record # 3477
• 6:30	Monroe or Donna Colvin	TM 47-18C	Record # 2147
• 6:45	Robert Finks	TM 29-88	Record # 2335
• 7:00	James Handly	TM 14-25A	Record # 3970
• 7:15	Joyce Sharpe	TM 40-9B	Record # 403
• 7:30	Joyce Sharpe	TM 22-22A	Record # 6189
• 7:45	Staci & Jeremy Fox	TM 40-29A	Record # 6131
• 8:00	Lynn Samuels	TM 47-5C	Record # 3772

Discussion

Public comment

Closed Session, if needed

Adjourn

MADISON COUNTY

Map No. : 36 4	Owner : ROBINSON, HOWARD F OR	<p>911 Addr :</p> <p>Record : 263 Card No : 1</p> <p>Acct No : 263 Sale Price : 89,685 Sale Date : 05/09/2022 Ratio: 2.392</p> <p>Sub Division: n/a Grantor : AYLOR, JOHN ROY B TRUSTEE NbrHd: 1</p> <p>Occupancy : VACANT LAND</p> <p>Right of Way : NONE</p> <p>Pavement : NONE</p> <p>Terrain : ON</p> <p>Characteristic : ROLLING/SLOPING</p> <p>Water Source : NONE</p> <p>Sewer : NONE</p> <p>Zoning : C1</p> <p>Use Class : 5 - AGR/UNDDEV 20-99</p> <p>User Codes : - L - LAND USE</p> <p>Deed Book/Page</p> <p>Date Inspected</p> <p>02/25/2025</p> <p>Inst. Number</p> <p>Initials</p> <p>RC/SW</p> <p>Remarks : ADJOINS RAPIDAN WILDLIFE MANAGEMENT</p> <p>AREA</p> <p>Other Desc:</p>								
1.) FOREST EXCEL	35.755						6,000	P	214,530	
2.)										
3.)										
4.)										
5.)										
6.)										
7.)										
8.)										
9.)										
10.)										
Improvement Description	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc.	Unit Value	Improvement Comments			
1.)										
2.)										
3.)										
4.)										
5.)										
6.)										
7.)										
8.)										
9.)										
10.)							Date of Value : 01/01/2025 Hearing : No Change			
Notes: See Back for Sales History							Value Summary			
							% Chg	Previous Values		Total Imp. Value
n/a	Bldg	0		Total Land Value	214,500					
1.40	Land	89,400		Total Prop. Value	214,500					
1.40	Total	89,400		Land Use Value	17,900					

MADISON COUNTYRecord:No **263** Card No : **1**Map No. **36** **4**Page No. **2****Ownership Information :**

Owner : ROBINSON, HOWARD F OR
ARANA-ROBINSON, R V

Address : 12317 OLD CANAL RD

POTOMAC, MD 20854

Legal : IN 220000685 35.755 AC
36-4
OFF RT 615

District : MADISON COUNTY

Sales History

Grantor	Sales Price	Date Sold	Document
AYLOR, JOHN ROY B	0	1 / 2022	Ins:
AYLOR, JOHN ROY B	0	0 / 0	Ins:

Value History :

	Year	Value	Total	Explanation
1.)	2025	L- 214500	214,500	REVALUED-GENERAL REASS.
2.)	2023	L- 89400	89400	BOUNDARY SURVEY
3.)	2019	L- 100000	100000	REVALUED-GENERAL REASS.
4.)	2013	L- 162000	162000	REVALUED-GENERAL REASS.

2024 LAND BOOK

Map No. : 36 4	Owner : ROBINSON, HOWARD F OR	<p>911 Addr :</p> <p>Record : 263 Card No : 1</p> <p>Acct No : 263 Sale Price : 89,685 Sale Date : 05/09/2022 Ratio: 0.997</p> <p>Sub Division: n/a Grantor : AYLOR, JOHN ROY B TRUSTEE NbrHd: 1</p> <p>Occupancy : VACANT LAND</p> <p>Right of Way : NONE</p> <p>Pavement : NONE</p> <p>Terrain : ON</p> <p>Characteristic : ROLLING/SLOPING</p> <p>Water Source : NONE</p> <p>Sewer : NONE</p> <p>Zoning : C1</p> <p>Use Class : 5 - AGR/UNDDEV 20-99</p> <p>User Codes : - L - LAND USE</p> <p>Deed Book/Page</p> <p>Date Inspected 04/10/2018</p> <p>Inst. Number</p> <p>Initials</p> <p>MS</p> <p>Remarks : ADJOINS RAPIDAN WILDLIFE MANAGEMENT</p> <p>AREA</p> <p>Other Desc:</p>								
1.) FOREST EXCEL	35.755						2,500	P	89,388	
2.)										
3.)										
4.)										
5.)										
6.)										
7.)										
8.)										
9.)										
10.)										
Improvement Description	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc.	Unit Value	Improvement Comments			
1.)										
2.)										
3.)										
4.)										
5.)										
6.)										
7.)										
8.)										
9.)										
10.)							Date of Value : 01/01/2019			
Notes: See Back for Sales History						Value Summary				
						% Chg	Previous Values		Total Imp. Value	0
n/a	Bldg	0		Total Land Value	89,400					
-0.45	Land	162,000		Total Prop. Value	89,400					
-0.45	Total	162,000		Land Use Value	12,900					

Ownership Information :

Owner : ROBINSON, HOWARD F OR
ARANA-ROBINSON, R V
Address : 12317 OLD CANAL RD

POTOMAC, MD 20854

Legal : IN 220000685 35.755 AC
36-4
OFF RT 615

District : MADISON COUNTY

Sales History

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
AYLOR, JOHN ROY B	0	1 / 2022	Ins:
AYLOR, JOHN ROY B	0	0 / 0	Ins:

Value History :

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2023	L- 89400 I-	89,400	BOUNDARY SURVEY
2.)	2019	L- 100000 I- 0	100000	REVALUED-GENERAL REASS.
3.)	2013	L- 162000 I- 0	162000	REVALUED-GENERAL REASS.
4.)	2008	L- 180000 I- 0	180000	GENERAL REASSESSMENT

2025 MADISON GEN REASSESSMENT

Map No. : 36 4 Owner : ROBINSON, HOWARD F OR
 Acreage : 35.755 911 Addr :
 Record : 263 Card No : 1
 Acct No : 263 Sale Price : 89,685 Sale Date : 5/9/2022 Ratio: 2.392
 Sub Division: n/a Grantor : AYLOR, JOHN ROY B TRUSTEE NbrHd: 1

Occupancy : VACANT LAND	User Codes :	Deed Book/Page	Date Inspected
Right of Way : NONE	-		2/25/2025
Pavement : NONE	L - LAND USE		Initials
Terrain : ON	-		RC/SW
Characteristic : ROLLING/SLOPING	Remarks : ADJOINS RAPIDAN WILDLIFE MANAGEMENT		
Water Source : NONE	AREA		
Sewer : NONE	Other Desc:		
Zoning : C1	Assessor Comments:		
Use Class : 5 - AGR/UNDDEV 20-99			

<u>Land Description</u>	<u>Unit Size</u>	<u>Unit Value</u>	<u>Unit Method</u>	<u>Unit Adj</u>	<u>Unit Total</u>	<u>Utility Value</u>	<u>Land Comments</u>
1.) FOREST EXCEL	35.755	6,000	P		214,530		
2.)							
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							

<u>Improvement Description</u>	<u>Unit Length</u>	<u>Unit Width</u>	<u>Unit Cond</u>	<u>Unit Rate</u>	<u>Unit Deprc.</u>	<u>Unit Value</u>	<u>Improvement Comments</u>
1.)							
2.)							
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							Date of Value : 1/1/2025

Hearing : No Change

Notes:	Value Summary			
	% Chg	Previous Values	Total Imp. Value	0
	n/a	Bldg 0	Total Land Value	214,500
	1.40	Land 89,400	Total Prop. Value	214,500
			Land Use Value	12,900
See Back for Sales History	1.40	Total 89,400		

2025 MADISON GEN REASSESSMENTRecord:No **263** Card No : **1**Map No. **36** **4**Page No. **2****Ownership Information :**

Owner : ROBINSON, HOWARD F OR
ARANA-ROBINSON, R V
Address : 12317 OLD CANAL RD

POTOMAC, MD 20854

Legal : IN 220000685 35.755 AC
36-4
OFF RT 615

District : MADISON COUNTY

Sales History

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
AYLOR, JOHN ROY B	0	1 / 2022	Ins:
AYLOR, JOHN ROY B	0	0 / 0	Ins:

Value History :

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2023	L- 214500 I-	214,500	BOUNDARY SURVEY
2.)	2019	L- 100000 I- 0	100000	REVALUED-GENERAL REASS.
3.)	2013	L- 162000 I- 0	162000	REVALUED-GENERAL REASS.
4.)	2008	L- 180000 I- 0	180000	GENERAL REASSESSMENT

2025 MADISON GEN REASSESSMENT

Map No. : 36 4 Owner : ROBINSON, HOWARD F OR
 Acreage : 35.755 911 Addr :
 Record : 263 Card No : 1
 Acct No : 263 Sale Price : 89,685 Sale Date : 5/9/2022 Ratio: 2.392
 Sub Division: n/a Grantor : AYLOR, JOHN ROY B TRUSTEE NbrHd: 1

Occupancy : VACANT LAND User Codes : Deed Book/Page Date Inspected
 Right of Way : NONE - 11/21/2024
 Pavement : NONE L - LAND USE Inst. Number Initials
 Terrain : ON - RC
 Characteristic : ROLLING/SLOPING Remarks : ADJOINS RAPIDAN WILDLIFE MANAGEMENT
 Water Source : NONE AREA
 Sewer : NONE Other Desc:
 Zoning : C1 Assessor
 Use Class : 5 - AGR/UNDDEV 20-99 Comments:

Land Description	Unit Size	Unit Value	Unit Method	Unit Adi	Unit Total	Utility Value	Land Comments
1.) FOREST EXCEL	35.755	6,000	P		214,530		
2.)							
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							

Improvement Description	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc.	Unit Value	Improvement Comments
1.)							
2.)							
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							Date of Value : 1/1/2025

Notes:	Value Summary					
	% Chg	Previous Values		Current Values		
	n/a	Bldg	0	Total Imp. Value	0	
	1.40	Land	89,400	Total Land Value	214,500	
				Total Prop. Value	214,500	
See Back for Sales History	1.40	Total	89,400	Land Use Value	12,900	

2025 MADISON GEN REASSESSMENT

Record No 263 Card No : 1

Map No. 36 4

Page No. 2

Ownership Information :

Owner : ROBINSON, HOWARD F OR
ARANA-ROBINSON, R V

Address : 12317 OLD CANAL RD

POTOMAC, MD 20854

Legal : IN 220000685 35.755 AC
36-4
OFF RT 615

District : MADISON COUNTY

Sales History

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
AYLOR, JOHN ROY B	0	1 / 2022	Ins:
AYLOR, JOHN ROY B	0	0 / 0	Ins:

Value History :

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2023	L- 214500 I-	214,500	BOUNDARY SURVEY
2.)	2019	L- 100000 I- 0	100000	REVALUED-GENERAL REASS.
3.)	2013	L- 162000 I- 0	162000	REVALUED-GENERAL REASS.
4.)	2008	L- 180000 I- 0	180000	GENERAL REASSESSMENT

2025 MADISON GEN REASSESSMENT

Map No. : 36 4	Owner : ROBINSON, HOWARD F OR						
Acreage : 35.755	911 Addr :						
Record : 263	Card No : 1						
Acct No : 263	Sale Price : 89,685	Sale Date : 5/9/2022	Ratio: 0.997				
Sub Division: n/a	Grantor : AYLOR, JOHN ROY B TRUSTEE	NbrHd: 1					
Occupancy : VACANT LAND Right of Way : NONE Pavement : NONE Terrain : ON Characteristic: ROLLING/SLOPING Water Source : NONE Sewer : NONE Zoning : C1 Use Class : 5 - AGR/UNDDEV 20-99	User Codes :	Deed Book/Page	Date Inspected				
	-	L - LAND USE	11/21				
	-	Inst. Number	Initials	mu			
	-						
	Remarks : ADJOINS RAPIDAN WILDLIFE MANAGEMENT						
	AREA						
	Other Desc:						
	Assessor						
	Comments:						
Land Description	Unit Size	Unit Value	Unit Method	Unit Adj	Unit Total	Utility Value	Land Comments
1.) FOREST EXCEL	35.755	2,500	P		89,388		
2.)		6000					
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							
Improvement Description	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc.	Unit Value	Improvement Comments
1.)							
2.)							
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							
							Date of Value : 1/1/2025
Notes:				Value Summary			
				% Chg	Previous Values		
				n/a	Bldg	0	Total Imp. Value 0
				0.00	Land	89,400	Total Land Value 89,400
							Total Prop. Value 89,400
							Land Use Value 12,900
See Back for Sales History							

2025 MADISON GEN REASSESSMENTRecord No. **263** Card No. **1**Map No. **36** **4**Page No. **2****Ownership Information :**

Owner : ROBINSON, HOWARD F OR
ARANA-ROBINSON, R V

Address : 12317 OLD CANAL RD

POTOMAC, MD 20854

Legal : IN 220000685 35.755 AC
36-4
OFF RT 615

District : MADISON COUNTY

Sales History

Grantor	Sales Price	Date Sold	Document
AYLOR, JOHN ROY B	0	1 / 2022	Ins:
AYLOR, JOHN ROY B	0	0 / 0	Ins:

Value History :

	Year	Value	Total	Explanation
1.)	2023	L- 89400	89,400	BOUNDARY SURVEY
2.)	2019	L- 100000	100000	REVALUED-GENERAL REASS.
3.)	2013	L- 162000	162000	REVALUED-GENERAL REASS.
4.)	2008	L- 180000	180000	GENERAL REASSESSMENT

REASSESSMENT HEARING FORM

Appointment: <input type="checkbox"/>	Call-Back: <input type="checkbox"/> Date Called in: _____ Date Called Back: _____
Date/Time: <i>2/25 e 10 AM.</i>	Walk-In: <input type="checkbox"/> Date: _____

Property Owner: <i>Howard Robinson</i>	Appraiser: <i>RC</i>
Owner's Representative:	Telephone: <i>571-327-3543</i>
	Interviewer: <i>SW</i>

Record #: <i>263</i>	Map No: <i>36-4</i>	Legal Acreage: <i>36-4</i>
Too much increase over last assessment	Subject impacted by deferred maintenance	
Value not equalized with surrounding properties	Subject record inaccurate	Land \$ <i>214530</i>
Value above sales price	No complaint, no appeal, refile property record card	Building(s) \$ <i>—</i>
Subject impacted by surrounding properties		Total: \$ <i>214530</i>

Remarks:	<i>No Access to property - Cannot be accessed via subdivision roads per subdivision C+R - only access via his improved lot 36A-22-66 Sale was private sale</i>
----------	--

Comparable Properties:			

Recommended Changes:	<input checked="" type="checkbox"/> CHANGE	<input checked="" type="checkbox"/> NO CHANGE	
Valued as residual to 1 hour on 36A-22-66			Land \$
			Building(s) \$
			Total: \$

Remarks:			



MADISON COUNTY BOARD OF EQUALIZATION

PO Box 56
Madison, VA 22727
540-948-7500 x1233

NOTICE OF RIGHTS

DATE OF APPEAL HEARING

April 17, 2025

Howard Robinson
12317 Old Canal Road
Potomac, MD 20854

Re: Appeal of Assessment

Dear Mr. Robinson:

The Madison County Board of Equalization has received your request to appeal the assessment of your property identified as **Tax Map 36-4**.

We have scheduled your appeal to be reviewed on **Monday, May 12, 2025 at 6:00 p.m.** in the Madison County Administration Building Auditorium located at 414 North Main Street, Madison, VA.

You have the right under Section 58.1-3331, to review and obtain copies of all the assessment records pertaining to the assessing officer's determination of fair market value of such real property. These records are available at the Commissioner of Revenue's office located at 410 North Main Street, Madison, VA, Monday through Friday, 8:30 a.m.-4:30 p.m.

You have the right to a 45 day advance notice of the hearing of your appeal, which you may waive. If you choose to NOT waive that right, then your hearing will be scheduled after May 9, 2025, and another appointment will be made for you.

The Board will review your paperwork and make a decision on your appeal. Your appearance is not required.

Sincerely,

Nan Coppedge
Board of Equalization Clerk



Outlook

Re: Online Form Submittal: Madison County 2025 Reassessment - BOE Appeals

From Nan Coppedge <ncoppedge@madisonco.virginia.gov>**Date** Tue 4/8/2025 9:48 AM**To** noreply@civicplus.com <noreply@civicplus.com>

Mr. Robinson,

I have received your email for appeal to the BOE. The next appointments will be on May 12, and I will send you a letter with the appointment time (evenings).

Nan Coppedge, Clerk

From: noreply@civicplus.com <noreply@civicplus.com>**Sent:** Monday, April 7, 2025 2:26 PM**To:** Board of Equalization <boardofequalization@madisonco.virginia.gov>**Subject:** Online Form Submittal: Madison County 2025 Reassessment - BOE Appeals

Madison County 2025 Reassessment - BOE Appeals

The Board of Equalization meetings will be held on the second Monday of the month at 6:00 pm in the Board Auditorium located at 414 North Main Street, Madison, VA. 22727.

(Section Break)

Applicant Information

Property Owner or Representative's Name	Howard Robinson
---	-----------------

Property Owners Mailing Address	12317 Old Canal Road
---------------------------------	----------------------

Potomac

MD

20854

20854

Address of Property if Different From Above:	Map # 36-4, Lost Valley
	358 Lost Lakeview Road
	Lost
	Valley
	22727
Tax Map # of Property	36 4
Record #	263
E-Mail Address:	howardr245@gmail.com
Phone Number:	571-327-3543
(Section Break)	

Appeal Information

Reason(s) for Appeal	Property not assessed at market value, Property assessment not equalized with comparable properties
Comments	I base my appeal on the differences in percentage increase rather than assessed value. See attached file below.

Applicant's Reasoning & Supporting Documents

Applicant's estimated fair market or equalized value of the property's Land:	United States
Applicant's estimated fair market or equalized value of the property's Building(s):	<i>Field not completed.</i>
Applicant's total estimated fair market or equalized value of the property:	<i>Field not completed.</i>
Applicant's estimated fair market or equalized value supporting reasoning:	see "other supporting documents"
Applicant's Supporting Documents	Other (please describe in the box to the right)
Other Supporting Document(s)	I searched county records to compare percentages of increased value. My acreage increased 240%, even though it is

completely land-locked and can't be developed, whereas the values of other land (that is not landlocked and can be developed) increased from 130%.

Upload Supporting
Documents here:

[table and backup info.pdf](#)

Email not displaying correctly? [View it in your browser.](#)

MADISON COUNTY

Map No. : 9 18B	Owner : TAFF, JAIME H OR MIZEJEWSKI,																																																																																																																		
Acreage : 11.210	911 Addr : 1951 NETHERS RD SPERRYVILLE VA 22740																																																																																																																		
Record : 3477 Card No : 1	Acct No : 3477	Sale Price : Sale Date : 08/12/2020																																																																																																																	
Sub Division: n/a		Grantor : MIZEJEWSKI, GERALD JUDE JR TRUSTE	NbrHd: 1																																																																																																																
Occupancy : DWELLING Right of Way : PRIVATE Pavement : GRAVEL Terrain : ON Characteristic : ROLLING/SLOPING Water Source : WELL Sewer : SEPTIC Zoning : A1 Use Class : 2 - SINGLE FAMILY SUB		Interior Walls : DRYWALL Floor Covering : VINYL Total Rooms : 9 Bed Rooms : 4 Bath Rooms : 3 F / 0 H Heat : HEAT PUMP Fuel : ELECTRIC Air Condition : YES	Stories : 2.00 Year Built : 1984 Age : 41 Public Gas : N Electric : Y Foundation : BRICK Exterior Walls : VINYL SIDING Roof Type : GAMBREL Roofing : COMP SHG See Back for Sales History																																																																																																																
Land Description HOME SITE OTHER		Unit Size : 1.000 Unit Value : 90,000 Unit Method : H Unit Adjustment : 	Unit Total : 90,000 Utility Value : 12,000 	Structural Element <table border="1"> <tr> <th></th> <th>% Area</th> <th>Area SF</th> <th>Rate SF</th> <th>Value</th> </tr> <tr> <td>Building</td> <td></td> <td>2,592.0</td> <td>@ 111.33</td> <td>= 288,567</td> </tr> <tr> <td>Basement</td> <td>n/a</td> <td>Crawl</td> <td>@ n/a</td> <td>= 0</td> </tr> <tr> <td>Fin. Bsmt.</td> <td>n/a</td> <td>0.0</td> <td>@ 0.00</td> <td>= 0</td> </tr> <tr> <td>Bath Rooms</td> <td>3 F / 0 H</td> <td colspan="3">Plumbing Value 4,500</td> </tr> <tr> <td>Type Heat</td> <td>HEAT PUMP</td> <td colspan="3">Heating Value 0</td> </tr> <tr> <td>Central A/C</td> <td>Y</td> <td colspan="3">Air Condition Value 12,960</td> </tr> <tr> <td>0 FP, 0 Stack, 0 NV</td> <td></td> <td colspan="3">Fireplace Value 2,000</td> </tr> <tr> <td>1 - Gas Log FP</td> <td></td> <td colspan="3"></td> </tr> <tr> <td>0 Flue, 0 Stack, 0 Metal</td> <td></td> <td colspan="3">Flue Value 0</td> </tr> <tr> <td>Garage</td> <td>VINYL</td> <td colspan="3">Built In Garage 0</td> </tr> <tr> <td>No. Cars</td> <td>2</td> <td colspan="3">Interior Improvement 0</td> </tr> <tr> <td></td> <td></td> <td colspan="3">Total S/W/Landscape 20,000</td> </tr> <tr> <td></td> <td></td> <td colspan="3">Extra Kitchen Value 0</td> </tr> <tr> <td></td> <td></td> <td colspan="3">Total Structure Additions 40,720</td> </tr> <tr> <td></td> <td></td> <td colspan="3">Sub Total 368,747</td> </tr> <tr> <td></td> <td></td> <td>Class : C</td> <td>Adj. Factor 1.15</td> <td>424,059</td> </tr> <tr> <td></td> <td></td> <td>Factor : 0.15</td> <td>Phys. Depr. 0.25</td> <td>-106,015</td> </tr> <tr> <td></td> <td></td> <td>Condition : AVERAGE</td> <td>Func. Depr. 0.00</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td>Year Built : 1984</td> <td>Econ. Depr. 0.00</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td>Age : 41</td> <td>Fair Value</td> <td>n/a</td> </tr> <tr> <td></td> <td></td> <td>Effective Age :</td> <td></td> <td></td> </tr> </table>			% Area	Area SF	Rate SF	Value	Building		2,592.0	@ 111.33	= 288,567	Basement	n/a	Crawl	@ n/a	= 0	Fin. Bsmt.	n/a	0.0	@ 0.00	= 0	Bath Rooms	3 F / 0 H	Plumbing Value 4,500			Type Heat	HEAT PUMP	Heating Value 0			Central A/C	Y	Air Condition Value 12,960			0 FP, 0 Stack, 0 NV		Fireplace Value 2,000			1 - Gas Log FP					0 Flue, 0 Stack, 0 Metal		Flue Value 0			Garage	VINYL	Built In Garage 0			No. Cars	2	Interior Improvement 0					Total S/W/Landscape 20,000					Extra Kitchen Value 0					Total Structure Additions 40,720					Sub Total 368,747					Class : C	Adj. Factor 1.15	424,059			Factor : 0.15	Phys. Depr. 0.25	-106,015			Condition : AVERAGE	Func. Depr. 0.00	0			Year Built : 1984	Econ. Depr. 0.00	0			Age : 41	Fair Value	n/a			Effective Age :		
	% Area	Area SF	Rate SF			Value																																																																																																													
Building		2,592.0	@ 111.33			= 288,567																																																																																																													
Basement	n/a	Crawl	@ n/a			= 0																																																																																																													
Fin. Bsmt.	n/a	0.0	@ 0.00			= 0																																																																																																													
Bath Rooms	3 F / 0 H	Plumbing Value 4,500																																																																																																																	
Type Heat	HEAT PUMP	Heating Value 0																																																																																																																	
Central A/C	Y	Air Condition Value 12,960																																																																																																																	
0 FP, 0 Stack, 0 NV		Fireplace Value 2,000																																																																																																																	
1 - Gas Log FP																																																																																																																			
0 Flue, 0 Stack, 0 Metal		Flue Value 0																																																																																																																	
Garage	VINYL	Built In Garage 0																																																																																																																	
No. Cars	2	Interior Improvement 0																																																																																																																	
		Total S/W/Landscape 20,000																																																																																																																	
		Extra Kitchen Value 0																																																																																																																	
		Total Structure Additions 40,720																																																																																																																	
		Sub Total 368,747																																																																																																																	
		Class : C	Adj. Factor 1.15	424,059																																																																																																															
		Factor : 0.15	Phys. Depr. 0.25	-106,015																																																																																																															
		Condition : AVERAGE	Func. Depr. 0.00	0																																																																																																															
		Year Built : 1984	Econ. Depr. 0.00	0																																																																																																															
		Age : 41	Fair Value	n/a																																																																																																															
		Effective Age :																																																																																																																	
Building Description A- BASE SECTION B- NO BASEMENT A C- DECK D- FRAME GARAGE		Section Story : 2.00 Section Size : 2,304 Section Class : C Section Factor : 0.00 Section Rate : 0.00 Section Deprc. : 0 	Section Value : 0 																																																																																																																
				Inst. Number																																																																																																															
				User Codes																																																																																																															
				Value Summary																																																																																																															
				Total Main Structure 318,000																																																																																																															
			Date of Value : 01/01/2025	NbrHood Adj. 0.00 0																																																																																																															
				Perc. Comp. n/a 0																																																																																																															
				L/S Adj. n/a 0																																																																																																															
				Total Other Imp. 500																																																																																																															
<table border="1"> <tr> <td>16.0</td> <td rowspan="2">C- DECK</td> <td rowspan="2">48.0</td> <td rowspan="2">A- BASE</td> </tr> <tr> <td>26.0</td> <td>16.04.0</td> <td>20.0</td> <td>2304.0</td> </tr> <tr> <td>26.0</td> <td>16.0</td> <td>21.0</td> <td>24.0</td> </tr> <tr> <td>D- FGAR</td> <td>B- NBAD</td> <td>16.0</td> <td>27.0</td> </tr> <tr> <td>26.0</td> <td></td> <td></td> <td></td> </tr> </table>		16.0	C- DECK	48.0	A- BASE	26.0	16.04.0	20.0	2304.0	26.0	16.0	21.0	24.0	D- FGAR	B- NBAD	16.0	27.0	26.0				Date Inspected 12/30/2024 At Home N Initials SW	% Chg 0.48 0.62 0.53	Previous Values Bldg 215,900 Land 138,500 Total 354,400	Total Imp. Value 318,500 Total Land Value 224,500 Total Prop. Value 543,000																																																																																										
16.0	C- DECK	48.0				A- BASE																																																																																																													
26.0			16.04.0	20.0	2304.0																																																																																																														
26.0	16.0	21.0	24.0																																																																																																																
D- FGAR	B- NBAD	16.0	27.0																																																																																																																
26.0																																																																																																																			
		Remarks: Other Desc:																																																																																																																	

MADISON COUNTY

Record:No 3477 Card No : 1

Map No. 9 18B

Page No. 2

Ownership Information :

Owner : TAFF, JAIMIE H OR MIZEJEWSKI,
GERALD J JR
Address : 5622 OAK PLACE

BETHESDA, MD 20817

Legal : IN 200001209 11.210 AC
9-18B
OFF RT 600

District : MADISON COUNTY**Sales History**

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
MIZEJEWSKI, GERAL	0	2 / 2019	Ins:
MIZEJEWSKI, GERAL	305,000	7 / 2018	Ins:
HUDSON, FESTUS J	0	11 / 2016	Ins:
HUDSON, FESTUS J	0	0 / 0	DB: 88 / 470

Value History :

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2025	L- 224500 I- 318500	543,000	REVALUED-GENERAL REASS.
2.)	2019	L- 138500 I- 215900	354400	REVALUED-GENERAL REASS.
3.)	2013	L- 144700 I- 175000	319700	REVALUED-GENERAL REASS.
4.)	2008	L- 181900 I- 218500	400400	GENERAL REASSESSMENT

Building Section Description :

<u>Section Code</u>	<u>Section Story</u>	<u>Section Directionals</u>	<u>Section Size</u>	<u>Section Class</u>	<u>Section Factor</u>	<u>Section Rate</u>	<u>Section Deprc.</u>	<u>Section Value</u>
A- BASE	2.00	N 20.0(B) N 4.0(C) E 48.0 S 24.0 W 27.0 W 21.0	2,304	C		0.00		0
B- NBAD	1.00	W 16.0(D) S 18.0 E 16.0 N 18.0	288	C		0.00		0
C- DECK	1.00	N 12.0 W 16.0 S 16.0 E 16.0 N 4.0	256	C		25.00		6,400
D- FGAR	1.00	N 4.0 W 26.0 S 24.0 E 26.0 N 20.0	624	C		55.00		34,320

2024 LAND BOOK

Map No. : 9 18B Owner : TAFF, JAIME H OR MIZEJEWSKI,
 Acreage : 11.210 911 Addr : 1951 NETHERS RD
 Record : 3477 Card No : 1 SPERRYVILLE VA 22740
 Acct No : 3477 Sale Price : Sale Date : 08/12/2020
 Sub Division: n/a Grantor : MIZEJEWSKI, GERALD JUDE JR TRUSTE NbrHd: 1



Occupancy : DWELLING Interior Walls : DRYWALL Stories : 2.00
 Right of Way : PRIVATE Floor Covering : VINYL Year Built : 1984 Age : 35
 Pavement : GRAVEL (/ /) Public Gas : N Electric : Y
 Terrain : ON Total Rooms : 9 Foundation : BRICK
 Characteristic : ROLLING/SLOPING Bed Rooms : 4 Exterior Walls : VINYL SIDING
 Water Source : WELL Bath Rooms : 3 F / 0 H
 Sewer : SEPTIC Heat : HEAT PUMP Roof Type : GAMBREL
 Zoning : A1 Fuel : ELECTRIC Roofing : COMP SHG
 Use Class : 2 - SINGLE FAMILY SUB Air Condition : YES See Back for Sales History

Land Description	Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value	Structural Element			
HOME SITE	1.000	55,000	H		55,000	12,000				
OTHER	10.210	7,000	P		71,470					
							% Area	Area SF	Rate SF	Value
							Building	2,304.0	@ 74.63	= 171,947
							Basement	n/a	Crawl @ n/a	= 0
							Fin. Bsmt.	n/a	0.0 @ 0.00	= 0

Improvement Description	Unit Length	Unit Width	Unit Condition	Unit Rate	Unit Deprc.	Unit Value	Plumbing Value			
SHED-FRAME	0.0	0.0	F	0.00		0				
DRIVEWAY-CO	0.0	0.0	A	500		500				
							Type Heat	HEAT PUMP	Heating Value	0
							Central A/C	: Y	Air Condition Value	5,760
							0 FP, 0 Stack, 0 NV		Fireplace Value	2,000
							1 - Gas Log FP			
							0 Flue, 0 Stack, 0 Metal		Flue Value	0
							Garage	: VINYL	Built In Garage	0
							No. Cars	: 2	Interior Improvement	0
							Total S/W/Landscape			
							Extra Kitchen Value			
							Total Structure Additions			

Building Description	Section Story	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value	Sub Total		
A- BASE SECTION	2.00	2,304	C		0.00		0			
B- ROOM ADDITION	1.00	288	C		75.00		21,600			
C- DECK	1.00	256	C		18.00		4,608			
D- FRAME GARAGE	1.00	624	C		32.00		19,968			

	<u>Inst. Number</u>		
	<u>User Codes</u>		
	<u>Value Summary</u>		Total Main Structure 215,400
	Date of Value : 01/01/2019		NbrHood Adj. 0.00 0
	Perc. Comp. n/a 0		
L/S Adj. n/a 0			
Total Other Imp. 500			
<u>Date Inspected</u>			
09/25/2018			
<u>% Chg</u>			
0.23 Bldg 175,000 Total Imp. Value 215,900			
-0.04 Land 144,700 Total Land Value 138,500			
0.11 Total 319,700 Total Prop. Value 354,400			
Remarks: -----			
Other Desc: -----			

Ownership Information :

Owner : TAFF, JAIMIE H OR MIZEJEWSKI,
GERALD J JR
Address : 5622 OAK PLACE

BETHESDA, MD 20817

Legal : IN 200001209 11.210 AC
9-18B
OFF RT 600

District : MADISON COUNTY

Sales History

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
MIZEJEWSKI, GERALD	0	2 / 2019	Ins:
MIZEJEWSKI, GERALD	305,000	7 / 2018	Ins:
HUDSON, FESTUS J	0	11 / 2016	Ins:
HUDSON, FESTUS J	0	0 / 0	DB: 88 / 470

Value History :

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2019	L- 138500 I- 215900	354,400	REVALUED-GENERAL REASS.
2.)	2013	L- 144700 I- 175000	319700	REVALUED-GENERAL REASS.
3.)	2008	L- 181900 I- 218500	400400	GENERAL REASSESSMENT
4.)	2005	L- 110700 I- 164800	275500	GENERAL REASSESSMENT

Building Section Description :

<u>Section Code</u>	<u>Section Story</u>	<u>Section Directionals</u>	<u>Section Size</u>	<u>Section Class</u>	<u>Section Factor</u>	<u>Section Rate</u>	<u>Section Deprc.</u>	<u>Section Value</u>
A- BASE	2.00	N 20.0(B) N 4.0(C) E 48.0 S 24.0 W 27.0 W 21.0	2,304	C		0.00		0
B- RMAD	1.00	W 16.0(D) S 18.0 E 16.0 N 18.0	288	C		75.00		21,600
C- DECK	1.00	N 12.0 W 16.0 S 16.0 E 16.0 N 4.0	256	C		18.00		4,608
D- FGAR	1.00	N 4.0 W 26.0 S 24.0 E 26.0 N 20.0	624	C		32.00		19,968

2025 MADISON GEN REASSESSMENT

MSL

Map No. : 9 18B Owner : TAFF, JAIMIE H OR MIZEJEWSKI,
 Acreage : 11.210 911 Addr : 1951 NETHERS RD
 Record : 3477 Card No : 1 SPERRYVILLE VA 22740
 Acct No : 3477 Sale Price : Sale Date : 8/12/2020
 Sub Division: n/a Grantor : MIZEJEWSKI, GERALD JUDE JR TRUSTE NbrHd: 1

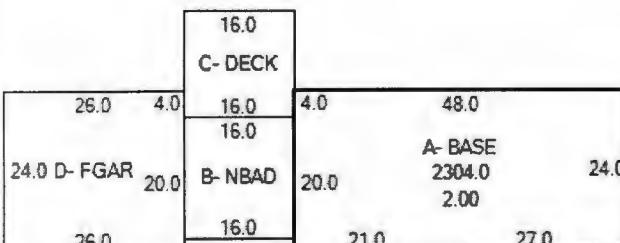


Occupancy : DWELLING Interior Walls : DRYWALL Stories : 2.00
 Right of Way : PRIVATE Floor Covering : VINYL Year Built : 1984 Age : 41
 Pavement : GRAVEL (/ /) Public Gas : N Electric : Y
 Terrain : ON Total Rooms : 9 Foundation : BRICK
 Characteristic : ROLLING/SLOPING Bed Rooms : 4 Exterior Walls : VINYL SIDING
 Water Source : WELL Bath Rooms : 3 F / 0 H
 Sewer : SEPTIC Heat : HEAT PUMP Roof Type : GAMBREL
 Zoning : A1 Fuel : ELECTRIC Roofing : COMP SHG
 Use Class : 2 - SINGLE FAMILY SUB Air Condition : YES See Back for Sales History

Land Description	Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value
HOME SITE	1.000	90,000	H		90,000	12,000
OTHER	10.210	12,000	P		122,520	

Improvement Description	Unit Length	Unit Width	Unit Condition	Unit Rate	Unit Deprc.	Unit Value
SHED-FRAME	0.0	0.0	F	0.00		0
DRIVE-CONC	0.0	0.0	A	500		500

Building Description	Section Story	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value
A- BASE SECTION	2.00	2,304	C		0.00		0
B- NO BASEMENT A	1.00	288	C		0.00		0
C- DECK	1.00	256	C		25.00		6,400
D- FRAME GARAGE	1.00	624	C		55.00		34,320



Structural Element				
	% Area	Area SF	Rate SF	Value
Building	2,592.0	@ 111.33	=	288,567
Basement	n/a	Crawl @ n/a	=	0
Fin. Bsmnt.	n/a	0.0 @ 0.00	=	0
Bath Rooms : 3 F / 0 H				
Type Heat	HEAT PUMP	Plumbing Value	4,500	Heating Value
Central A/C	Y	Air Condition Value	12,960	0 FP, 0 Stack, 0 NV
		Fireplace Value	2,000	1 - Gas Log FP
		Flue Value	0	0 Flue, 0 Stack, 0 Metal
Garage	VINYL	Built In Garage	0	No. Car : 2
		Interior Improvement	0	
		Total S/W/Landscape	20,000	
		Extra Kitchen Value	0	
		Total Structure Additions	40,720	
Sub Total				
Class	C	0.15	Adj. Factor	1.15
Factor				424,059
Condition	AVERAGE	Phys. Depr.	0.25	-106,015
Year Built	1984	Func. Depr.	0.00	0
Age	41	Econ. Depr.	0.00	0
Effective Age		Fair Value		n/a
Value Summary				
		Total Main Structure	318,000	
Date of Value : 1/1/2025	NbrHood Adj.	0.00	0	
	Perc. Comp.	n/a	0	
	L/S Adj.	n/a	0	
	Total Other Imp.		500	
Date Inspected				
	% Chg	Previous Values		
12/30/2024	0.48	Bldg 215,900	Total Imp. Value	318,500
At Home	0.62	Land 138,500	Total Land Value	224,500
N	0.53	Total 354,400	Total Prop. Value	543,000
Initials				
SW				
Remarks:				
Other Desc:				
Assessor Comments:				

2025 MADISON GEN REASSESSMENT

Record No. 3477 Card No : 1

Map No. 9 18B

Page No. 2

Ownership Information :

Owner : TAFF, JAIME H OR MIZEJEWSKI,
GERALD J JR
Address : 5622 OAK PLACE

BETHESDA, MD 20817

Legal : IN 200001209 11.210 AC
9-18B
OFF RT 600

District : MADISON COUNTY

Sales History

<u>Grantor</u>	Sales Price	Date Sold	<u>Document</u>
MIZEJEWSKI, GERAL	0	2 / 2019	Ins:
MIZEJEWSKI, GERAL	305,000	7 / 2018	Ins:
HUDSON, FESTUS J	0	11 / 2016	Ins:
HUDSON, FESTUS J	0	0 / 0	DB: 88 / 470

Value History :

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2019	L- 224500 I- 318500	543,000	REVALUED-GENERAL REASS.
2.)	2013	L- 144700 I- 175000	319700	REVALUED-GENERAL REASS.
3.)	2008	L- 181900 I- 218500	400400	GENERAL REASSESSMENT
4.)	2005	L- 110700 I- 164800	275500	GENERAL REASSESSMENT

Building Section Description :

<u>Section Code</u>	<u>Section Story</u>	<u>Section Directionals</u>	<u>Section Size</u>	<u>Section Class</u>	<u>Section Factor</u>	<u>Section Rate</u>	<u>Section Deprc.</u>	<u>Section Value</u>
A- BASE	2.00	N 20.0(B) N 4.0(C) E 48.0 S 24.0 W 27.0 W 21.0	2,304	C		0.00		0
B- NBAD	1.00	W 16.0(D) S 18.0 E 16.0 N 18.0	288	C		0.00		0
C- DECK	1.00	N 12.0 W 16.0 S 16.0 E 16.0 N 4.0	256	C		25.00		6,400
D- FGAR	1.00	N 4.0 W 26.0 S 24.0 E 26.0 N 20.0	624	C		55.00		34,320

2025 MADISON GEN REASSESSMENT

2025 MADISON GEN REASSESSMENT

Record:No 3477 Card No : 1

Map No. 9 18B

Page No. 2

Ownership Information :

Owner : TAFF, JAIME H OR MIZEJEWSKI,
GERALD J JR

Address : 5622 OAK PLACE

BETHESDA, MD 20817

Legal : IN 200001209 11.210 AC
9-18B
OFF RT 600

District : MADISON COUNTY

Sales History

Grantor	Sales Price	Date Sold	Document
MIZEJEWSKI, GERAL	0	2 / 2019	Ins:
MIZEJEWSKI, GERAL	305,000	7 / 2018	Ins:
HUDSON, FESTUS J	0	11 / 2016	Ins:
HUDSON, FESTUS J	0	0 / 0	DB: 88 / 470

Value History :

	Year	Value	Total	Explanation
1.)	2019	L- 138500 I- 368600	507,100	REVALUED-GENERAL REASS.
2.)	2013	L- 144700 I- 175000	319700	REVALUED-GENERAL REASS.
3.)	2008	L- 181900 I- 218500	400400	GENERAL REASSESSMENT
4.)	2005	L- 110700 I- 164800	275500	GENERAL REASSESSMENT

Building Section Description :

Section Code	Section Story	Section Directionals	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value
A- BASE	2.00	N 20.0(B) N 4.0(C) E 48.0 S 24.0 W 27.0 W 21.0	2,304	C		0.00		0
B- RMAD	1.00	W 16.0(D) S 18.0 E 16.0 N 18.0	288	C		100.00		28,800
C- DECK	1.00	N 12.0 W 16.0 S 16.0 E 16.0 N 4.0	256	C		25.00		6,400
D- FGAR	1.00	N 4.0 W 26.0 S 24.0 E 26.0 N 20.0	624	C		55.00		34,320



reschedule BOE

From Nan Coppedge <ncoppedge@madisonco.virginia.gov>

Date Sat 3/29/2025 1:56 PM

To jhtaff@gmzil.com <jhtaff@gmzil.com>

Ms. Taff,

I received your voice mail, asking that your April 14, 2025 appointment with the Madison County Board of Equalization be rescheduled.

Your new appointment will be **Monday, May 12, 2025 at 6:15 p.m.**, in the County Administration Building Auditorium, 414 North Main Street, Madison.

If you have any questions, or need additional assistance, please contact me.

Nan Coppedge
Clerk, Board of Equalization
540-948-7500 x1233



MADISON COUNTY BOARD OF EQUALIZATION

PO Box 56, Madison, VA 22727

540-948-7500 x1233

March 20, 2025

NOTICE OF RIGHTS

Appeal Appointment

Jaimie Taff
1951 Nethers Road
Sperryville, VA 22740

Re: Appeal of Assessment

Dear Jaimie Taff:

The Madison County Board of Equalization has received your request to appeal the assessment of your property identified as Tax Map 9 18B, record #3477.

We have scheduled your appeal to be reviewed on **Monday, April 14, 2025 at 6:45 p.m.** in the Madison County Administration Building Auditorium located at 414 N. Main Street, Madison, VA.

You have the right under Section 58.1-3331, to review and obtain copies of all the assessment records pertaining to the assessing officer's determination of fair market value of such real property. These records are available at the Commissioner of the Revenue's office located at 410 North Main Street, Madison, VA, Monday through Friday, 8:30 a.m. - 4:30 p.m.

You have the right to a 45 day advance notice of the hearing of your appeal, which you may waive. If you choose NOT to waive that right, then your hearing will be scheduled after May 9, 2025, and another appointment will be made for you.

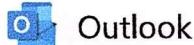
The Board will review your paperwork and make a decision on your appeal; your appearance is not required.

Sincerely,

Nan Coppedge
Board of Equalization Clerk

4/14

6.45



Online Form Submittal: Madison County 2025 Reassessment - BOE Appeals

From noreply@civicplus.com <noreply@civicplus.com>

Date Tue 3/18/2025 2:13 PM

To Board of Equalization <boardofequalization@madisonco.virginia.gov>

You don't often get email from noreply@civicplus.com. [Learn why this is important](#)

Madison County 2025 Reassessment - BOE Appeals

The Board of Equalization meetings will be held on the second Monday of the month at 6:00 pm in the Board Auditorium located at 414 North Main Street, Madison, VA. 22727.

(Section Break)

Applicant Information

Property Owner or Representative's Name Jaimie Taff

Property Owners Address 1951

Nethers Rd

Sperryville

VA

22740

Tax Map # of Property 9 18B

Record # 3477

E-Mail Address: Jhtaff@gmail.com

Phone Number: 2026416054

(Section Break)

Appeal Information

Reason(s) for Appeal	Subject impacted by surrounding properties, Subject impacted by deferred maintenance, Too much increase over last assessment
Comments	<i>Field not completed.</i>

Applicant's Reasoning & Supporting Documents

Applicant's estimated fair market or equalized value of the property's Land:

Applicant's estimated fair market or equalized value of the property's Building(s):

Applicant's total estimated fair market or equalized value of the property:

Applicant's estimated fair market or equalized value supporting reasoning:

Applicant's Supporting Documents

Other Supporting Document(s)

Upload Supporting Documents here:

Email not displaying correctly? [View it in your browser.](#)

MADISON COUNTY

Map No. : 47 18C Owner : COLVIN, MONROE F JR OR DONNA L
 Acreage : 31.617 911 Addr :
 Record : 2147 Card No : 1
 Acct No : 2147 Sale Price : Sale Date : 08/06/2021
 Sub Division: n/a Grantor : COLVIN, MONROE F JR OR DONNA L ORNbrhd: 1 Multi Sale: 2

Occupancy : VACANT LAND	User Codes : L - LAND USE	Deed Book/Page	Date Inspected 03/05/2025
Right of Way : PRIVATE	-	Inst. Number	Initials
Pavement : GRAVEL	-		SW/TM
Terrain : ON	Remarks :		
Characteristic : ROLLING/SLOPING	Other Desc:		
Water Source : NONE			
Sewer : NONE			
Zoning : A1			
Use Class : 5 - AGR/UNDDEV 20-99			



Land Description	Unit Size	Unit Value	Unit Method	Unit Adj	Unit Total	Utility Value	Land Comments
1.) CLASS I	23.617	8,000	P		188,936		
2.) FOREST EXCEL	8.000	7,000	P		56,000		
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							

Improvement Description	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc.	Unit Value	Improvement Comments
1.) BARN-CB/FR	0.0	0.0	P	2,500		2,500	
2.) SHED-FRAME	0.0	0.0	P	0.00		0	
3.) CRIB FRAME	0.0	0.0	P	0.00		0	
4.) SHED-EQ, ENCL	60.0	32.0	A	18.00		34,560	
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							Date of Value : 01/01/2025 Hearing : No Change

Notes: See Back for Sales History	Value Summary		
	% Chg	Previous Values	
	13.84	Bldg 2,500	Total Imp. Value 37,100
	0.15	Land 213,300	Total Land Value 244,900
	0.31	Total 215,800	Total Prop. Value 282,000
			Land Use Value 25,200

MADISON COUNTYRecord:No **2147** Card No : **1**Map No. **47** **18C**Page No. **2****Ownership Information :****Owner** : COLVIN, MONROE F JR OR DONNA L**Address** : 1033 JANUS DR

CARROLLTON, TX 75007

Legal : IN 210001653 31.617 AC
47-18C
OFF RT 663-230**District** : MADISON COUNTY**Sales History**

Grantor	Sales Price	Date Sold	Document
COLVIN, MONROE F	0	11 / 2013	Ins:
COLVIN, MONROE F	0	0 / 0	DB: 243 / 859

Property Notes :

1.) 49.341 ACRES TO PREV. ATTACHED MAP 47-18G

2.)

3.)

4.)

5.)

Value History :

	Year	Value	Total	Explanation
1.)	2025	L- 244900 I- 37100	282,000	REVALUED-GENERAL REASS.
2.)	2019	L- 213300 I- 2500	215800	REVALUED-GENERAL REASS.
3.)	2013	L- 227600 I- 5800	233400	REVALUED-GENERAL REASS.
4.)	2008	L- 252900 I- 5800	258700	GENERAL REASSESSMENT

2024 LAND BOOK

Map No. : 47 18C Owner : COLVIN, MONROE F JR OR DONNA L
 Acreage : 31.617 911 Addr :
 Record : 2147 Card No : 1
 Acct No : 2147 Sale Price : Sale Date : 08/06/2021
 Sub Division: n/a Grantor : COLVIN, MONROE F JR OR DONNA L ORNbr Rd: 1 Multi Sale: 2

Occupancy : VACANT LAND
 Right of Way : PRIVATE
 Pavement : GRAVEL
 Terrain : ON
 Characteristic : ROLLING/SLOPING
 Water Source : NONE
 Sewer : NONE
 Zoning : A1
 Use Class : 5 - AGR/UNDDEV 20-99

User Codes : Deed Book/Page Date Inspected
 L - LAND USE 05/03/2018
 - Inst. Number Initials
 - MS
 Remarks : BLDGS NEAR DWL ON 47-18
 Other Desc:



Land Description	Unit Size	Unit Value	Unit Method	Unit Adj	Unit Total	Utility Value	Land Comments
1.) CLASS I	23.617	7,000	P		165,319		
2.) FOREST EXCEL	8.000	6,000	P		48,000		
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							

Improvement Description	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc.	Unit Value	Improvement Comments
1.) BARN-CB/FR	0.0	0.0	F	2,500		2,500	
2.) SHED-FRAME	0.0	0.0	P	0.00		0	
3.) CRIB FRAME	0.0	0.0	P	0.00		0	
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							Date of Value : 01/01/2019

Notes:	Value Summary			
	% Chg	Previous Values	Total Imp. Value	2,500
	-0.57	Bldg 5,800	Total Land Value	213,300
	-0.06	Land 227,600	Total Prop. Value	215,800
See Back for Sales History	-0.08	Total 233,400	Land Use Value	17,600

Ownership Information :

Owner : COLVIN, MONROE F JR OR DONNA L

Address : 1033 JANUS DR

CARROLLTON, TX 75007

Legal : IN 210001653 31.617 AC
47-18C
OFF RT 663-230

District : MADISON COUNTY

Sales History

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
COLVIN, MONROE F	0	11 / 2013	Ins:
COLVIN, MONROE F	0	0 / 0	DB: 243 / 859

Property Notes :

1.) 49.341 ACRES TO PREV. ATTACHED MAP 47-18G

2.)

3.)

4.)

5.)

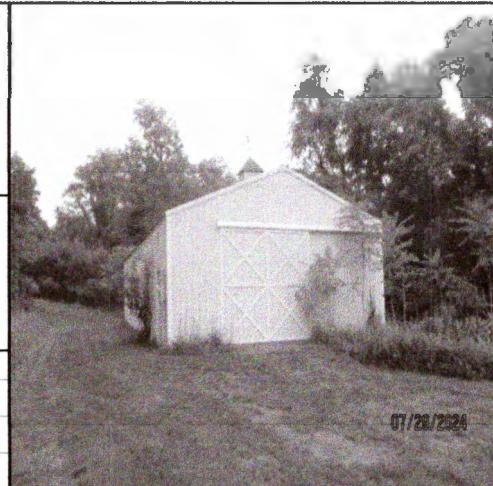
Value History :

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2019	L- 213300 I- 2500	215,800	REVALUED-GENERAL REASS.
2.)	2013	L- 227600 I- 5800	233400	REVALUED-GENERAL REASS.
3.)	2008	L- 252900 I- 5800	258700	GENERAL REASSESSMENT
4.)	2005	L- 473500 I- 5800	479300	GENERAL REASSESSMENT

2025 MADISON GEN REASSESSMENT

Map No. : 47 18C Owner : COLVIN, MONROE F JR OR DONNA L
 Acreage : 31.617 911 Addr :
 Record : 2147 Card No : 1
 Acct No : 2147 Sale Price : Sale Date : 8/6/2021
 Sub Division: n/a Grantor : COLVIN, MONROE F JR OR DONNA L OR NDRHD: 1 Multi Sale: 2

Occupancy : VACANT LAND User Codes : Deed Book/Page Date Inspected
 Right of Way : PRIVATE L - LAND USE 3/5/2025
 Pavement : GRAVEL - Inst. Number Initials
 Terrain : ON - SW/TM
 Characteristic : ROLLING/SLOPING Remarks :
 Water Source : NONE
 Sewer : NONE
 Zoning : A1 Other Desc:
 Use Class : 5 - AGR/UNDDEV 20-99 Assessor Comments:



Land Description	Unit Size	Unit Value	Unit Method	Unit Adl	Unit Total	Utility Value	Land Comments
1.) CLASS I	23.617	8,000	P		188,936		
2.) FOREST EXCEL	8,000	7,000	P		56,000		
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							

Improvement Description	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc.	Unit Value	Improvement Comments
1.) BARN-CB/FR	0.0	0.0	P	2,500		2,500	
2.) SHED-FRAME	0.0	0.0	P	0.00		0	
3.) CRIB FRAME	0.0	0.0	P	0.00		0	
4.) SHED-EQ, ENCL	60.0	32.0	A	18.00		34,560	
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							Date of Value : 1/1/2025 Hearing : No Change

Notes:				Value Summary			
				% Chg	Previous Values	Total Imp. Value	37,100
				13.84	Bldg 2,500	Total Land Value	244,900
				0.15	Land 213,300	Total Prop. Value	282,000
				0.31	Total 215,800	Land Use Value	17,600

See Back for Sales History

2025 MADISON GEN REASSESSMENTRecord:No **2147** Card No : **1**Map No. **47** **18C**Page No. **2****Ownership Information :**

Owner : COLVIN, MONROE F JR OR DONNA L

Address : 1033 JANUS DR

CARROLLTON, TX 75007

Legal : IN 210001653 31.617 AC
47-18C
OFF RT 663-230

District : MADISON COUNTY

Sales History

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
COLVIN, MONROE F	0	11 / 2013	Ins:
COLVIN, MONROE F	0	0 / 0	DB: 243 / 859

Value History :

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2019	L- 244900 I- 37100	282,000	REVALUED-GENERAL REASS.
2.)	2013	L- 227600 I- 5800	233400	REVALUED-GENERAL REASS.
3.)	2008	L- 252900 I- 5800	258700	GENERAL REASSESSMENT
4.)	2005	L- 473500 I- 5800	479300	GENERAL REASSESSMENT

PROOFED DC
2025 MADISON GEN REASSESSMENT

Map No. : 47 18C		Owner : COLVIN, MONROE F JR OR DONNA L					
Acreage : 31.617		911 Addr :					
Record : 2147		Card No : 1					
Acct No : 2147		Sale Price : Sale Date : 8/6/2021					
Sub Division: n/a		Grantor : COLVIN, MONROE F JR OR DONNA L OR NbrHd: 1 Multi Sale: 2					
Occupancy : VACANT LAND		User Codes : L - LAND USE				Deed Book/Page	Date Inspected
Right of Way : PRIVATE		-				7/29/2024	03105125 Initials
Pavement : GRAVEL		-				SW	1Tm
Terrain : ON		-					
Characteristic : ROLLING/SLOPING		Remarks :					
Water Source : NONE		Other Desc:					
Sewer : NONE		Assessor					
Zoning : A1		Comments:					
Use Class : 5 - AGR/UNDDEV 20-99							
Land Description	Unit Size	Unit Value	Unit Method	Unit Adl	Unit Total	Utility Value	Land Comments
1.) CLASS I	23.617	8,000	P		188,936		
2.) FOREST EXCEL	8,000	7,000	P		56,000		
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							
Improvement Description	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc.	Unit Value	Improvement Comments
1.) BARN-CB/FR	0.0	0.0	F P	2,500		2,500	
2.) SHED-FRAME	0.0	0.0	P	0.00		0	
3.) CRIB FRAME	0.0	0.0	P	0.00		0	
4.) SHED-EQ, ENCL	60.0	32.0	A	18.00		34,560	
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							Date of Value : 1/1/2025
Notes:				Value Summary			
				% Chg	Previous Values	Total Imp. Value	37,100
				13.84	Bldg 2,500	Total Land Value	244,900
				0.15	Land 213,300	Total Prop. Value	282,000
				0.31	Total 215,800	Land Use Value	17,600
See Back for Sales History							

2025 MADISON GEN REASSESSMENTRecord:No **2147** Card No : **1**Map No. **47** **18C**Page No. **2****Ownership Information :****Owner** : COLVIN, MONROE F JR OR DONNAL**Address** : 1033 JANUS DR

CARROLLTON, TX 75007

Legal : IN 210001653 31.617 AC
47-18C
OFF RT 663-230**District** : MADISON COUNTY**Sales History**

Grantor	Sales Price	Date Sold	Document
COLVIN, MONROE F	0	11 / 2013	Ins:
COLVIN, MONROE F	0	0 / 0	DB: 243 / 859

Value History :

	Year	Value	Total	Explanation
1.)	2019	L- 244900 I- 37100	282,000	REVALUED-GENERAL REASS.
2.)	2013	L- 227600 I- 5800	233400	REVALUED-GENERAL REASS.
3.)	2008	L- 252900 I- 5800	258700	GENERAL REASSESSMENT
4.)	2005	L- 473500 I- 5800	479300	GENERAL REASSESSMENT

2025 MADISON GEN REASSESSMENT

Map No. : 47 18C Owner : COLVIN, MONROE F JR OR DONNA L
 Acreage : 31.617 911 Addr : 28-23
 Record : 2147 Card No : 1
 Acct No : 2147 Sale Price : Sale Date : 8/6/2024
 Sub Division: n/a Grantor : COLVIN, MONROE F JR OR DONNA L OR Multi Sale: 2
Nbr Rd: 1
 Occupancy : VACANT LAND User Codes : Deed Book/Page Date Inspected
 Right of Way : PRIVATE L - LAND USE 7/29/24
 Pavement : GRAVEL Inst. Number Initials SW
 Terrain : ON
 Characteristic: ROLLING/SLOPING Remarks : BLDGS NEAR DWL ON 47-18
 Water Source : NONE
 Sewer : NONE
 Zoning : A1 Other Desc:
 Use Class : 5 - AGR/UNDDEV 20-99 Assessor Comments:



Land Description	Unit Size	Unit Value	Unit Method	Unit Adl	Unit Total	Utility Value	Land Comments
1.) CLASS I	23.617	8000	7,000	P	165,319		
2.) FOREST EXCEL	8.000	7000	6,000	P	48,000		
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							

Improvement Description	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc.	Unit Value	Improvement Comments
1.) BARN-CB/FR	0.0	0.0	F	2,500		2,500	Couldn't access these buildings checked on GES
2.) SHED-FRAME	0.0	0.0	P	0.00		0	
3.) CRIB FRAME	0.0	0.0	P	0.00		0	
4.) Equip Shed-Enclosed	60	32	A	\$18			
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							

Date of Value : 1/1/2025

Notes:		Value Summary		
% Chg	Previous Values	Total Imp. Value	2,500	
0.00	Bldg 2,500	Total Land Value	213,300	
0.00	Land 213,300	Total Prop. Value	215,800	
0.00	Total 215,800	Land Use Value	17,600	

See Back for Sales History

2025 MADISON GEN REASSESSMENT

Record No. 2147 Card No. 1

Map No. 47 18C

Page No. 2

Ownership Information :**Owner :** COLVIN, MONROE F JR OR DONNA L**Address :** 1033 JANUS DR

CARROLLTON, TX 75007

Legal : IN 210001653 31.617 AC
47-18C
OFF RT 663-230**District :** MADISON COUNTY**Sales History**

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
COLVIN, MONROE F	0	11 / 2013	Ins:
COLVIN, MONROE F	0	0 / 0	DB: 243 / 859

Value History :

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2019	L- 213300 I- 2500	215,800	REVALUED-GENERAL REASS.
2.)	2013	L- 227600 I- 5800	233400	REVALUED-GENERAL REASS.
3.)	2008	L- 252900 I- 5800	258700	GENERAL REASSESSMENT
4.)	2005	L- 473500 I- 5800	479300	GENERAL REASSESSMENT

Online Form Submittal: Madison County 2025 Reassessment - Assessor Appeals

From noreply@civicplus.com <noreply@civicplus.com>

Date Mon 3/3/2025 9:16 AM

To Madison County Assessor <assessor@madisonco.virginia.gov>

Madison County 2025 Reassessment - Assessor Appeals

(Section Break)

Applicant Information

Property Owner or Representative's Name Monroe F Colvin

Tax Map # of Property 47 18C

Record # 2147

E-Mail Address: wolfva1@verizon.net

Phone Number: 214-952-3850

(Section Break)

Appeal Information

Reason(s) for Appeal Subject impacted by deferred maintenance

Comments I am appealing the value of the buildings. Due to deferred maintenance and condition these (not insured) buildings are unusable and have no real value.

Applicant's Reasoning & Supporting Documents

Applicant's estimated fair market or equalized value of the property's Land: *Field not completed.*

Applicant's estimated fair market or equalized value of the property's Building(s): *Field not completed.*

Applicant's total estimated fair market or equalized

value: *Field not completed.*

value of the property:

Applicant's estimated fair market or equalized value supporting reasoning:

Applicant's Supporting Documents

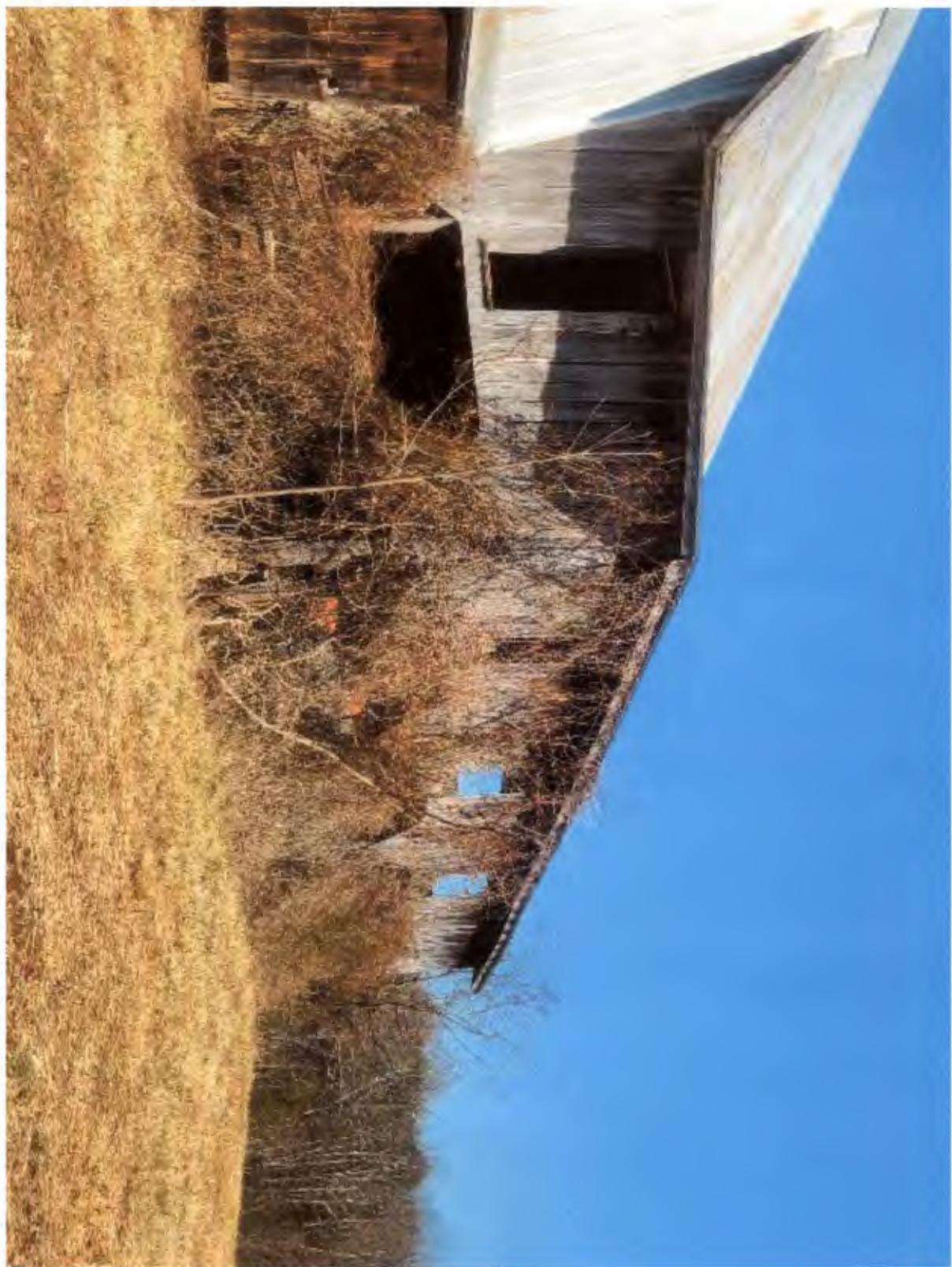
Photo(s)

Other Supporting Document(s)

Field not completed.

Upload Supporting Documents here:

Email not displaying correctly? [View it in your browser.](#)





REASSESSMENT HEARING FORM

Online

Appointment: <input type="checkbox"/>	Call-Back: <input type="checkbox"/> Date Called in: _____ Date Called Back: _____
Date/Time:	Walk-In: <input type="checkbox"/> Date: _____

Property Owner:	Monroe Colvin	Appraiser:
Owner's Representative:	Telephone: 214-952-3850	Interviewer: TM

Record #:	Map No:	Legal Acreage: 31.617		
Too much increase over last assessment	Subject impacted by deferred maintenance			
Value not equalized with surrounding properties	Subject record inaccurate	Land \$	244,900	Land Just
Value above sales price	No complaint, no appeal, refile property record card	Building(s) \$	37100	
Subject impacted by surrounding properties		Total: \$	282,000	

Remarks:
PICTURED BLDGS HAVE DEF. MAINT. AND UNINSURED. BARN ALREADY IN POOR COND VALUED AS SUCH @ \$2500. 32X60 ENCL SHED PICKED UP @ \$18/SQFT

Comparable Properties:

Recommended Changes:	<input type="checkbox"/> CHANGE	<input checked="" type="checkbox"/> NO CHANGE	Land \$
			Building(s) \$
			Total: \$

Remarks:



MADISON COUNTY BOARD OF EQUALIZATION

PO Box 56
Madison, VA 22727
540-948-7500 x1233

NOTICE OF RIGHTS

DATE OF APPEAL HEARING

April 17, 2025

Monroe or Donna Colvin
1033 Janus Drive
Carrollton, Texas 75007

Re: Appeal of Assessment

Dear Mr. and Mrs. Colvin:

The Madison County Board of Equalization has received your request to appeal the assessment of your property identified as **Tax Map 47-18C**.

We have scheduled your appeal to be reviewed on **Monday, May 12, 2025 at 6:30 p.m.** in the Madison County Administration Building Auditorium located at 414 North Main Street, Madison, VA.

You have the right under Section 58.1-3331, to review and obtain copies of all the assessment records pertaining to the assessing officer's determination of fair market value of such real property. These records are available at the Commissioner of Revenue's office located at 410 North Main Street, Madison, VA, Monday through Friday, 8:30 a.m.-4:30 p.m.

You have the right to a 45 day advance notice of the hearing of your appeal, which you may waive. If you choose to NOT waive that right, then your hearing will be scheduled after May 9, 2025, and another appointment will be made for you.

The Board will review your paperwork and make a decision on your appeal. Your appearance is not required.

Sincerely,

Nan Coppedge
Board of Equalization Clerk



Online Form Submittal: Madison County 2025 Reassessment - BOE Appeals

From noreply@civicplus.com <noreply@civicplus.com>

Date Wed 4/2/2025 8:31 AM

To Board of Equalization <boardofequalization@madisonco.virginia.gov>

Madison County 2025 Reassessment - BOE Appeals

The Board of Equalization meetings will be held on the second Monday of the month at 6:00 pm in the Board Auditorium located at 414 North Main Street, Madison, VA. 22727.

(Section Break)

Applicant Information

Property Owner or Representative's Name Monroe F Colvin, Jr or Donna L

Property Owners Mailing Address 1033 Janus Drive, Carrollton, Texas 75007

1033 Janus Drive

Carrollton

Texas

75007

Address of Property if Different From Above: Wolftown-Hood Road

Wolftown-Hood Road

Madison

Virginia

22727

Tax Map # of Property 47 18C

Record # 2147

E-Mail Address: wolfa1@verizon.net

Phone Number: (214)952-3850

(Section Break)

Appeal Information

Reason(s) for Appeal Subject record inaccurate

Comments SHED-EQ, ENCL is not on my land

Applicant's Reasoning & Supporting Documents

Applicant's estimated fair market or equalized value of the property's Land: *Field not completed.*

Applicant's estimated fair market or equalized value of the property's Building(s): \$0

Applicant's total estimated fair market or equalized value of the property: *Field not completed.*

Applicant's estimated fair market or equalized value supporting reasoning: On the 2025 reassessment land book there is a building, (SHED-EQ, ENCL) valued at \$34,560, that is not mine. I only have three buildings on the property, an old barn in disrepair, and two shed that have collapsed. Also the building is not on the 2024 reassessment. Please call or contact me if more information is needed.

Applicant's Supporting Documents Other (please describe in the box to the right)

Other Supporting Document(s) 2025 Madison Gen Reassessment 2025 002147

Upload Supporting Documents here: [2025 land book.pdf](#)

Email not displaying correctly? [View it in your browser.](#)

MADISON COUNTY

Map No. : 29 88 Owner : FINKS, ROBERT LEWIS
 Acreage : 0.006 911 Addr : 929 OLD BLUE RIDGE TPKE
 Record : 2335 Card No : 1
 Acct No : 2335 Sale Price : Sale Date :
 Sub Division: n/a Grantor : NbrHd: 1
 Occupancy : VACANT LAND User Codes : Deed Book/Page Date Inspected
 Right of Way : PUBLIC - 187 / 373 02/21/2025
 Pavement : PAVED - Inst. Number Initials
 Terrain : ON - TM/SW
 Characteristic : ROLLING/SLOPING
 Water Source : NONE Remarks : ALL FLOOD PLAIN
 Sewer : NONE
 Zoning : FP Other Desc:
 Use Class : 2 - SINGLE FAMILY SUB



Land Description	Unit Size	Unit Value	Unit Method	Unit Adj	Unit Total	Utility Value	Land Comments
1.) OTHER	0.006	12,000	L		12,000		
2.)							
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							

Improvement Description	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc.	Unit Value	Improvement Comments
1.) BLD-FRAME	16.0	22.0	F	3,000		3,000	
2.) PORCH-ATT	4.0	16.0	F	0.00		0	
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							Date of Value : 01/01/2025 Hearing : Change

Notes:	Value Summary					
	% Chg	Previous Values		Current Value		
	5.00	Bldg	500	Total Imp. Value	3,000	
	119.00	Land	100	Total Land Value		12,000
	24.00	Total	600	Total Prop. Value		15,000

MADISON COUNTY

Record:No 2335 Card No : 1

Map No. 29 88

Page No. 2

Ownership Information :**Owner** : FINKS, ROBERT LEWIS**Address** : PO BOX 964

MADISON, VA 22727

Legal : DB 187/373 0.006 AC
29-88
RT 670**District** : MADISON COUNTY**Value History :**

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2025	L- 12000 I- 3000	15,000	REVALUED-GENERAL REASS.
2.)	2019	L- 100 I- 500	600	REVALUED-GENERAL REASS.
3.)	2013	L- 100 I- 500	600	REVALUED-GENERAL REASS.
4.)	2008	L- 100 I- 500	600	GENERAL REASSESSMENT

2024 LAND BOOK

Map No. : 29 88 Owner : FINKS, ROBERT LEWIS
 Acreage : 0.006 911 Addr : OLD BLUE RIDGE TPKE
 Record : 2335 Card No : 1
 Acct No : 2335 Sale Price : Sale Date :
 Sub Division: n/a Grantor : NbrHd: 1

Occupancy : VACANT LAND
 Right of Way : PUBLIC
 Pavement : PAVED
 Terrain : ON
 Characteristic : ROLLING/SLOPING
 Water Source : NONE
 Sewer : NONE
 Zoning : FP
 Use Class : 2 - SINGLE FAMILY SUB

User Codes : Deed Book/Page : 187 / 373 Date Inspected : 02/08/2018
 Inst. Number : Initials :
 MS
 Remarks : ALL FLOOD PLAIN
 Other Desc:



<u>Land Description</u>	<u>Unit Size</u>	<u>Unit Value</u>	<u>Unit Method</u>	<u>Unit Adj</u>	<u>Unit Total</u>	<u>Utility Value</u>	<u>Land Comments</u>
1.) OTHER	0.006	100	L		100		
2.)							
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							

<u>Improvement Description</u>	<u>Unit Length</u>	<u>Unit Width</u>	<u>Unit Cond</u>	<u>Unit Rate</u>	<u>Unit Deprc.</u>	<u>Unit Value</u>	<u>Improvement Comments</u>
1.) BUILDING-FRAME	16.0	22.0	P	500		500	
2.)							
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							Date of Value : 01/01/2019

Notes:	Value Summary			
	<u>% Chg</u>	<u>Previous Values</u>		
	0.00	Bldg	500	Total Imp. Value 500
	0.00	Land	100	Total Land Value 100
	0.00	Total	600	Total Prop. Value 600

Ownership Information :**Owner** : FINKS, ROBERT LEWIS**Address** : PO BOX 964

MADISON, VA 22727

Legal : DB 187/373 0.006 AC
29-88
RT 670**District** : MADISON COUNTY**Value History :**

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2019	L- 100 I- 500	600	REVALUED-GENERAL REASS.
2.)	2013	L- 100 I- 500	600	REVALUED-GENERAL REASS.
3.)	2008	L- 100 I- 500	600	GENERAL REASSESSMENT
4.)	2005	L- 500 I- 500	1000	GENERAL REASSESSMENT

2025 MADISON GEN REASSESSMENT

2025

Map No. : 29 88	Owner : FINKS, ROBERT LEWIS																														
Acreage : 0.006	911 Addr : 929 OLD BLUE RIDGE TPKE																														
Record : 2335	Card No : 1																														
Acct No : 2335	Sale Price : <u></u>																														
Sub Division: n/a	Sale Date : <u></u>																														
Grantor : <u></u>																															
NbrHd: 1																															
Occupancy : VACANT LAND	User Codes : <u></u>																														
Right of Way : PUBLIC	Deed Book/Page : <u>187 / 373</u>																														
Pavement : PAVED	Date Inspected : <u>2/21/2025</u>																														
Terrain : ON	Initials : <u></u>																														
Characteristic : ROLLING/SLOPING	Inst. Number : <u></u>																														
Water Source : NONE	TM/SW : <u></u>																														
Sewer : NONE	Remarks : ALL FLOOD PLAIN																														
Zoning : FP	Other Desc: <u></u>																														
Use Class : 2 - SINGLE FAMILY SUB	Assessor Comments: <u></u>																														
Land Description	Unit Size	Unit Value	Unit Method	Unit Adl	Unit Total	Utility Value	Land Comments																								
1.) OTHER	0.006	12,000	L		12,000																										
2.)																															
3.)																															
4.)																															
5.)																															
6.)																															
7.)																															
8.)																															
9.)																															
10.)																															
Improvement Description	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc.	Unit Value	Improvement Comments																								
1.) BLD-FRAME	16.0	22.0	F	3,000		3,000																									
2.) PORCH-ATT	4.0	16.0	F	0.00		0																									
3.)																															
4.)																															
5.)																															
6.)																															
7.)																															
8.)																															
9.)																															
10.)							Date of Value : 1/1/2025 Hearing : Change																								
Notes:				Value Summary <table border="1"> <thead> <tr> <th>% Chg</th> <th>Previous Values</th> <th></th> </tr> </thead> <tbody> <tr> <td>5.00</td> <td>Bldg</td> <td>500</td> </tr> <tr> <td>119.00</td> <td>Land</td> <td>100</td> </tr> <tr> <td>24.00</td> <td>Total</td> <td>600</td> </tr> <tr> <td colspan="2"></td> <td>Total Imp. Value</td> <td>3,000</td> </tr> <tr> <td colspan="2"></td> <td>Total Land Value</td> <td>12,000</td> </tr> <tr> <td colspan="2"></td> <td>Total Prop. Value</td> <td>15,000</td> </tr> </tbody> </table>				% Chg	Previous Values		5.00	Bldg	500	119.00	Land	100	24.00	Total	600			Total Imp. Value	3,000			Total Land Value	12,000			Total Prop. Value	15,000
% Chg	Previous Values																														
5.00	Bldg	500																													
119.00	Land	100																													
24.00	Total	600																													
		Total Imp. Value	3,000																												
		Total Land Value	12,000																												
		Total Prop. Value	15,000																												

2025 MADISON GEN REASSESSMENT

Record:No 2335 Card No : 1

Map No. 29 88

Page No. 2

Ownership Information :**Owner** : FINKS, ROBERT LEWIS**Address** : PO BOX 964

MADISON, VA 22727

Legal : DB 187/373 0.006 AC
29-88
RT 670**District** : MADISON COUNTY**Value History :**

	Year	Value	Total	Explanation
1.)	2019	L- 12000 I- 3000	15,000	REVALUED-GENERAL REASS.
2.)	2013	L- 100 I- 500	600	REVALUED-GENERAL REASS.
3.)	2008	L- 100 I- 500	600	GENERAL REASSESSMENT
4.)	2005	L- 500 I- 500	1000	GENERAL REASSESSMENT

2025 MADISON GEN REASSESSMENT

ON

Map No. : 29 88	Owner : FINKS, ROBERT LEWIS		
Acreage : 0.006	911 Addr : 929 OLD BLUE RIDGE TPKE		
Record : 2335	Card No : 1		
Acct No : 2335	Sale Price :	Sale Date :	
Sub Division: n/a	Grantor :	NbrHd: 1	
Occupancy : VACANT LAND	User Codes :	Deed Book/Page	Date Inspected
Right of Way : PUBLIC	-	187 / 373	12/17/2024
Pavement : PAVED	-	Inst. Number	Initials
Terrain : ON	-		TM
Characteristic : ROLLING/SLOPING			
Water Source : NONE	Remarks : ALL FLOOD PLAIN		
Sewer : NONE	Other Desc:		
Zoning : FP	Assessor		
Use Class : 2 - SINGLE FAMILY SUB	Comments:		



Land Description	Unit Size	Unit Value	Unit Method	Unit Adj	Unit Total	Utility Value	Land Comments
1.) OTHER	0.006	15,000	L		12,000 15,000		
2.)							
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							

Improvement Description	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc.	Unit Value	Improvement Comments
1.) BLD-FRAME	16.0	22.0	F	30.00		10,560 3,100	
2.) PORCH-ATT	4.0	16.0	F	40.00		0 640	
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							Date of Value : 1/1/2025

Notes:				Value Summary		
% Chg	Previous Values			Total Imp. Value	11,200	
21.40	Bldg	500		Total Land Value	15,000	
149.00	Land	100				
42.67	Total	600		Total Prop. Value	26,200	

2025 MADISON GEN REASSESSMENTRecord No. **2335** Card No : **1**Map No. **29** **88**Page No. **2****Ownership Information :****Owner** : FINKS, ROBERT LEWIS**Address** : PO BOX 964

MADISON, VA 22727

Legal : DB 187/373 0.006 AC
29-88
RT 670**District** : MADISON COUNTY**Value History :**

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2019	L- 15000 I- 11200	26,200	REVALUED-GENERAL REASS.
2.)	2013	L- 100 I- 500	600	REVALUED-GENERAL REASS.
3.)	2008	L- 100 I- 500	600	GENERAL REASSESSMENT
4.)	2005	L- 500 I- 500	1000	GENERAL REASSESSMENT

2025 MADISON GEN REASSESSMENT

221-1

Map No. : 29 88	Owner : FINKS, ROBERT LEWIS																																																																																													
Acreage : 0.006	911 Addr : OLD BLUE RIDGE TPKE																																																																																													
Record : 2335	Card No : 1	929																																																																																												
Acct No : 2335	Sale Price :	Sale Date :																																																																																												
Sub Division: n/a	Grantor :	NbrHd: 1																																																																																												
Occupancy : VACANT LAND	User Codes :	Deed Book/Page	Date Inspected																																																																																											
Right of Way : PUBLIC	-	187 / 373	12/17/24																																																																																											
Pavement : PAVED	-	Inst. Number	Initials																																																																																											
Terrain : ON	-		TM																																																																																											
Characteristic : ROLLING/SLOPING	Remarks : ALL FLOOD PLAIN																																																																																													
Water Source : NONE	Other Desc:																																																																																													
Sewer : NONE	Assessor Comments:																																																																																													
Zoning : FP																																																																																														
Use Class : 2 - SINGLE FAMILY SUB																																																																																														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 2px;">Land Description</th> <th style="text-align: center; padding: 2px;">Unit Size</th> <th style="text-align: center; padding: 2px;">Unit Value</th> <th style="text-align: center; padding: 2px;">Unit Method</th> <th style="text-align: center; padding: 2px;">Unit Adi</th> <th style="text-align: center; padding: 2px;">Unit Total</th> <th style="text-align: center; padding: 2px;">Utility Value</th> <th style="text-align: left; padding: 2px;">Land Comments</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">1.) OTHER</td> <td style="text-align: center; padding: 2px;">0.006</td> <td style="text-align: center; padding: 2px;">100</td> <td style="text-align: center; padding: 2px;">L</td> <td style="text-align: center; padding: 2px;">100</td> <td style="text-align: center; padding: 2px;">100</td> <td style="text-align: center; padding: 2px;">15000</td> <td style="text-align: left; padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">2.)</td> <td style="text-align: center; padding: 2px;"></td> <td style="text-align: left; padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">3.)</td> <td style="text-align: center; padding: 2px;"></td> <td style="text-align: left; padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">4.)</td> <td style="text-align: center; padding: 2px;"></td> <td style="text-align: left; padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">5.)</td> <td style="text-align: center; padding: 2px;"></td> <td style="text-align: left; padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">6.)</td> <td style="text-align: center; padding: 2px;"></td> <td style="text-align: left; padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">7.)</td> <td style="text-align: center; padding: 2px;"></td> <td style="text-align: left; padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">8.)</td> <td style="text-align: center; padding: 2px;"></td> <td style="text-align: left; padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">9.)</td> <td style="text-align: center; padding: 2px;"></td> <td style="text-align: left; padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">10.)</td> <td style="text-align: center; padding: 2px;"></td> <td style="text-align: left; padding: 2px;"></td> </tr> </tbody> </table>							Land Description	Unit Size	Unit Value	Unit Method	Unit Adi	Unit Total	Utility Value	Land Comments	1.) OTHER	0.006	100	L	100	100	15000		2.)								3.)								4.)								5.)								6.)								7.)								8.)								9.)								10.)							
Land Description	Unit Size	Unit Value	Unit Method	Unit Adi	Unit Total	Utility Value	Land Comments																																																																																							
1.) OTHER	0.006	100	L	100	100	15000																																																																																								
2.)																																																																																														
3.)																																																																																														
4.)																																																																																														
5.)																																																																																														
6.)																																																																																														
7.)																																																																																														
8.)																																																																																														
9.)																																																																																														
10.)																																																																																														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 2px;">Improvement Description</th> <th style="text-align: center; padding: 2px;">Unit Length</th> <th style="text-align: center; padding: 2px;">Unit Width</th> <th style="text-align: center; padding: 2px;">Unit Cond</th> <th style="text-align: center; padding: 2px;">Unit Rate</th> <th style="text-align: center; padding: 2px;">Unit Deprc.</th> <th style="text-align: center; padding: 2px;">Unit Value</th> <th style="text-align: left; padding: 2px;">Improvement Comments</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">1.) BUILDING-FRAME</td> <td style="text-align: center; padding: 2px;">16.0</td> <td style="text-align: center; padding: 2px;">22.0</td> <td style="text-align: center; padding: 2px;">F</td> <td style="text-align: center; padding: 2px;">30 500</td> <td style="text-align: center; padding: 2px;">10500 500</td> <td style="text-align: center; padding: 2px;"></td> <td style="text-align: left; padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">2.) porch- ATT</td> <td style="text-align: center; padding: 2px;">4</td> <td style="text-align: center; padding: 2px;">16</td> <td style="text-align: center; padding: 2px;">F</td> <td style="text-align: center; padding: 2px;">10</td> <td style="text-align: center; padding: 2px;">640</td> <td style="text-align: center; padding: 2px;"></td> <td style="text-align: left; padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">3.)</td> <td style="text-align: center; padding: 2px;"></td> <td style="text-align: left; padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">4.)</td> <td style="text-align: center; padding: 2px;"></td> <td style="text-align: left; padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">5.)</td> <td style="text-align: center; padding: 2px;"></td> <td style="text-align: left; padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">6.)</td> <td style="text-align: center; padding: 2px;"></td> <td style="text-align: left; padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">7.)</td> <td style="text-align: center; padding: 2px;"></td> <td style="text-align: left; padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">8.)</td> <td style="text-align: center; padding: 2px;"></td> <td style="text-align: left; padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">9.)</td> <td style="text-align: center; padding: 2px;"></td> <td style="text-align: left; padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">10.)</td> <td style="text-align: center; padding: 2px;"></td> <td style="text-align: left; padding: 2px;">Date of Value : 1/1/2025</td> </tr> </tbody> </table>							Improvement Description	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc.	Unit Value	Improvement Comments	1.) BUILDING-FRAME	16.0	22.0	F	30 500	10500 500			2.) porch- ATT	4	16	F	10	640			3.)								4.)								5.)								6.)								7.)								8.)								9.)								10.)							Date of Value : 1/1/2025
Improvement Description	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc.	Unit Value	Improvement Comments																																																																																							
1.) BUILDING-FRAME	16.0	22.0	F	30 500	10500 500																																																																																									
2.) porch- ATT	4	16	F	10	640																																																																																									
3.)																																																																																														
4.)																																																																																														
5.)																																																																																														
6.)																																																																																														
7.)																																																																																														
8.)																																																																																														
9.)																																																																																														
10.)							Date of Value : 1/1/2025																																																																																							
Notes:				Value Summary <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; padding: 2px;">% Chg</th> <th style="text-align: center; padding: 2px;">Previous Values</th> <th colspan="2" style="text-align: center; padding: 2px;"></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 2px;">0.00</td> <td style="text-align: center; padding: 2px;">Bldg</td> <td style="text-align: center; padding: 2px;">500</td> <td style="text-align: center; padding: 2px;">Total Imp. Value</td> <td style="text-align: center; padding: 2px;">500</td> </tr> <tr> <td style="text-align: center; padding: 2px;">0.00</td> <td style="text-align: center; padding: 2px;">Land</td> <td style="text-align: center; padding: 2px;">100</td> <td style="text-align: center; padding: 2px;">Total Land Value</td> <td style="text-align: center; padding: 2px;">100</td> </tr> <tr> <td style="text-align: center; padding: 2px;">0.00</td> <td style="text-align: center; padding: 2px;">Total</td> <td style="text-align: center; padding: 2px;">600</td> <td style="text-align: center; padding: 2px;">Total Prop. Value</td> <td style="text-align: center; padding: 2px;">600</td> </tr> </tbody> </table>				% Chg	Previous Values			0.00	Bldg	500	Total Imp. Value	500	0.00	Land	100	Total Land Value	100	0.00	Total	600	Total Prop. Value	600																																																																				
% Chg	Previous Values																																																																																													
0.00	Bldg	500	Total Imp. Value	500																																																																																										
0.00	Land	100	Total Land Value	100																																																																																										
0.00	Total	600	Total Prop. Value	600																																																																																										

2025 MADISON GEN REASSESSMENTRecord No. **2335** Card No. **1**Map No. **29** **88**Page No. **2****Ownership Information :****Owner :** FINKS, ROBERT LEWIS**Address :** PO BOX 964

MADISON, VA 22727

Legal : DB 187/373 0.006 AC
29-88
RT 670**District :** MADISON COUNTY**Value History :**

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2019	L- 100 I- 500	600	REVALUED-GENERAL REASS.
2.)	2013	L- 100 I- 500	600	REVALUED-GENERAL REASS.
3.)	2008	L- 100 I- 500	600	GENERAL REASSESSMENT
4.)	2005	L- 500 I- 500	1000	GENERAL REASSESSMENT

← 929 Old Blue Ridge Turnpike

Madison, Virginia

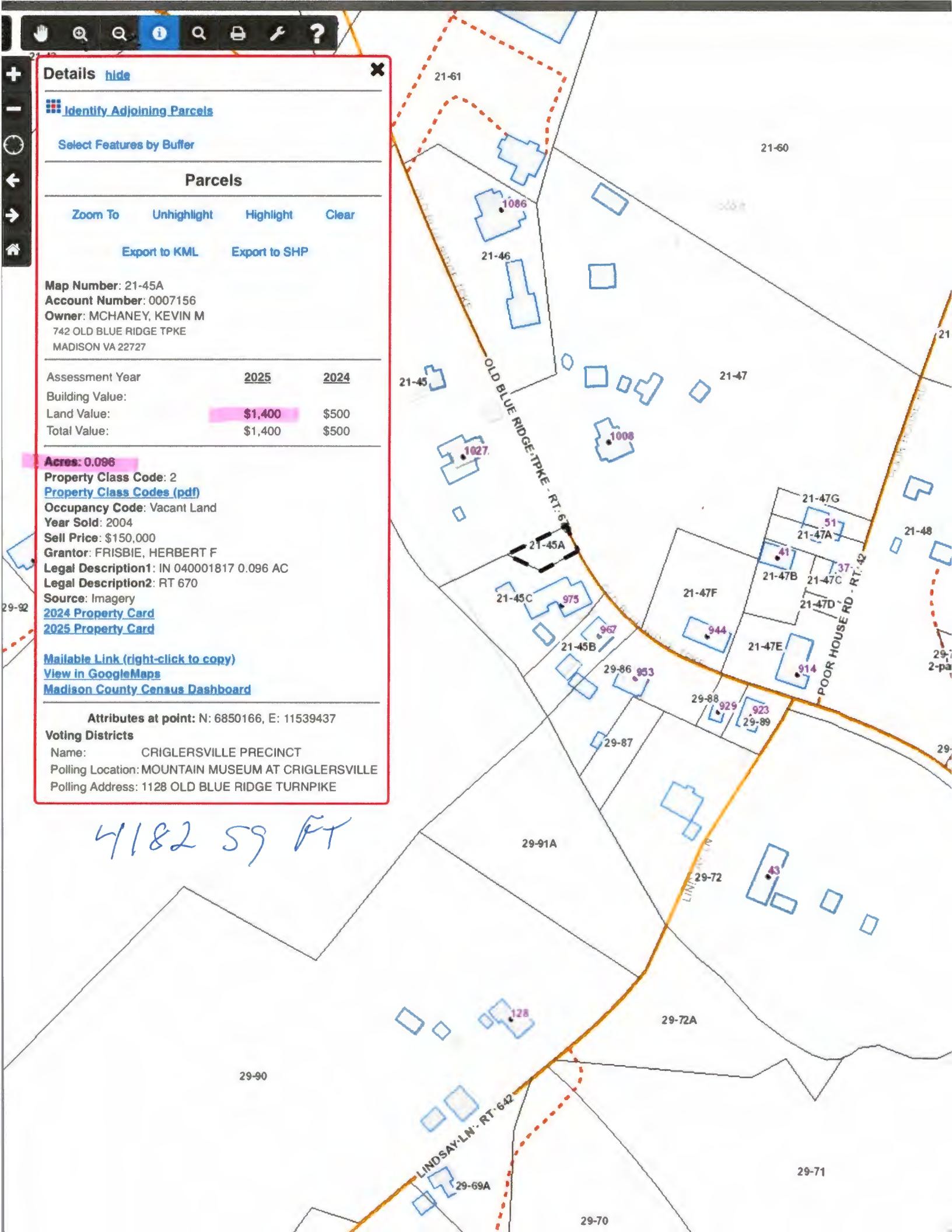


Google Street View

Sep 2024

See more dates





REASSESSMENT HEARING FORM

Appointment: <input type="checkbox"/>	Call-Back: <input checked="" type="checkbox"/> Date Called in: <u>2/21</u> Date Called Back: _____
Date/Time:	Walk-In: <input type="checkbox"/> Date: _____

Property Owner: <i>Robert L. Finks</i>	Appraiser: <i>TM</i>	
Owner's Representative:	Telephone: <i>340-718-0474</i>	Interviewer:

Record #:	2335	Map No:	29-88	Legal Acreage:	006
Too much increase over last assessment		Subject impacted by deferred maintenance			
✓ Value not equalized with surrounding properties		Subject record inaccurate	Land	\$	15,000
Value above sales price		No complaint, no appeal, refile property record card	Building(s)	\$	11,200
Subject impacted by surrounding properties			Total:	\$	26,200

Remarks: Flood plain - no foundation; interior burned.
.006 ac - 15K 21-45A - 1400 + is larger
241 ft of land

Comparable Properties:

21-454

Recommended Changes:	<input checked="" type="checkbox"/> CHANGE	<input type="checkbox"/> NO CHANGE	Land \$ 12,000
Equalized w/ Mastaney			Building(s) \$ 3,000
			Total: \$ 15,000 15,000

Remarks:	



MADISON COUNTY BOARD OF EQUALIZATION

PO Box 56
Madison, VA 22727
540-948-7500 x1233

NOTICE OF RIGHTS

DATE OF APPEAL HEARING

April 17, 2025

Robert Finks
PO Box 964
Madison, VA 22727

Re: Appeal of Assessment

Dear Mr. Finks:

The Madison County Board of Equalization has received your request to appeal the assessment of your property identified as **Tax Map 29-88**.

We have scheduled your appeal to be reviewed on **Monday, May 12, 2025 at 6:45 p.m.** in the Madison County Administration Building Auditorium located at 414 North Main Street, Madison, VA.

You have the right under Section 58.1-3331, to review and obtain copies of all the assessment records pertaining to the assessing officer's determination of fair market value of such real property. These records are available at the Commissioner of Revenue's office located at 410 North Main Street, Madison, VA, Monday through Friday, 8:30 a.m.-4:30 p.m.

You have the right to a 45 day advance notice of the hearing of your appeal, which you may waive. If you choose to NOT waive that right, then your hearing will be scheduled after May 9, 2025, and another appointment will be made for you.

The Board will review your paperwork and make a decision on your appeal. Your appearance is not required.

Sincerely,

Nan Coppedge
Board of Equalization Clerk

**Re: Online Form Submittal: Madison County 2025 Reassessment - BOE Appeals**

From Nan Coppedge <ncoppedge@madisonco.virginia.gov>

Date Thu 4/3/2025 9:23 AM

To noreply@civicplus.com <noreply@civicplus.com>

Got it - will be heard in May.

Will send letter with appointment. Have cases scheduled from 6:15-8:00 for April 14.

Nan

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Wednesday, April 2, 2025 1:22 PM

To: Board of Equalization <boardofequalization@madisonco.virginia.gov>

Subject: Online Form Submittal: Madison County 2025 Reassessment - BOE Appeals

Madison County 2025 Reassessment - BOE Appeals

The Board of Equalization meetings will be held on the second Monday of the month at 6:00 pm in the Board Auditorium located at 414 North Main Street, Madison, VA. 22727.

(Section Break)

Applicant Information

Property Owner or
Representative's Name Robert Finks

Property Owners Mailing
Address P. O. Box 964

79 Orange Rd

Madison

Virginia

22727

Address of Property if
Different From Above: 929 Old Blue Ridge Turnpike

929 Old Blue Ridge Turnpike
Criglersville
Virginia
22727

Tax Map # of Property 29-88

Record # 2335

E-Mail Address: 911radar@gmail.com

Phone Number: 540-718-0474

(Section Break)

Appeal Information

Reason(s) for Appeal Property assessment not equalized with comparable properties

Comments *Field not completed.*

Applicant's Reasoning & Supporting Documents

Applicant's estimated fair market or equalized value of the property's Land: \$1400

Applicant's estimated fair market or equalized value of the property's Building(s): \$600

Applicant's total estimated fair market or equalized value of the property: \$2000

Applicant's estimated fair market or equalized value supporting reasoning: Other larger parcels assessed extremely lower and this parcel is in the flood plain

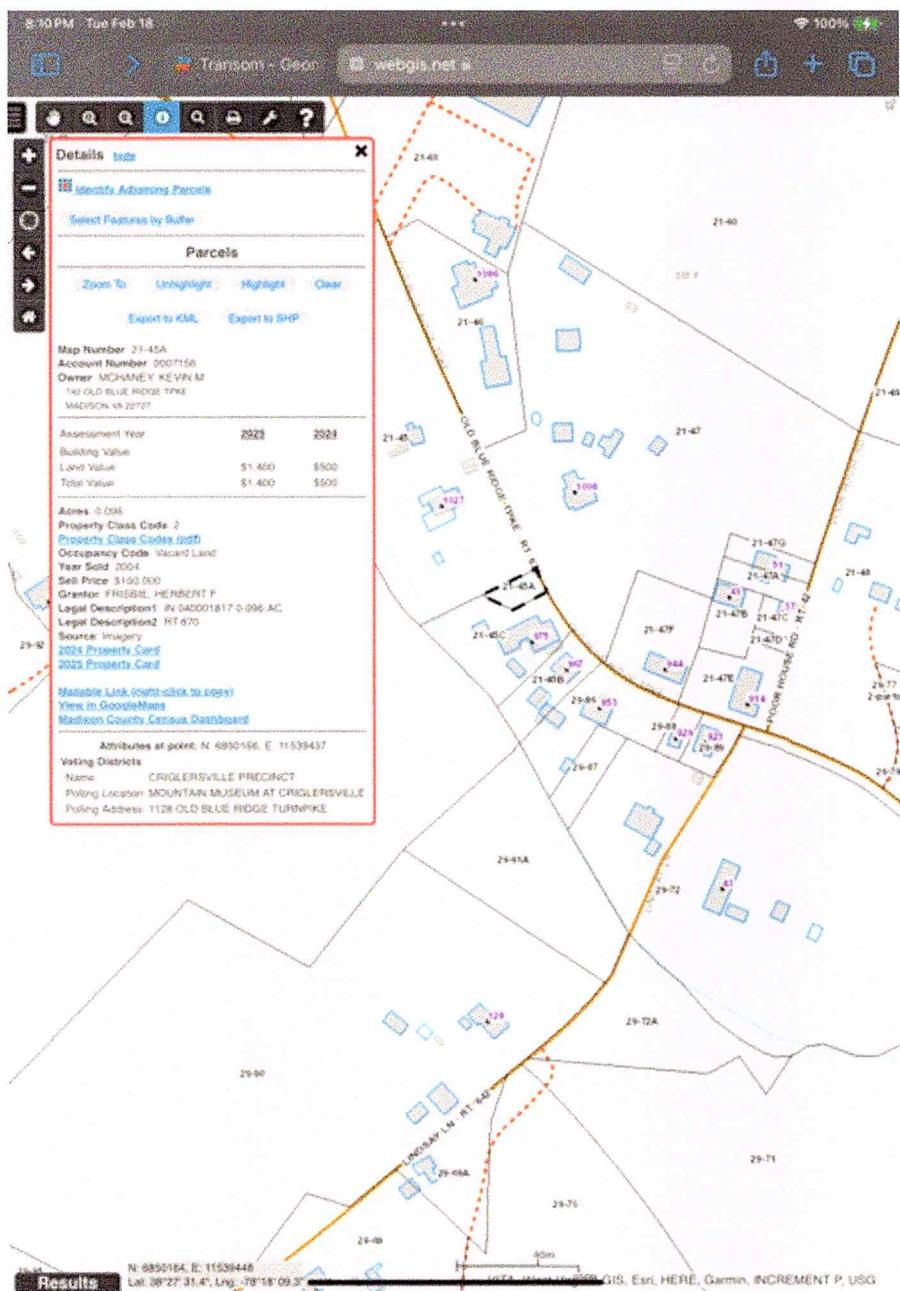
Applicant's Supporting Documents Other (please describe in the box to the right)

Other Supporting Document(s) Other county appraisals
Parcel 21-45A
Parcel 21-42A
Parcel 48-61S
Parcel 39A-44
Parcel 39A-45A

Upload Supporting
Documents here:

[IMG_6592.png](#)

Email not displaying correctly? [View it in your browser.](#)





Re: Appeal

From Nan Coppedge <ncoppedge@madisonco.virginia.gov>

Date Fri 4/4/2025 10:47 AM

To Robert Finks <911radar@gmail.com>

Radar,

Received your appeal, will send appointment letter for May 12.

We are booked from 6:15-8:00, every 15 minutes for April 14. Schedule and information will be sent next week.

Nan

From: Robert Finks <911radar@gmail.com>

Sent: Wednesday, April 2, 2025 1:29 PM

To: Board of Equalization <boardofequalization@madisonco.virginia.gov>

Subject: Appeal

[Some people who received this message don't often get email from 911radar@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

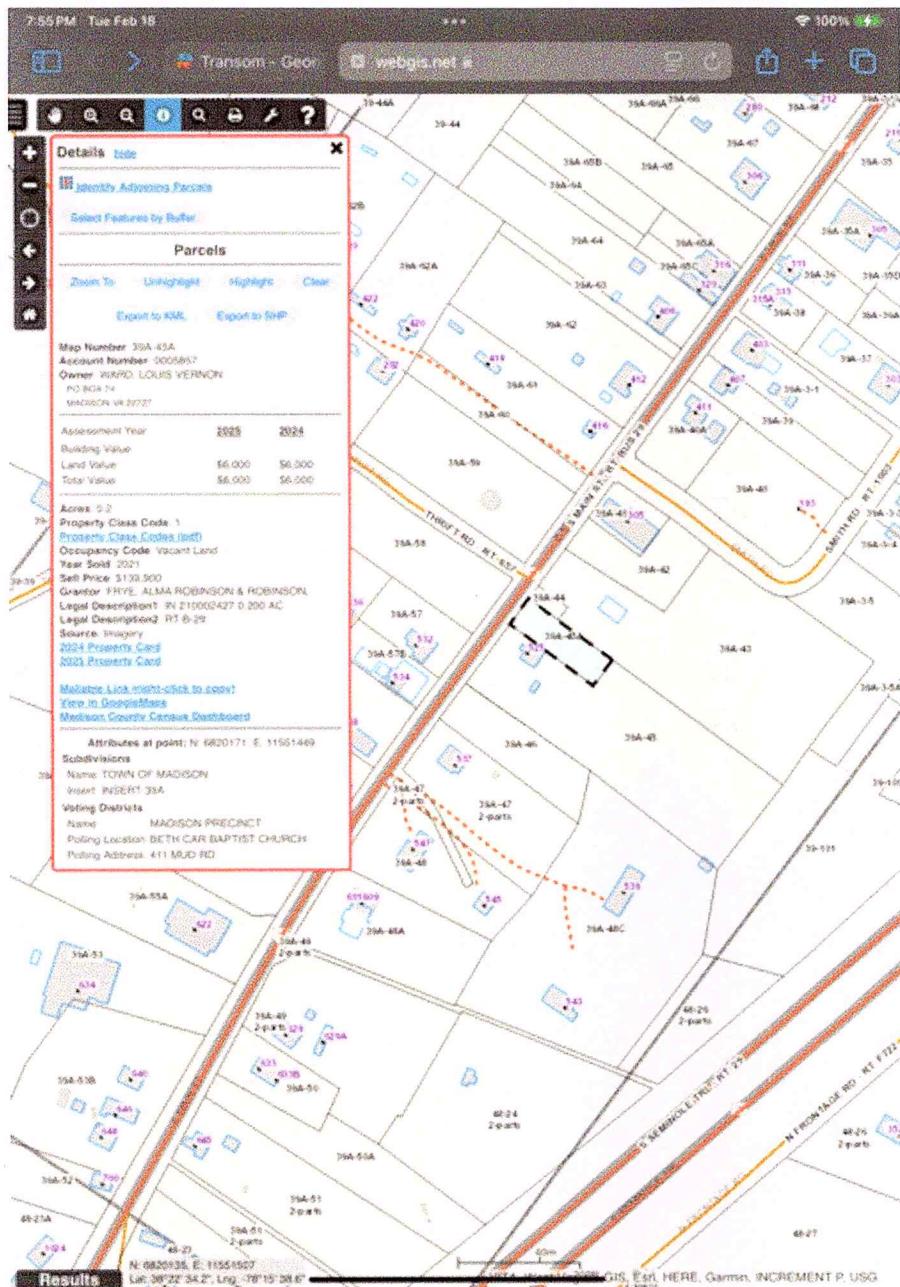
I filled out the appeal application and loaded several documents but it only shows one attached.

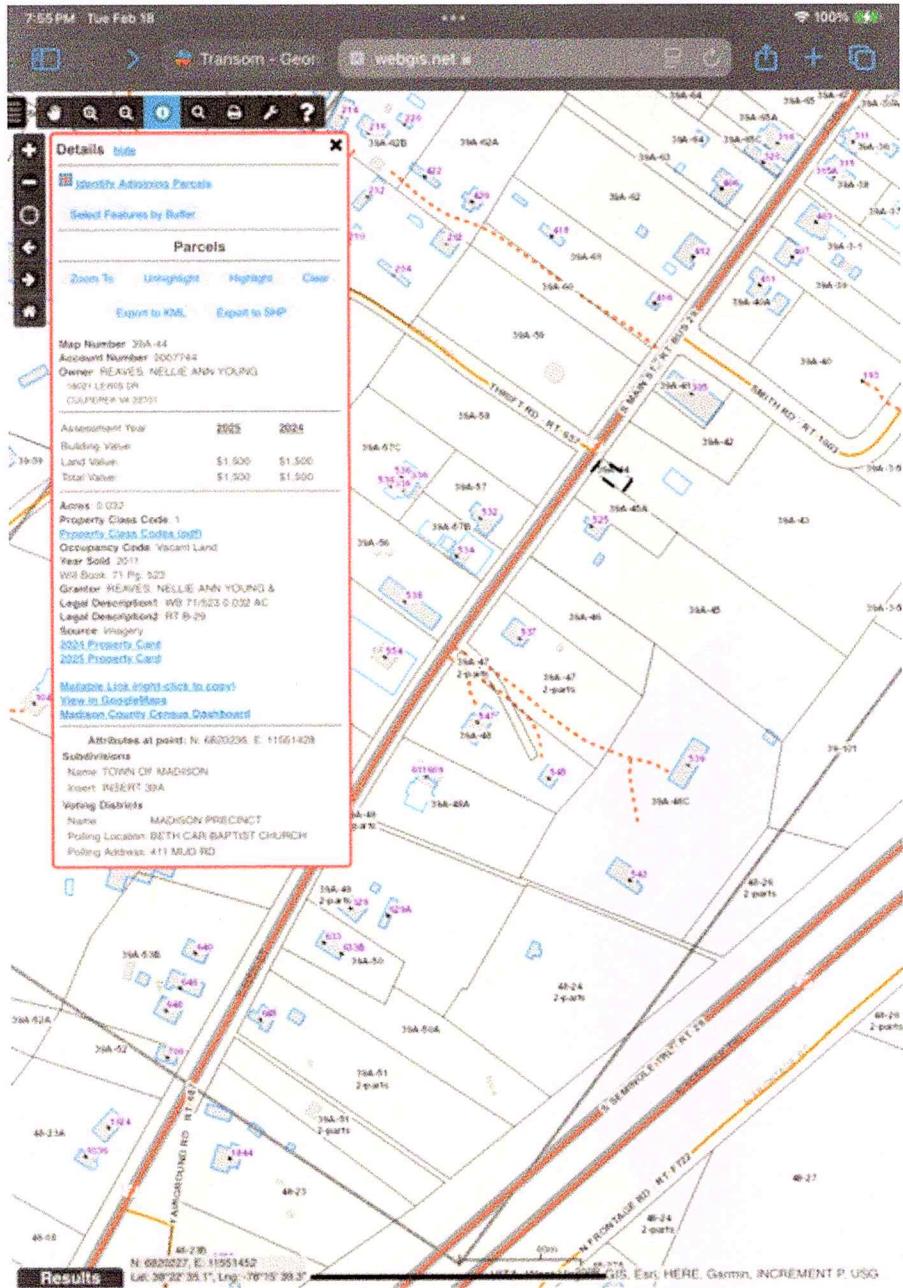
Here are the documents that I tried to send.

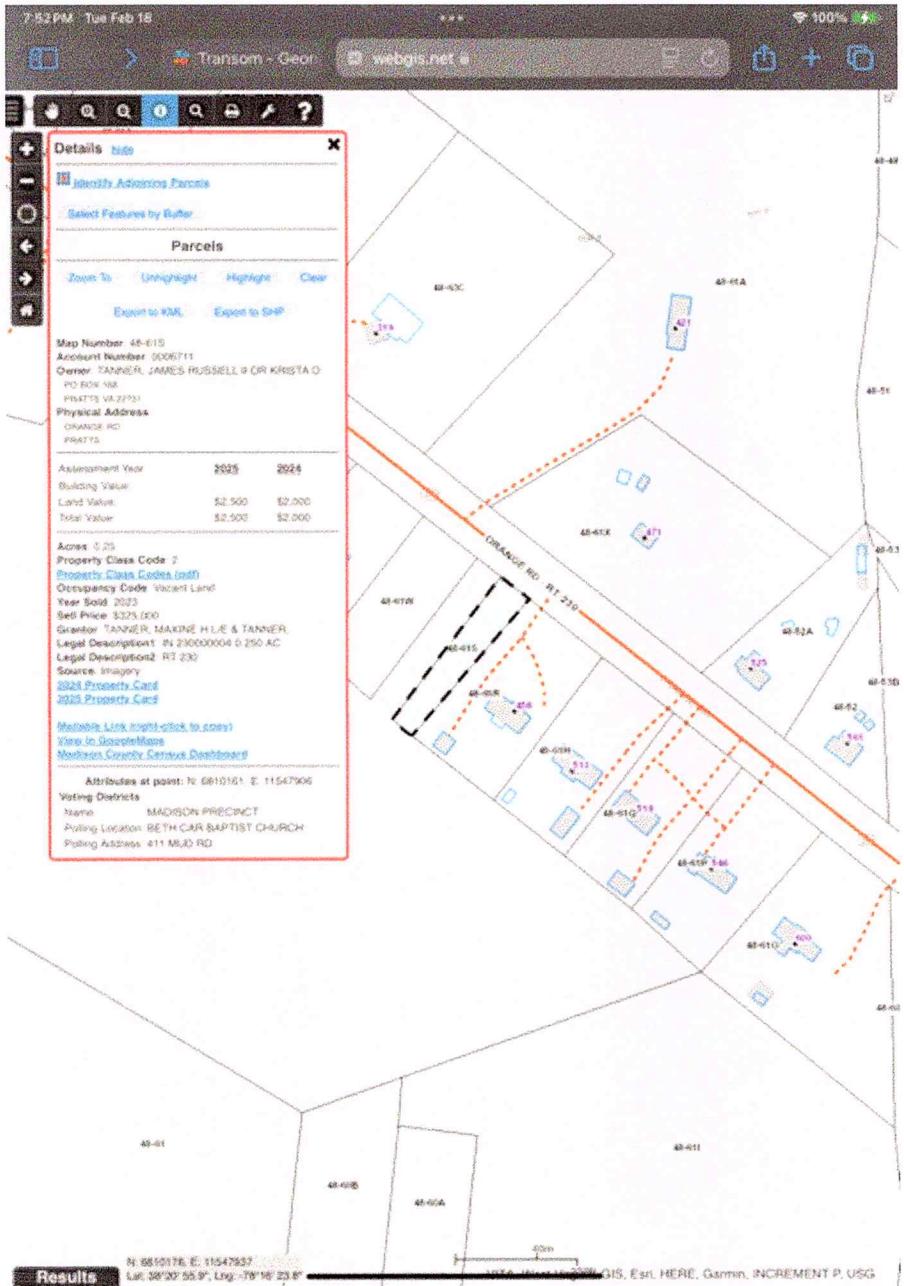
Thanks

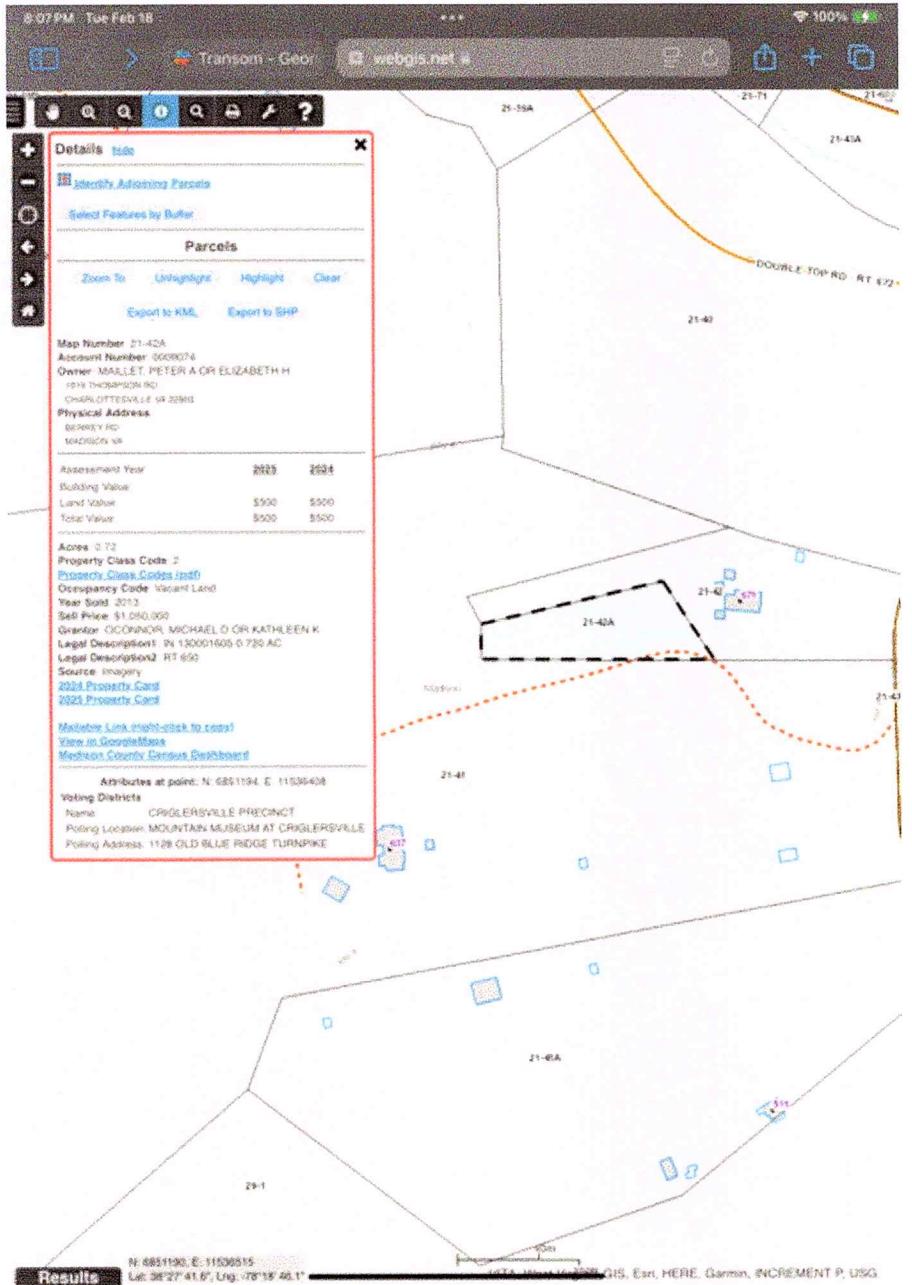
Robert Finks

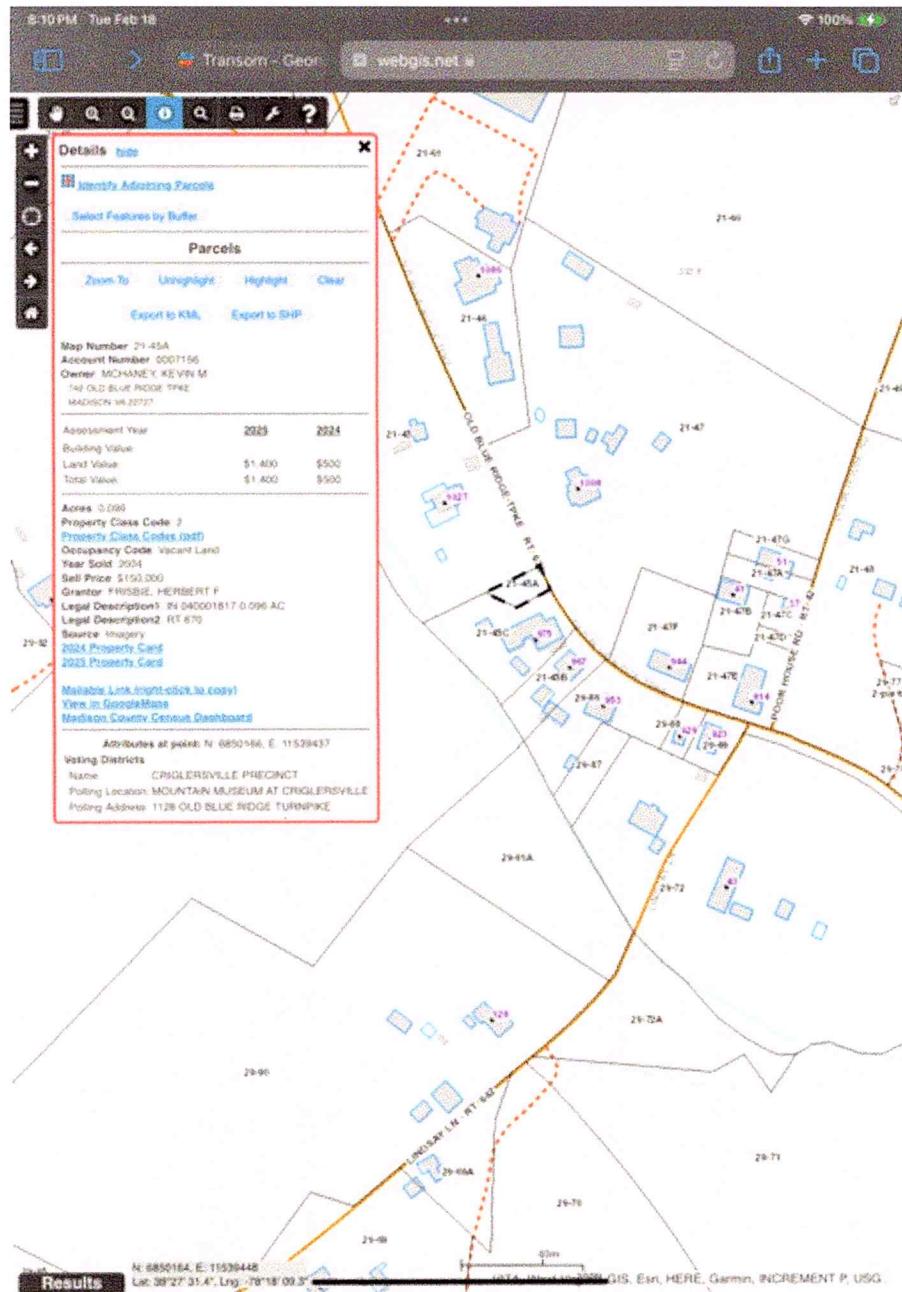
540-718-0474











Sent from my iPad

MADISON COUNTY

Map No. : 14 25A		Owner : HANDLEY, F JAMES		<p>911 Addr :</p> <p>Record : 3970 Card No : 1</p> <p>Acct No : 3970 Sale Price : 25,000 Sale Date : 09/23/2004</p> <p>Sub Division: n/a Grantor : KERNAHAN, DENNIS OR PRICE, J F NbrHd: 1</p> <p>Occupancy : VACANT LAND</p> <p>Right of Way : PRIVATE</p> <p>Pavement : DIRT</p> <p>Terrain : ON</p> <p>Characteristic : ROLLING/SLOPING</p> <p>Water Source : NONE</p> <p>Sewer : NONE</p> <p>Zoning : A1</p> <p>Use Class : 2 - SINGLE FAMILY SUB</p> <p>User Codes :</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>Deed Book/Page</p> <p>Inst. Number</p> <p>Date Inspected</p> <p>12/17/2024</p> <p>Initials</p> <p>SW</p> <p>Remarks :</p> <p>Other Desc:</p>			
Land Description	Unit Size	Unit Value	Unit Method	Unit Adj	Unit Total	Utility Value	Land Comments
1.) OTHER	3.195	12,000	P		38,340		
2.) HOME SITE	1.000	60,000	H		60,000		
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							
Improvement Description	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc.	Unit Value	Improvement Comments
1.)							
2.)							
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							Date of Value : 01/01/2025
Notes:				Value Summary			
				% Chg	Previous Values		
n/a	Bldg	0	Total Imp. Value	0			
2.34	Land	29,400	Total Land Value	98,300			
2.34	Total	29,400	Total Prop. Value	98,300			
See Back for Sales History							

MADISON COUNTYRecord:No **3970** Card No : **1**Map No. **14** **25A**Page No. **2****Ownership Information :****Owner** : HANDLEY, F JAMES**Address** : 1707 BAY STREET SE

WASHINGTON, DC 20003

Legal : IN 040002552 4.195 AC
14-25A
OFF RT 719**District** : MADISON COUNTY**Sales History**

Grantor	Sales Price	Date Sold	Document
KERNAHAN, DENNIS	0	0 / 0	DB: 166 / 371

Value History :

	Year	Value	Total	Explanation
1.)	2025	L- 98300	98,300	REVALUED-GENERAL REASS.
2.)	2019	L- 29400	29400	REVALUED-GENERAL REASS.
3.)	2013	L- 37800	37800	REVALUED-GENERAL REASS.
4.)	2008	L- 42000	42000	GENERAL REASSESSMENT

2024 LAND BOOK

Map No. : 14 25A		Owner : HANDLEY, F JAMES		<p>911 Addr :</p> <p>Record : 3970 Card No : 1</p> <p>Acct No : 3970 Sale Price : 25,000 Sale Date : 09/23/2004</p> <p>Sub Division: n/a Grantor : KERNAHAN, DENNIS OR PRICE, J F NbrHd: 1</p> <p>Occupancy : VACANT LAND</p> <p>Right of Way : PRIVATE</p> <p>Pavement : DIRT</p> <p>Terrain : ON</p> <p>Characteristic : ROLLING/SLOPING</p> <p>Water Source : NONE</p> <p>Sewer : NONE</p> <p>Zoning : A1</p> <p>Use Class : 2 - SINGLE FAMILY SUB</p> <p>User Codes :</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>Deed Book/Page</p> <p>Inst. Number</p> <p>Date Inspected</p> <p>10/01/2018</p> <p>Initials</p> <p>MS</p> <p>Remarks : NO H/SITE</p> <p>Other Desc:</p>				
Land Description	Unit Size	Unit Value	Unit Method	Unit Adj	Unit Total	Utility Value	Land Comments	
1.) OTHER	4.195	7,000	P		29,365			
2.)								
3.)								
4.)								
5.)								
6.)								
7.)								
8.)								
9.)								
10.)								
Improvement Description	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc.	Unit Value	Improvement Comments	
1.)								
2.)								
3.)								
4.)								
5.)								
6.)								
7.)								
8.)								
9.)								
10.)							Date of Value : 01/01/2019	
Notes:							Value Summary	
							% Chg	Previous Values
n/a	Bldg	0	Total Imp. Value			0		
-0.22	Land	37,800	Total Land Value			29,400		
-0.22	Total	37,800	Total Prop. Value			29,400		
See Back for Sales History								

Ownership Information :

Owner : HANDLEY, F JAMES

Address : 1707 BAY STREET SE

WASHINGTON, DC 20003

Legal : IN 040002552 4.195 AC
14-25A
OFF RT 719

District : MADISON COUNTY

Sales History

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
KERNAHAN, DENNIS	0	0 / 0	DB: 166 / 371

Value History :

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2019	L- 29400 I- 0	29,400	REVALUED-GENERAL REASS.
2.)	2013	L- 37800 I- 0	37800	REVALUED-GENERAL REASS.
3.)	2008	L- 42000 I- 0	42000	GENERAL REASSESSMENT
4.)	2005	L- 27300 I- 0	27300	CHG BY BOARD OF EQUAL.

2025 MADISON GEN REASSESSMENT

Map No. : 14 25A	Owner : HANDLEY, F JAMES	<p>911 Addr :</p> <p>Sale Price : 25,000 Sale Date : 9/23/2004</p> <p>Sub Division: n/a Grantor : KERNAHAN, DENNIS OR PRICE, J F NbrHd: 1</p> <p>Occupancy : VACANT LAND User Codes : <u>Deed Book/Page</u> <u>Date Inspected</u> Right of Way : PRIVATE - 12/17/2024</p> <p>Pavement : DIRT - <u>Inst. Number</u> <u>Initials</u></p> <p>Terrain : ON - SW</p> <p>Characteristic : ROLLING/SLOPING</p> <p>Water Source : NONE</p> <p>Sewer : NONE</p> <p>Zoning : A1</p> <p>Use Class : 2 - SINGLE FAMILY SUB</p> <p>Remarks :</p> <p>Other Desc:</p> <p>Assessor Comments:</p>					
Acreage : 4.195							
Record : 3970	Card No : 1						
Acct No : 3970							
Sub Division: n/a							
Occupancy : VACANT LAND							
Right of Way : PRIVATE							
Pavement : DIRT							
Terrain : ON							
Characteristic : ROLLING/SLOPING							
Land Description	Unit Size	Unit Value	Unit Method	Unit Adl	Unit Total	Utility Value	Land Comments
1.) OTHER	3.195	12,000	P		38,340		
2.) HOME SITE	1.000	60,000	H		60,000		
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							
Improvement Description	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc.	Unit Value	Improvement Comments
1.)							
2.)							
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							Date of Value : 1/1/2025
Notes:				Value Summary			
				% Chg	Previous Values		Total Imp. Value
n/a	Bldg	0	Total Land Value	98,300			
2.34	Land	29,400	Total Prop. Value	98,300			
	Total	29,400					

See Back for Sales History

2025 MADISON GEN REASSESSMENT

Record No. 3970 Card No : 1

Map No. 14 25A

Page No. 2

Ownership Information :

Owner : HANDLEY, F JAMES

Address : 1707 BAY STREET SE

WASHINGTON, DC 20003

Legal : IN 040002552 4.195 AC
14-25A
OFF RT 719

District : MADISON COUNTY

Sales History

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
KERNAHAN, DENNIS	0	0 / 0	DB: 166 / 371

Value History :

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2019	L- 98300 I- 0	98,300	REVALUED-GENERAL REASS.
2.)	2013	L- 37800 I- 0	37800	REVALUED-GENERAL REASS.
3.)	2008	L- 42000 I- 0	42000	GENERAL REASSESSMENT
4.)	2005	L- 27300 I- 0	27300	CHG BY BOARD OF EQUAL.

2025 MADISON GEN REASSESSMENT

Map No. : 14	25A	Owner : HANDLEY, F JAMES									
Acreage : 4.195		911 Addr :									
Record : 3970	Card No : 1	Sale Price : 25,000	Sale Date : 9/23/2004								
Acct No : 3970	Sub Division: n/a	Grantor : KERNAHAN, DENNIS OR PRICE, J F	NbrHd: 1								
Occupancy : VACANT LAND	User Codes :	Deed Book/Page		Date Inspected							
Right of Way : PRIVATE	-	Inst. Number		12/17/04		Initials					
Pavement : DIRT	-										
Terrain : ON	-					SW					
Characteristic : ROLLING/SLOPING											
Water Source : NONE	Remarks : NO H/SITE										
Sewer : NONE											
Zoning : A1											
Use Class : 2 - SINGLE FAMILY SUB	Other Desc: Assessor Comments:										
Land Description	Unit Size	Unit Value	Unit Method	Unit Adj	Unit Total	Utility Value	Land Comments				
1.) OTHER	3.195	12,000	P		29,365						
2.) H/S	1.00	60,000									
3.)											
4.)											
5.)											
6.)											
7.)											
8.)											
9.)											
10.)											
Improvement Description	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc.	Unit Value	Improvement Comments				
1.)											
2.)											
3.)											
4.)											
5.)											
6.)											
7.)											
8.)											
9.)											
10.)											
							Date of Value : 1/1/2025				
Notes:							Value Summary				
							% Chg	Previous Values			
							n/a	Bldg	0	Total Imp. Value	0
							0.00	Land	29,400	Total Land Value	29,400
							0.00	Total	29,400	Total Prop. Value	29,400

2025 MADISON GEN REASSESSMENTRecord: No **3970** Card No : **1**Map No. **14** **25A**Page No. **2****Ownership Information :**

Owner : HANDLEY, F JAMES
Address : 1707 BAY STREET SE
WASHINGTON, DC 20003
Legal : IN 040002552 4.195 AC
14-25A
OFF RT 719
District : MADISON COUNTY

Sales History

Grantor	Sales Price	Date Sold	Document
KERNAHAN, DENNIS	0	0 / 0	DB: 166 / 371

Value History :

	Year	Value	Total	Explanation
1.)	2019	L- 29400	29,400	REVALUED-GENERAL REASS.
2.)	2013	L- 37800	37800	REVALUED-GENERAL REASS.
3.)	2008	L- 42000	42000	GENERAL REASSESSMENT
4.)	2005	L- 27300	27300	CHG BY BOARD OF EQUAL.



MADISON COUNTY BOARD OF EQUALIZATION

PO Box 56
Madison, VA 22727
540-948-7500 x1233

NOTICE OF RIGHTS

DATE OF APPEAL HEARING

April 17, 2025

James F. Handley
1707 Bay Street SE
Washington, DC 20003

Re: Appeal of Assessment

Dear Mr. Handley:

The Madison County Board of Equalization has received your request to appeal the assessment of your property identified as **Tax Map 14-25A**.

We have scheduled your appeal to be reviewed on **Monday, May 12, 2025 at 7:00 p.m.** in the Madison County Administration Building Auditorium located at 414 North Main Street, Madison, VA.

You have the right under Section 58.1-3331, to review and obtain copies of all the assessment records pertaining to the assessing officer's determination of fair market value of such real property. These records are available at the Commissioner of Revenue's office located at 410 North Main Street, Madison, VA, Monday through Friday, 8:30 a.m.-4:30 p.m.

You have the right to a 45 day advance notice of the hearing of your appeal, which you may waive. If you choose to NOT waive that right, then your hearing will be scheduled after May 9, 2025, and another appointment will be made for you.

The Board will review your paperwork and make a decision on your appeal. Your appearance is not required.

Sincerely,

Nan Coppedge
Board of Equalization Clerk



Re: Online Form Submittal: Madison County 2025 Reassessment - BOE Appeals

From Nan Coppedge <ncoppedge@madisonco.virginia.gov>

Date Fri 4/4/2025 10:44 AM

To noreply@civicplus.com <noreply@civicplus.com>

Received your appeal - will send letter with appointment in May.

Nan Coppedge
Clerk, BOE

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Thursday, April 3, 2025 3:51 PM

To: Board of Equalization <boardofequalization@madisonco.virginia.gov>

Subject: Online Form Submittal: Madison County 2025 Reassessment - BOE Appeals

Madison County 2025 Reassessment - BOE Appeals

The Board of Equalization meetings will be held on the second Monday of the month at 6:00 pm in the Board Auditorium located at 414 North Main Street, Madison, VA. 22727.

(Section Break)

Applicant Information

Property Owner or Representative's Name	Handley, F James
--	------------------

Property Owners Mailing Address	1707 Bay St SE
------------------------------------	----------------

Washington,

DC

20003

20003-1647

Address of Property if Different From Above:	IN 040002552 4.195 AC. OFF RT 719
---	-----------------------------------

n/a

n/a

n/a

22719

Tax Map # of Property 14-25A

Record # 25A

E-Mail Address: f.james.hanley@gmail.com

Phone Number: 2025465692

(Section Break)

Appeal Information

Reason(s) for Appeal	Property not assessed at market value, Property assessment not equalized with comparable properties, Value above sales price, Subject impacted by surrounding properties, Subject impacted by deferred maintenance, Too much increase over last assessment, Other: Please describe in the comments.
Comments	Land is overgrown orchard. Does not perc and does not have road access which would be across stream or adjacent property.

Applicant's Reasoning & Supporting Documents

Applicant's estimated fair market or equalized value of the property's Land:	United States
Applicant's estimated fair market or equalized value of the property's Building(s):	0
Applicant's total estimated fair market or equalized value of the property:	30,000
Applicant's estimated fair market or equalized value supporting reasoning:	This 4.1 acre parcel (14-25A) does not have road access. From gravel road to east, must cross stream. From west, must access via dirt road on adjacent property (14-23 or 14-23A). 14-25A does not perc. Topsoil is thin, w/ hard clay, rock below. In 2004, before purchase from Dennis Kernihan we dug test holes that didn't drain even after several days. Septic contractor advised that constructed drain field would likely be

required, at considerable expense. Property is gently sloping, overgrown orchard, not maintained for ~50 yrs. Purchased 14-25A when I was co-owner of 14-25, adjacent 81-acre property to east, in order to prevent adjacent development within view of house on 14-25.

Applicant's Supporting Documents	<i>Field not completed.</i>
Other Supporting Document(s)	County map accurately shows road locations, none adjacent to this parcel. If needed, could supply photos. Could repeat perk test. Please advise if documentation needed to reduce assessed value. Thank you.
Upload Supporting Documents here:	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

MADISON COUNTY

Record:No 403 Card No : 1

Map No. 40 9B

Page No. 2

Ownership Information :**Owner** : SHARP, JOYCE L**Address** : PO BOX 203

MADISON, VA 22727

Legal : IN 140000330 2.995 AC
40-9B
RT 637**District** : MADISON COUNTY**Sales History**

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
SHARP, RODERICK	130,000	10 / 1995	DB: 240 / 110

Value History :

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2025	L- 112000 I- 293100	405,100	REVALUED-GENERAL REASS.
2.)	2019	L- 120900 I- 162100	283000	REVALUED-GENERAL REASS.
3.)	2013	L- 80000 I- 127700	207700	REVALUED-GENERAL REASS.
4.)	2008	L- 110000 I- 158900	268900	GENERAL REASSESSMENT

Building Section Description :

<u>Section Code</u>	<u>Section Story</u>	<u>Section Directionals</u>	<u>Section Size</u>	<u>Section Class</u>	<u>Section Factor</u>	<u>Section Rate</u>	<u>Section Deprc.</u>	<u>Section Value</u>
A- BASE	1.00	N 28.0(B) E 24.0(C) E 30.0 S 28.0 W 54.0	1,512	C		0.00		0
B- CP	1.00	W 12.0 S 28.0 E 12.0 N 28.0	336	C		40.00		13,440
C- PAT	1.00	N 20.0 E 16.0 S 20.0 W 16.0	320	C		15.00		4,800

2024 LAND BOOK

Map No. : 40 9B Owner : SHARP, JOYCE L
 Acreage : 2.995 911 Addr : 617 CLORE RD
 Record : 403 Card No : 1 MADISON VA 22727
 Acct No : 403 Sale Price : Sale Date : 03/28/2014
 Sub Division: n/a Grantor : SHARP, RODERICK E OR JOYCE L NbrHd: 1

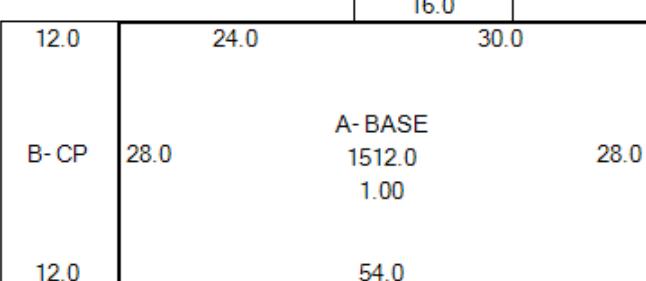


Occupancy : DWELLING Interior Walls : DRYWALL Stories : 1.00
 Right of Way : PUBLIC Floor Covering : WOOD Year Built : 1963 Age : 56
 Pavement : PAVED (/) Public Gas : N Electric : Y
 Terrain : ABOVE Total Rooms : 6 Foundation : CINDERBLOCK
 Characteristic : ROLLING/SLOPING Bed Rooms : 3 Exterior Walls : BRICK
 Water Source : WELL Bath Rooms : 1 F / 1 H
 Sewer : SEPTIC Heat : HEAT PUMP Roof Type : HIP
 Zoning : A1 Fuel : ELECTRIC Roofing : COMP SHG
 Use Class : 2 - SINGLE FAMILY SUB Air Condition : YES See Back for Sales History

Land Description	Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value	Structural Element			
HOME SITE	1.000	85,000	H		85,000	12,000				
OTHER	1.995	12,000	P		23,940					
							% Area	Area SF	Rate SF	Value
							Building	1,512.0	@ 90.29	= 136,518
							Basement	1.00	1,512.0	@ 18.00 = 27,216
							Fin. Bsmt.	0.00	0.0	@ 0.00 = 0
							Bath Rooms	1 F / 1 H	Plumbing Value	-1,500
							Type Heat	HEAT PUMP	Heating Value	0
							Central A/C	: Y	Air Condition Value	3,780
							1 FP, 1 Stack, 0 NV		Fireplace Value	5,000
							0 Flue, 0 Stack, 0 Metal		Flue Value	0
									Built In Garage	0
									Interior Improvement	0
							Car Port	: OPEN	Total S/W/Landscape	0
							No. Cars	: 1	Extra Kitchen Value	0
									Total Structure Additions	8,640

Building Description	Section Story	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value	Sub Total		
A- BASE SECTION	1.00	1,512	C		0.00		0			
B- CARPORT	1.00	336	C		20.00		6,720			
C- PATIO	1.00	320	C		6.00		1,920			
								Class :	C	179,654
								Factor :	0.05	Adj. Factor 1.05 188,637
								Condition :	AVERAGE	Phys. Depr. 0.20 -37,727
								Year Built :	1963	Func. Depr. 0.00 0
								Age :	56	Econ. Depr. 0.00 0
								Effective Age :		Fair Value n/a

							Inst. Number	Value Summary		
							User Codes	Total Main Structure 150,900		
								Date of Value :	01/01/2019	NbrHood Adj. 0.00 0
								Perc. Comp.	n/a	0
								L/S Adj.	n/a	0
								Total Other Imp.		11,144
								Date Inspected	% Chg	Previous Values
								04/26/2018	0.27	Bldg 127,700 Total Imp. Value 162,100
								At Home	0.51	Land 80,000 Total Land Value 120,900
								N		
								Initials	0.36	Total 207,700 Total Prop. Value 283,000
								RC		
								Remarks:	VIEW SITE	
								Other Desc:		



16.0
C-PAT
16.0

12.0 24.0 30.0
A- BASE
1512.0
1.00
28.0

12.0
54.0

Ownership Information :

Owner : SHARP, JOYCE L

Address : PO BOX 203

MADISON, VA 22727

Legal : IN 140000330 2.995 AC
40-9B
RT 637

District : MADISON COUNTY

Sales History

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
SHARP, RODERICK	130,000	10 / 1995	DB: 240 / 110

Value History :

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2019	L- 120900 I- 162100	283,000	REVALUED-GENERAL REASS.
2.)	2013	L- 80000 I- 127700	207700	REVALUED-GENERAL REASS.
3.)	2008	L- 110000 I- 158900	268900	GENERAL REASSESSMENT
4.)	2005	L- 62000 I- 124500	186500	GENERAL REASSESSMENT

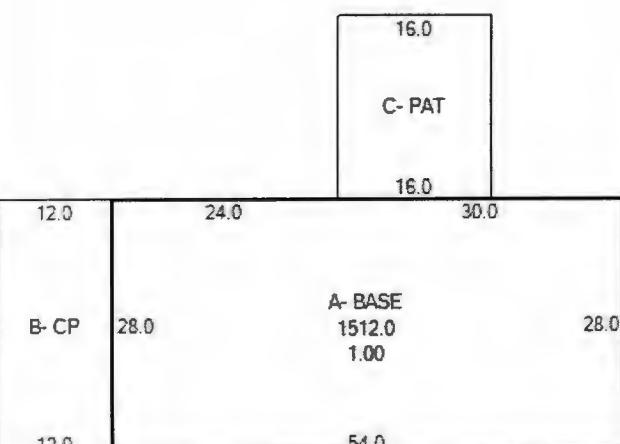
Building Section Description :

<u>Section Code</u>	<u>Section Story</u>	<u>Section Directionals</u>	<u>Section Size</u>	<u>Section Class</u>	<u>Section Factor</u>	<u>Section Rate</u>	<u>Section Deprc.</u>	<u>Section Value</u>
A- BASE	1.00	N 28.0(B) E 24.0(C) E 30.0 S 28.0 W 54.0	1,512	C		0.00		0
B- CP	1.00	W 12.0 S 28.0 E 12.0 N 28.0	336	C		20.00		6,720
C- PAT	1.00	N 20.0 E 16.0 S 20.0 W 16.0	320	C		6.00		1,920

PROOFED DC

Stonewall Technologies, Inc.
Printed 5/22/2024 at 2:43 PM

2025 MADISON GEN REASSESSMENT

Map No. : 40 9B Acreage : 2.995 Record : 403 Card No : 1 Acct No : 403 Sub Division: n/a	Owner : SHARP, JOYCE L 911 Addr : 617 CLORE RD MADISON VA 22727 Sale Price : 3/28/2014 Grantor : SHARP, RODERICK E OR JOYCE L NbrHd: 1	
Occupancy : DWELLING Right of Way : PUBLIC Pavement : PAVED Terrain : ABOVE Characteristic : ROLLING/SLOPING Water Source : WELL Sewer : SEPTIC Zoning : A1 Use Class : 2 - SINGLE FAMILY SUB		Interior Walls : DRYWALL Floor Covering : WOOD Total Rooms : 6 Bed Rooms : 3 Bath Rooms : 1 F / 1 H Heat : HEAT PUMP Fuel : ELECTRIC Air Condition : YES See Back for Sales History
Land Description HOME SITE 1.000 80,000 H OTHER 1.995 10,000 P		Unit Size Unit Value Unit Method Unit Adjustment Unit Total Utility Value
		% Area Area SF Rate SF Value
		Building 1,512.0 @ 153.67 - 232,349 Basement 1.00 1,512.0 @ 25.00 - 37,800 Fin. Bsmt. 0.00 0.0 @ 0.00 - 0
Improvement Description DRIVE-PAVED 0.0 0.0 A 4,000 4,000 SHED-FRAME 24.0 32.0 F 8.00 6,144 SHED-FRAME 0.0 0.0 A 1,000 1,000		Bath Rooms : 1 F / 1 H Plumbing Value -1,500 Type Heat : HEAT PUMP Heating Value 0 Central A/C : Y Air Condition Value 7,560 1 FP, 1 Stack, 0 NV Fireplace Value 6,000 0 Flue, 0 Stack, 0 Metal Flue Value 0 Built In Garage 0 Interior Improvement 0 Car Port : OPEN No. Cars : 1 Total S/W/Landscape 20,000 Extra Kitchen Value 0 Total Structure Additions 18,240
		Sub Total 320,449 Class : C Factor : 0.10 Adj. Factor 1.10 352,494 Condition : AVERAGE Phys. Depr. 0.20 -70,499 Year Built : 1963 Func. Depr. 0.00 0 Age : 62 Econ. Depr. 0.00 0 Effective Age : Fair Value n/a
		<u>Inst. Number</u> <u>User Codes</u> <u>Date Inspected</u> 5/16/2024 At Home N Initials SW
		Value Summary Total Main Structure 282,000 Date of Value : 1/1/2025 NbrHood Adj. 0.00 0 Perc. Comp. n/a 0 L/S Adj. n/a 0 Total Other Imp. 11,144
		% Chg Previous Values 0.81 Bldg 162,100 Total Imp. Value 293,100 -0.07 Land 120,900 Total Land Value 112,000 0.43 Total 283,000 Total Prop. Value 405,100
		Remarks: Other Desc: Assessor Comments:

2025 MADISON GEN REASSESSMENTRecord No: **403** Card No: **1**Map No. **40** **9B**Page No. **2****Ownership Information :**

Owner : SHARP, JOYCE L

Address : PO BOX 203

MADISON, VA 22727

Legal : IN 140000330 2.995 AC
40-9B
RT 637

District : MADISON COUNTY

Sales History

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
SHARP, RODERICK	130,000	10 / 1995	DB: 240 / 110

Value History :

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2019	L- 112000 I- 293100	405,100	REVALUED-GENERAL REASS.
2.)	2013	L- 80000 I- 127700	207700	REVALUED-GENERAL REASS.
3.)	2008	L- 110000 I- 158900	268900	GENERAL REASSESSMENT
4.)	2005	L- 62000 I- 124500	186500	GENERAL REASSESSMENT

Building Section Description :

<u>Section Code</u>	<u>Section Story</u>	<u>Section Directionals</u>	<u>Section Size</u>	<u>Section Class</u>	<u>Section Factor</u>	<u>Section Rate</u>	<u>Section Deprc.</u>	<u>Section Value</u>
A- BASE	1.00	N 28.0(B) E 24.0(C) E 30.0 S 28.0 W 54.0	1,512	C		0.00		0
B- CP	1.00	W 12.0 S 28.0 E 12.0 N 28.0	336	C		40.00		13,440
C- PAT	1.00	N 20.0 E 16.0 S 20.0 W 16.0	320	C		15.00		4,800

2025 MADISON GEN REASSESSMENT

Map No. : 40 9B	Owner : SHARP, JOYCE L																																																																																																																																			
Acreage : 2.995	911 Addr : 617 CLORE RD MADISON VA 22727																																																																																																																																			
Record : 403	Card No : 1	18-171																																																																																																																																		
Acct No : 403	Sale Price : 3/28/2014	NbrHd: 1																																																																																																																																		
Sub Division: n/a		Grantor : SHARP, RODERICK E OR JOYCE L																																																																																																																																		
Occupancy : DWELLING Right of Way : PUBLIC Pavement : PAVED Terrain : ABOVE Characteristic : ROLLING/SLOPING Water Source : WELL Sewer : SEPTIC Zoning : A1 Use Class : 2 - SINGLE FAMILY SUB		Interior Walls : DRYWALL Floor Covering : WOOD Total Rooms : 6 Bed Rooms : 3 Bath Rooms : 1 F / 1 H Heat : HEAT PUMP Fuel : ELECTRIC Air Condition : YES	Stories : 1.00 Year Built : 1963 Age : 62 Public Gas : N Electric : Y Foundation : CINDERBLOCK Exterior Walls : BRICK																																																																																																																																	
See Back for Sales History																																																																																																																																				
Land Description HOME SITE 1.000 85,000 H 86,000 85,000 12,000 OTHER 1.995 12,000 P 10,000 23,940		Structural Element <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>% Area</th> <th>Area SF</th> <th>Rate SF</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Building</td> <td>1,512.0</td> <td>@ 153.67</td> <td>=</td> <td>232,349</td> </tr> <tr> <td>Basement</td> <td>1.00</td> <td>@ 25.00</td> <td>=</td> <td>37,800</td> </tr> <tr> <td>Fin. Bsmt.</td> <td>0.00</td> <td>@ 0.00</td> <td>=</td> <td>0</td> </tr> <tr> <td>Bath Rooms : 1 F / 1 H</td> <td></td> <td>Plumbing Value</td> <td></td> <td>-1,500</td> </tr> <tr> <td>Type Heat : HEAT PUMP</td> <td></td> <td>Heating Value</td> <td></td> <td>0</td> </tr> <tr> <td>Central A/C : Y</td> <td></td> <td>Air Condition Value</td> <td></td> <td>7,560</td> </tr> <tr> <td>1 FP, 1 Stack, 0 NV</td> <td></td> <td>Fireplace Value</td> <td></td> <td>6,000</td> </tr> <tr> <td>0 Flue, 0 Stack, 0 Metal</td> <td></td> <td>Flue Value</td> <td></td> <td>0</td> </tr> <tr> <td></td> <td></td> <td>Built In Garage</td> <td></td> <td>0</td> </tr> <tr> <td>Car Port</td> <td>OPEN</td> <td>Interior Improvement</td> <td></td> <td>0</td> </tr> <tr> <td>No. Cars</td> <td>1</td> <td>Total SW/Landscape</td> <td></td> <td>20,000</td> </tr> <tr> <td></td> <td></td> <td>Extra Kitchen Value</td> <td></td> <td>0</td> </tr> <tr> <td></td> <td></td> <td>Total Structure Additions</td> <td></td> <td>18,240</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">Sub Total</td> <td style="text-align: right;">1,10</td> <td style="text-align: right;">320,449</td> </tr> <tr> <td></td> <td></td> <td>Class : C +10</td> <td>Factor : 0.05</td> <td>Adj. Factor 1.05</td> <td style="text-align: right;">336,471</td> </tr> <tr> <td></td> <td></td> <td>Condition : AVERAGE</td> <td>Phys. Depr.</td> <td>0.20</td> <td style="text-align: right;">-67,294</td> </tr> <tr> <td></td> <td></td> <td>Year Built : 1963</td> <td>Func. Depr.</td> <td>0.00</td> <td style="text-align: right;">0</td> </tr> <tr> <td></td> <td></td> <td>Age : 62</td> <td>Econ. Depr.</td> <td>0.00</td> <td style="text-align: right;">0</td> </tr> <tr> <td></td> <td></td> <td>Effective Age :</td> <td>Fair Value</td> <td></td> <td style="text-align: right;">n/a</td> </tr> <tr> <td colspan="2" style="text-align: center; vertical-align: middle;"> Inst. Number </td> <td colspan="2" style="text-align: center; vertical-align: middle;"> User Codes </td> <td colspan="2" style="text-align: center; vertical-align: middle;"> Value Summary </td> </tr> <tr> <td colspan="2" style="text-align: center; vertical-align: middle;"> 16.0 C- PAT 16.0 </td> <td colspan="2" style="text-align: center; vertical-align: middle;"> - - - - </td> <td colspan="2" style="text-align: center; vertical-align: middle;"> Total Main Structure 269,200 Date of Value : 1/1/2025 NbrHood Adj. 0.00 Perc. Comp. n/a L/S Adj. n/a Total Other Imp. 11,144 Total Imp. Value 280,300 Total Land Value 120,900 Total Prop. Value 401,200 </td> </tr> <tr> <td colspan="2" style="text-align: center; vertical-align: middle;"> 12.0 24.0 30.0 B- CP 28.0 A- BASE 1512.0 1.00 28.0 12.0 54.0 </td> <td colspan="2" style="text-align: center; vertical-align: middle;"> Date Inspected 5/16/24 At Home No 1140 Initials SW </td> <td colspan="2" style="text-align: center; vertical-align: middle;"> % Chg Previous Values 0.73 Bldg 162,100 Total Imp. Value 280,300 0.00 Land 120,900 Total Land Value 120,900 0.42 Total 283,000 Total Prop. Value 401,200 </td> </tr> <tr> <td colspan="6" style="text-align: center; vertical-align: middle;"> Remarks: VIEW SITE Other Desc: _____ Assessor Comments: _____ </td> </tr> </tbody></table>			% Area	Area SF	Rate SF	Value	Building	1,512.0	@ 153.67	=	232,349	Basement	1.00	@ 25.00	=	37,800	Fin. Bsmt.	0.00	@ 0.00	=	0	Bath Rooms : 1 F / 1 H		Plumbing Value		-1,500	Type Heat : HEAT PUMP		Heating Value		0	Central A/C : Y		Air Condition Value		7,560	1 FP, 1 Stack, 0 NV		Fireplace Value		6,000	0 Flue, 0 Stack, 0 Metal		Flue Value		0			Built In Garage		0	Car Port	OPEN	Interior Improvement		0	No. Cars	1	Total SW/Landscape		20,000			Extra Kitchen Value		0			Total Structure Additions		18,240			Sub Total	1,10	320,449			Class : C +10	Factor : 0.05	Adj. Factor 1.05	336,471			Condition : AVERAGE	Phys. Depr.	0.20	-67,294			Year Built : 1963	Func. Depr.	0.00	0			Age : 62	Econ. Depr.	0.00	0			Effective Age :	Fair Value		n/a	Inst. Number		User Codes		Value Summary		16.0 C- PAT 16.0		- - - -		Total Main Structure 269,200 Date of Value : 1/1/2025 NbrHood Adj. 0.00 Perc. Comp. n/a L/S Adj. n/a Total Other Imp. 11,144 Total Imp. Value 280,300 Total Land Value 120,900 Total Prop. Value 401,200		12.0 24.0 30.0 B- CP 28.0 A- BASE 1512.0 1.00 28.0 12.0 54.0		Date Inspected 5/16/24 At Home No 1140 Initials SW		% Chg Previous Values 0.73 Bldg 162,100 Total Imp. Value 280,300 0.00 Land 120,900 Total Land Value 120,900 0.42 Total 283,000 Total Prop. Value 401,200		Remarks: VIEW SITE Other Desc: _____ Assessor Comments: _____					
	% Area	Area SF	Rate SF	Value																																																																																																																																
Building	1,512.0	@ 153.67	=	232,349																																																																																																																																
Basement	1.00	@ 25.00	=	37,800																																																																																																																																
Fin. Bsmt.	0.00	@ 0.00	=	0																																																																																																																																
Bath Rooms : 1 F / 1 H		Plumbing Value		-1,500																																																																																																																																
Type Heat : HEAT PUMP		Heating Value		0																																																																																																																																
Central A/C : Y		Air Condition Value		7,560																																																																																																																																
1 FP, 1 Stack, 0 NV		Fireplace Value		6,000																																																																																																																																
0 Flue, 0 Stack, 0 Metal		Flue Value		0																																																																																																																																
		Built In Garage		0																																																																																																																																
Car Port	OPEN	Interior Improvement		0																																																																																																																																
No. Cars	1	Total SW/Landscape		20,000																																																																																																																																
		Extra Kitchen Value		0																																																																																																																																
		Total Structure Additions		18,240																																																																																																																																
		Sub Total	1,10	320,449																																																																																																																																
		Class : C +10	Factor : 0.05	Adj. Factor 1.05	336,471																																																																																																																															
		Condition : AVERAGE	Phys. Depr.	0.20	-67,294																																																																																																																															
		Year Built : 1963	Func. Depr.	0.00	0																																																																																																																															
		Age : 62	Econ. Depr.	0.00	0																																																																																																																															
		Effective Age :	Fair Value		n/a																																																																																																																															
Inst. Number		User Codes		Value Summary																																																																																																																																
16.0 C- PAT 16.0		- - - -		Total Main Structure 269,200 Date of Value : 1/1/2025 NbrHood Adj. 0.00 Perc. Comp. n/a L/S Adj. n/a Total Other Imp. 11,144 Total Imp. Value 280,300 Total Land Value 120,900 Total Prop. Value 401,200																																																																																																																																
12.0 24.0 30.0 B- CP 28.0 A- BASE 1512.0 1.00 28.0 12.0 54.0		Date Inspected 5/16/24 At Home No 1140 Initials SW		% Chg Previous Values 0.73 Bldg 162,100 Total Imp. Value 280,300 0.00 Land 120,900 Total Land Value 120,900 0.42 Total 283,000 Total Prop. Value 401,200																																																																																																																																
Remarks: VIEW SITE Other Desc: _____ Assessor Comments: _____																																																																																																																																				

2025 MADISON GEN REASSESSMENTRecord No: **403** Card No: **1**Map No. **40** **9B**Page No. **2****Ownership Information :**

Owner : SHARP, JOYCE L

Address : PO BOX 203

MADISON, VA 22727

Legal : IN 140000330 2.995 AC
40-9B
RT 637

District : MADISON COUNTY

Sales History

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
SHARP, RODERICK	130,000	10 / 1995	DB: 240 / 110

Value History :

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2019	L- 120900 I- 280300	401,200	REVALUED-GENERAL REASS.
2.)	2013	L- 80000 I- 127700	207700	REVALUED-GENERAL REASS.
3.)	2008	L- 110000 I- 158900	268900	GENERAL REASSESSMENT
4.)	2005	L- 62000 I- 124500	186500	GENERAL REASSESSMENT

Building Section Description :

<u>Section Code</u>	<u>Section Story</u>	<u>Section Directionals</u>	<u>Section Size</u>	<u>Section Class</u>	<u>Section Factor</u>	<u>Section Rate</u>	<u>Section Deprc.</u>	<u>Section Value</u>
A- BASE	1.00	N 28.0(B) E 24.0(C) E 30.0 S 28.0 W 54.0	1,512	C	0.00			0
B- CP	1.00	W 12.0 S 28.0 E 12.0 N 28.0	336	C	40.00			13,440
C- PAT	1.00	N 20.0 E 16.0 S 20.0 W 16.0	320	C	15.00			4,800

MADISON COUNTY

Map No. : 22 22A Owner : SHARP, JOYCE L
 Acreage : 1.400 911 Addr : 1719 S FT VALLEY RD
 Record : 6189 Card No : 1 MADISON VA 22727
 Acct No : 6189 Sale Price : Sale Date : 03/28/2014
 Sub Division: n/a Grantor : SHARP, RODERICK EVAN OR JOYCE NbrHd: 1



Occupancy : DWELLING Interior Walls : DRYWALL Stories : 1.50
 Right of Way : PUBLIC Floor Covering : WOOD Year Built : 1960 Age : 65
 Pavement : PAVED Public Gas : N Electric : Y
 Terrain : ON Total Rooms : 6 Foundation : CINDERBLOCK
 Characteristic : ROLLING/SLOPING Bed Rooms : 3 Exterior Walls : STUCCO
 Water Source : WELL Bath Rooms : 2 F / 0 H
 Sewer : SEPTIC Heat : FORCED AIR Roof Type : GABLE
 Zoning : A1 Fuel : OIL Roofing : COMP SHG
 Use Class : 2 - SINGLE FAMILY SUB Air Condition : NO See Back for Sales History

Land Description	Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value	Structural Element			
HOME SITE	1.000	55,000	H		55,000	12,000	% Area			
OPEN RESIDUE	0.400	10,000	P		4,000		Building	1,212.0	@ 164.39	= 199,240

Improvement Description	Unit Length	Unit Width	Unit Condition	Unit Rate	Unit Deprc.	Unit Value	Value			
SHED-FRAME	0.0	0.0	P	200		200	Bath Rooms : 2 F / 0 H			

Building Description	Section Story	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value	Value			
A- BASE SECTION	1.50	1,080	C		0.00		0	% Area			
B- UTILITY ROOM	1.00	84	C		60.00		5,040	Area SF			
C- PORCH	1.00	126	C		45.00		5,670	Rate SF			
D- PORCH	1.00	264	C		45.00		11,880	Value			
F- ADDITION	0.50	132	C		0.00		0	Building			

								Inst. Number		Value Summary			
										Total Main Structure		217,300	
11.0	11.0	19.0	6.0	B- UTIL				Date of Value	01/01/2025	NbrHood Adj.	0.00		0
B- RDR	24.0	A- BASE	1080.0					Perc. Comp.		n/a		0	
			1.50		18.0			L/S Adj.		n/a		0	
11.0			30.0	C- POR	9.0			Total Other Imp.				200	
								Date Inspected	% Chg	Previous Values	Total Imp. Value		
								12/09/2024	1.19	Bldg 99,200	217,500		
								At Home	0.02	Land 69,800	Total Land Value		
								N			71,000		
								Initials	0.71	Total 169,000	Total Prop. Value		
								SW			288,500		
								Remarks:					
								Other Desc:					

MADISON COUNTYRecord:No **6189** Card No : **1**Map No. **22** **22A**Page No. **2****Ownership Information :****Owner** : SHARP, JOYCE L**Address** : PO BOX 203

MADISON, VA 22727

Legal : IN 140000331 1.400 AC
22-22A
RT 231**District** : MADISON COUNTY**Sales History**

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
SHARP, RODERICK	0	0 / 0	DB: 227 / 136

Value History :

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2025	L- 71000 I- 217500	288,500	REVALUED-GENERAL REASS.
2.)	2019	L- 69800 I- 99200	169000	REVALUED-GENERAL REASS.
3.)	2014	L- 65600 I- 89100	154700	ADDN & PORCH COMP
4.)	2013	L- 65600 I- 89700	155300	REVALUED-GENERAL REASS.

Building Section Description :

<u>Section Code</u>	<u>Section Story</u>	<u>Section Directionals</u>	<u>Section Size</u>	<u>Section Class</u>	<u>Section Factor</u>	<u>Section Rate</u>	<u>Section Deprc.</u>	<u>Section Value</u>
A- BASE	1.50	N 24.0(D) E 11.0(B) E 19.0 S 6.0(C) S 18.0 W 30.0	1,080	C	0.00	0		
B- UTIL	1.00	N 6.0 E 14.0 S 6.0 W 14.0	84	C	60.00	5,040		
C- POR	1.00	E 9.0 S 14.0 W 9.0 N 14.0	126	C	45.00	5,670		
D- POR	1.00	W 11.0 S 24.0(F) E 11.0 N 24.0	264	C	45.00	11,880		
F- ADD	0.50	N 24.0 E 11.0 S 24.0 W 11.0	132	C	0.00	0		

Printed 05/05/2025 at 11:23 AM

Map No.	: 22	22A	Owner	: SHARP, JOYCE L
Acreage	: 1.400		911 Addr	: 1719 S FT VALLEY RD
Record	: 6189	Card No	: 1	MADISON VA 22727
Acct No	: 6189		Sale Price	: 03
Sub Division:	n/a		Grantor	: SHARP, RODERICK EVAN OR

A two-story house with a gambrel roof, a front porch, and a chimney, set on a grassy hillside. A small sign on the porch features a red tractor and the text "The Farmhouse".

12/09/2024

Ownership Information :

Owner : SHARP, JOYCE L

Address : PO BOX 203

MADISON, VA 22727

Legal : IN 140000331 1.400 AC
22-22A
RT 231

District : MADISON COUNTY

Sales History

Grantor	Sales Price	Date Sold	Document
SHARP, RODERICK	0	0 / 0	DB: 227 / 136

Value History :

	Year	Value	Total	Explanation
1.)	2019	L- 69800 I- 99200	169,000	REVALUED-GENERAL REASS.
2.)	2014	L- 65600 I- 89100	154700	ADDN & PORCH COMP
3.)	2013	L- 65600 I- 89700	155300	REVALUED-GENERAL REASS.
4.)	2011	L- 94000 I- 108800	202800	ADDN/PORCH 85% COMPLETE

Building Section Description :

Section Code	Section Story	Section Directionals	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value
A- BASE	1.50	N 24.0(D) E 11.0(B) E 19.0 S 6.0(C) S 18.0 W 30.0	1,080	C		0.00		0
B- UTIL	1.00	N 6.0 E 14.0 S 6.0 W 14.0	84	C		34.00		2,856
C- POR	1.00	E 9.0 S 14.0 W 9.0 N 14.0	126	C		30.00		3,780
D- POR	1.00	W 11.0 S 24.0(F) E 11.0 N 24.0	264	C		30.00		7,920
F- ADD	0.50	N 24.0 E 11.0 S 24.0 W 11.0	132	C		0.00		0

2025 MADISON GEN REASSESSMENT

DC

Map No. : 22 22A	Owner : SHARP, JOYCE L					
Acreage : 1.400	911 Addr : 1719 S F T VALLEY RD MADISON VA 22727					
Record : 6189	Card No : 1					
Acct No : 6189	Sale Price : <input type="text"/>	Sale Date : 3/28/2014				
Sub Division: n/a		Grantor : SHARP, RODERICK EVAN OR JOYCE	NbrHd: 1			
Occupancy : DWELLING Right of Way : PUBLIC Pavement : PAVED Terrain : ON Characteristic : ROLLING/SLOPING Water Source : WELL Sewer : SEPTIC Zoning : A1 Use Class : 2 - SINGLE FAMILY SUB		Interior Walls : DRYWALL Floor Covering : WOOD Total Rooms : 6 Bed Rooms : 3 Bath Rooms : 2 F / 0 H Heat : FORCED AIR Fuel : OIL Air Condition : NO	Stories : 1.50 Year Built : 1960 Age : 65 Public Gas : N Electric : Y Foundation : CINDERBLOCK Exterior Walls : STUCCO Roof Type : GABLE Roofing : COMP SHG See Back for Sales History			
Land Description : <input type="text"/> HOME SITE 1.000 55,000 H OPEN RESIDUE 0.400 10,000 P		Unit Size : <input type="text"/> Unit Value : <input type="text"/> Unit Method : <input type="text"/> Unit Adjustment : <input type="text"/>	Unit Total : <input type="text"/> Utility Value : <input type="text"/>			
		% Area	Area SF	Rate SF	Value	
		Building	1,212.0	@ 164.39	= 199,240	
		Basement	1.00	@ 25.00	= 24,600	
		Fin. Bsmt.	0.00	@ 0.00	= 0	
Improvement Description : <input type="text"/> SHED-FRAME 0.0 0.0 P		Unit Length : <input type="text"/> Unit Width : <input type="text"/> Unit Condition : <input type="text"/> Unit Rate : <input type="text"/> Unit Deprc. : <input type="text"/> Unit Value : <input type="text"/>	Structural Element Bath Rooms : 2 F / 0 H Type Heat : FORCED AIR Central A/C : N 1 FP, 0 Stack, 0 NV 0 Flue, 0 Stack, 0 Metal Plumbing Value : <input type="text"/> Heating Value : <input type="text"/> Air Condition Value : <input type="text"/> Fireplace Value : <input type="text"/> Flue Value : <input type="text"/> Built In Garage No. Cars = 1 : <input type="text"/> Interior Improvement : <input type="text"/> Total S/W/Landscape : <input type="text"/> Extra Kitchen Value : <input type="text"/> Total Structure Additions : <input type="text"/>			
		Class : <input type="text"/>	Sub Total			275,930
		Factor : 0.05	Adj. Factor	1.05	289,726	
		Condition : AVERAGE	Phys. Depr.	0.25	-72,432	
		Year Built : 1960	Func. Depr.	0.00	0	
		Age : 65	Econ. Depr.	0.00	0	
		Effective Age : <input type="text"/>	Fair Value	n/a		
6.0 B- UTIL 6.0 11.0 11.0 19.0 6.0 B- RDR 24.0 A- BASE 1080.0 1.50 18.0 9.0 11.0 30.0		User Codes	Value Summary		Total Main Structure	217,300
		Date of Value : 1/1/2025	NbrHood Adj.	0.00	0	
		Perc. Comp.	n/a	0		
		L/S Adj.	n/a	0		
		Total Other Imp.	200			
		% Cha	Previous Values			
		1.19	Bldg 99,200	Total Imp. Value 217,500		
		0.02	Land 69,800	Total Land Value 71,000		
		0.71	Total 169,000	Total Prop. Value 288,500		
Remarks: <input type="text"/>						
Other Desc: <input type="text"/>						
Assessor Comments: <input type="text"/>						

2025 MADISON GEN REASSESSMENTRecord No: **6189** Card No : **1**Map No. **22** **22A**Page No. **2****Ownership Information :****Owner :** SHARP, JOYCE L**Address :** PO BOX 203

MADISON, VA 22727

Legal : IN 140000331 1.400 AC
22-22A
RT 231**District :** MADISON COUNTY**Sales History**

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
SHARP, RODERICK	0	0 / 0	DB: 227 / 136

Value History :

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2019	L- 71000 I- 217500	288,500	REVALUED-GENERAL REASS.
2.)	2014	L- 65600 I- 89100	154700	ADDN & PORCH COMP
3.)	2013	L- 65600 I- 89700	155300	REVALUED-GENERAL REASS.
4.)	2011	L- 94000 I- 108800	202800	ADDN/PORCH 85% COMPLETE

Building Section Description :

<u>Section Code</u>	<u>Section Story</u>	<u>Section Directionals</u>	<u>Section Size</u>	<u>Section Class</u>	<u>Section Factor</u>	<u>Section Rate</u>	<u>Section Deprc.</u>	<u>Section Value</u>
A- BASE	1.50	N 24.0(D) E 11.0(B) E 19.0 S 6.0(C) S 18.0 W 30.0	1,080	C		0.00		0
B- UTIL	1.00	N 6.0 E 14.0 S 6.0 W 14.0	84	C		60.00		5,040
C- POR	1.00	E 9.0 S 14.0 W 9.0 N 14.0	126	C		45.00		5,670
D- POR	1.00	W 11.0 S 24.0(F) E 11.0 N 24.0	264	C		45.00		11,880
F- ADD	0.50	N 24.0 E 11.0 S 24.0 W 11.0	132	C		0.00		0

2025 MADISON GEN REASSESSMENT

Map No. : 22 22A Owner : SHARP, JOYCE L
Acreage : 1.400 911 Addr : 1719 S FT VALLEY RD
Record : 6189 Card No : 1 MADISON VA 22727
Acct No : 6189 Sale Price : Sale Date : 3/28/2014
Sub Division: n/a Grantor : SHARP, RODERICK EVAN OR JOYCE NbrHd: 1

44-25

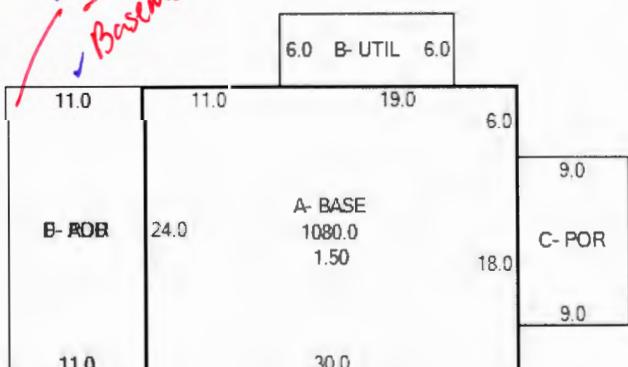


Occupancy : DWELLING Interior Walls : DRYWALL Stories : 1.50
Right of Way : PUBLIC Year Built : 1960 Age : 65
Pavement : PAVED Public Gas : N Electric : Y
Terrain : ON Foundation : CINDERBLOCK -
Characteristic : ROLLING/SLOPING Total Rooms : 6 Exterior Walls : STUCCO -
Water Source : WELL Bed Rooms : 3
Sewer : SEPTIC Bath Rooms : 2 F / 0 H Roof Type : GABLE -
Zoning : A1 Heat : FORCED AIR Roofing : COMP SHG -
Use Class : 2 - SINGLE FAMILY SUB Air Condition : NO -
See Back for Sales History

Land Description	Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value
HOME SITE	1.000	55,000	H		55,000	12,000
OPEN RESIDUE	0.400	7,000	P		2,800	
		10,000				

Improvement Description	Unit Length	Unit Width	Unit Condition	Unit Rate	Unit Deprc.	Unit Value
SHED-FRAME	0.0	0.0	P	0.00	200	0

Building Description	Section Story	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value
A- BASE SECTION	1.50	1,080	C		0.00		0
B- UTILITY ROOM	1.00	84	C		60.00		5,040
C- PORCH	1.00	126	C		45.00		5,670
D- PORCH	1.00	264	C		45.00		11,880
F- ADDITION	0.50	132	C		0.00		0



Inst. Number

User Codes

Date Inspected

12/9/24

At Home

No

Initials

SW

Remarks:

Other Desc:
Assessor
Comments:

Structural Element			
% Area	Area SF	Rate SF	Value
Building	1,212.0	@ 164.39	= 199,240
Basement	1.00	984.0 @ 25.00	= 24,600
Fin. Bsmt.	0.00	0.0 @ 0.00	= 0
Bath Rooms	2 F / 0 H	Plumbing Value	0
Type Heat	FORCED AIR	Heating Value	0
Central A/C	N	Air Condition Value	0
	1 FP, 0 Stack, 0 NV	Fireplace Value	4,500
0 Flue, 0 Stack, 0 Metal		Flue Value	0
Built In Garage	No. Cars = 1	5,000	
Interior Improvement		0	
Total S/W/Landscape		20,000	
Extra Kitchen Value		0	
Total Structure Additions		22,590	
Sub Total		275,930	1,05
Class :	C	Factor : -0.05	Adj. Factor 0.95
Condition :	AVERAGE	Phys. Depr. 0.30	-25 -78,640
Year Built :	1960	Func. Depr. 0.00	0
Age :	65	Econ. Depr. 0.00	0
Effective Age :		Fair Value	n/a

Value Summary		Total Main Structure	183,500
Date of Value :	1/1/2025	NbrHood Adj.	0.00
		Perc. Comp.	n/a
		L/S Adj.	n/a
		Total Other Imp.	0
% Chg	Previous Values		
0.85	Bldg 99,200	Total Imp. Value	183,500
0.00	Land 69,800	Total Land Value	69,800
0.50	Total 169,000	Total Prop. Value	253,300

2025 MADISON GEN REASSESSMENTRecord:No **6189** Card No : **1**Map No. **22** **22A**Page No. **2****Ownership Information :****Owner** : SHARP, JOYCE L**Address** : PO BOX 203

MADISON, VA 22727

Legal : IN 140000331 1.400 AC
22-22A
RT 231**District** : MADISON COUNTY**Sales History**

Grantor	Sales Price	Date Sold	Document
SHARP, RODERICK	0	0 / 0	DB: 227 / 136

Value History :

	Year	Value	Total	Explanation
1.)	2019	L- 69800 I- 183500	253,300	REVALUED-GENERAL REASS.
2.)	2014	L- 65600 I- 89100	154700	ADDN & PORCH COMP
3.)	2013	L- 65600 I- 89700	155300	REVALUED-GENERAL REASS.
4.)	2011	L- 94000 I- 108800	202800	ADDN/PORCH 85% COMPLETE

Building Section Description :

Section Code	Section Story	Section Directionals	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value
A- BASE	1.50	N 24.0(D) E 11.0(B) E 19.0 S 6.0(C) S 18.0 W 30.0	1,080	C	0.00	0		
B- UTIL	1.00	N 6.0 E 14.0 S 6.0 W 14.0	84	C	60.00	5,040		
C- POR	1.00	E 9.0 S 14.0 W 9.0 N 14.0	126	C	45.00	5,670		
D- POR	1.00	W 11.0 S 24.0(F) E 11.0 N 24.0	264	C	45.00	11,880		
F- ADD	0.50	N 24.0 E 11.0 S 24.0 W 11.0	132	C	0.00	0		



MADISON COUNTY BOARD OF EQUALIZATION

PO Box 56
Madison, VA 22727
540-948-7500 x1233

NOTICE OF RIGHTS

DATE OF APPEAL HEARING

April 17, 2025

Joyce L. Sharpe
PO Box 203
Madison, VA 22727

Re: Appeal of Assessment

Dear Ms. Sharpe:

The Madison County Board of Equalization has received your request to appeal the assessment of your property identified as **Tax Map 40-9B, and Tax Map 22-22A**.

We have scheduled your appeal to be reviewed on **Monday, May 12, 2025 at 7:15 p.m.** in the Madison County Administration Building Auditorium located at 414 North Main Street, Madison, VA.

You have the right under Section 58.1-3331, to review and obtain copies of all the assessment records pertaining to the assessing officer's determination of fair market value of such real property. These records are available at the Commissioner of Revenue's office located at 410 North Main Street, Madison, VA, Monday through Friday, 8:30 a.m.-4:30 p.m.

You have the right to a 45 day advance notice of the hearing of your appeal, which you may waive. If you choose to NOT waive that right, then your hearing will be scheduled after May 9, 2025, and another appointment will be made for you.

The Board will review your paperwork and make a decision on your appeal. Your appearance is not required.

Sincerely,

Nan Coppedge
Board of Equalization Clerk



**MADISON COUNTY, VIRGINIA
APPEAL APPLICATION TO THE BOARD OF EQUALIZATION**

Applicant Information

Owner's Name: Joyce L. Sharp

Owner's Mailing Address: PO Box 203, MADISON VA 22727

Address of Property if Different from above: 617 Clore Rd and 1719 S. Ft Valley Rd

Tax Map Number: 40-98 and 22-22A

(Can be found on your valuation change notice. Separate applications must be submitted for each tax map.)

Record Number: 403 and 16189

(Can be found on your valuation change notice.)

Telephone Number: 540 407 1147

Email: joyce-sharp@gmail.com

Appeal Information

Reason(s) for Appeal:

Please check the applicable choice(s).

- Property not assessed at market value
- Property assessment not equalized with comparable properties
- Value above sales price
- Subject impacted by surrounding properties
- Subject impacted by deferred maintenance
- Subject record inaccurate
- Too much increase over last assessment
- Other: Please describe in the comments.

Comments:

ASSESSMENT more than DOUBLED.

Applicant's Reasoning & Supporting Documents

Applicant's estimated fair market or equalized value of the property's Land: \$90,000
\$50,000

Applicant's estimated fair market or equalized value of the property's Building(s): 200,000 ^{and} 100,000

Applicant's total estimated fair market or equalized value of the property: 290,000 ^{and} 150,000

Applicant's estimated fair market or equalized value supporting reasoning:

No significant updates to interior nor exterior

Please provide all the supporting documentation you are able to provide. Examples: Appraisal, Photo(s), Sale Contract.

Date: 5-4-25

Signature of Owner, Taxpayer, or Officer of Company: Jayne B. Gray

Optional Information:

Other reasons:

List comparable or similar properties for Board to review: (by Tax Map Number)

- 1)
- 2)

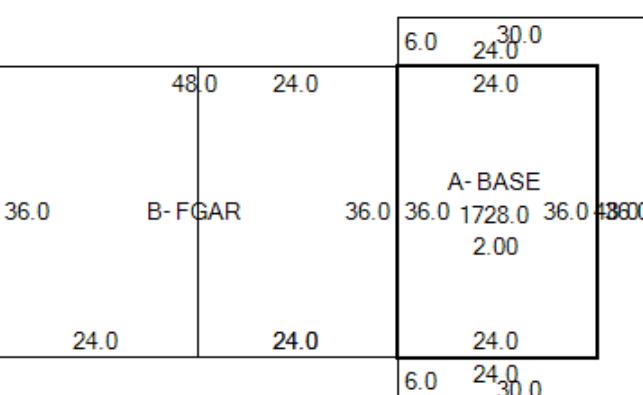
MADISON COUNTY

Map No. : 40 29A Owner : FOX, JEREMY CURTIS OR STACI RE
 Acreage : 3.797 911 Addr : 124 LITTLE CHURCH LN
 Record : 6131 Card No : 1 MADISON VA 22727
 Acct No : 6131 Sale Price : 6,000 Sale Date : 05/10/2004
 Sub Division: n/a Grantor : HAYNES, ROGER J NbrHd: 1



Occupancy : DWELLING Interior Walls : DRYWALL Stories : 2.00
 Right of Way : PUBLIC Floor Covering : WOOD Year Built : 2005 Age : 20
 Pavement : PAVED Public Gas : N Electric : Y
 Terrain : ON Total Rooms : 7 Foundation : SLAB
 Characteristic : ROLLING/SLOPING Bed Rooms : 3 Exterior Walls : VINYL SIDING
 Water Source : WELL Bath Rooms : 3 F / 0 H
 Sewer : SEPTIC Heat : HEAT PUMP Roof Type : GABLE
 Zoning : R2 Fuel : ELECTRIC Roofing : COMP SHG
 Use Class : 2 - SINGLE FAMILY SUB Air Condition : YES See Back for Sales History

Land Description		Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value	Structural Element			
HOME SITE		1.000	50,000	H		50,000	12,000				
OTHER		2.797	10,000	P		27,970					
Improvement Description		Unit Length	Unit Width	Unit Condition	Unit Rate	Unit Deprc.	Unit Value				
DRIVE-PAVED		0.0	0.0	A	4,000		4,000	Plumbing Value			
SHED-FRAME		18.0	14.0	A	4,500		4,500	Heating Value			
Building Description		Section Story	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value			
A- BASE SECTION		2.00	1,728	C		0.00		Building			288,567
B- FRAME GARAGE		1.00	1,728	C		55.00		2,592.0 @ 111.33 =			
C- LIVING AREA AB		1.00	864	C		0.00		Basement			0
D- PORCH		1.00	576	C		45.00		Fin. Bsmt.			0
								Bath Rooms : 3 F / 0 H			4,500
								Type Heat : HEAT PUMP			0
								Central A/C : Y			12,960
								0 FP, 0 Stack, 0 NV			
								Fireplace Value			0
								0 Flue, 0 Stack, 0 Metal			0
								Garage : VINYL			0
								Built In Garage			0
								No. Cars : 4			0
								Interior Improvement			0
								Total S/W/Landscape			20,000
								Extra Kitchen Value			0
								Total Structure Additions			120,960
								Sub Total			446,987
								Class : C			
								Factor : 0.10			491,686
								Condition : AVERAGE			-49,169
								Year Built : 2005			0
								Age : 20			0
								Effective Age :			n/a
								Fair Value			
								Value Summary			
								Total Main Structure			442,500
								Date of Value : 01/01/2025			
								NbrHood Adj. 0.00			0
								Perc. Comp. n/a			0
								L/S Adj. n/a			0
								Total Other Imp. 8,500			
								Value Summary			
								Date Inspected 04/24/2024			
								% Chg 0.48			
								At Home Bldg 304,000			
								N Land 90,000			
								Initials N Total Prop. Value 541,000			
								SW			
								Remarks:			
								Other Desc:			



MADISON COUNTY

Record:No 6131 Card No : 1

Map No. 40 29A

Page No. 2

Ownership Information :**Owner** : FOX, JEREMY CURTIS OR STACI RENE**Address** : 124 LITTLE CHURCH LN

MADISON, VA 22727

Legal : IN 040001220 3.797 AC
40-29A
RT 725**District** : MADISON COUNTY**Sales History**

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
HAYNES, ROGER J	6,000	3 / 2000	DB: 285 / 249
SEALE, SUNSHINE F	0	0 / 0	DB: 117 / 94

Value History :

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2025	L- 90000 I- 451000	541,000	REVALUED-GENERAL REASS.
2.)	2019	L- 90000 I- 304000	394000	REVALUED-GENERAL REASS.
3.)	2013	L- 87200 I- 270900	358100	REVALUED-GENERAL REASS.
4.)	2010	L- 118000 I- 337400	455400	BOUND ADJ PB 34/75

Building Section Description :

<u>Section Code</u>	<u>Section Story</u>	<u>Section Directionals</u>	<u>Section Size</u>	<u>Section Class</u>	<u>Section Factor</u>	<u>Section Rate</u>	<u>Section Deprc.</u>	<u>Section Value</u>
A- BASE	2.00	N 36.0(B) E 24.0 S 36.0(D) W 24.0	1,728	C		0.00		0
B- FGAR	1.00	S 36.0 W 24.0(C) W 24.0 N 36.0 E 48.0	1,728	C		55.00		95,040
C- LAG	1.00	N 36.0 E 24.0 S 36.0 W 24.0	864	C		0.00		0
D- POR	1.00	W 24.0 S 6.0 E 30.0 N 48.0 W 30.0 S 6.0 E 24.0 S 36.0	576	C		45.00		25,920

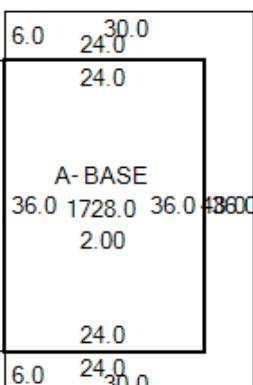
2024 LAND BOOK

Map No. : 40 29A Owner : FOX, JEREMY CURTIS OR STACI RE
 Acreage : 3.797 911 Addr : 124 LITTLE CHURCH LN
 Record : 6131 Card No : 1 MADISON VA 22727
 Acct No : 6131 Sale Price : 6,000 Sale Date : 05/10/2004
 Sub Division: n/a Grantor : HAYNES, ROGER J NbrHd: 1



Occupancy : DWELLING Interior Walls : DRYWALL Stories : 2.00
 Right of Way : PUBLIC Floor Covering : WOOD Year Built : 2005 Age : 14
 Pavement : PAVED Public Gas : N Electric : Y
 Terrain : ON Total Rooms : 7 Foundation : SLAB
 Characteristic : ROLLING/SLOPING Bed Rooms : 3 Exterior Walls : VINYL SIDING
 Water Source : WELL Bath Rooms : 3 F / 0 H
 Sewer : SEPTIC Heat : HEAT PUMP Roof Type : GABLE
 Zoning : R2 Fuel : ELECTRIC Roofing : COMP SHG
 Use Class : 2 - SINGLE FAMILY SUB Air Condition : YES See Back for Sales History

Land Description		Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value	Structural Element			
HOME SITE		1.000	50,000	H		50,000	12,000				
OTHER		2.797	10,000	P		27,970					
Improvement Description		Unit Length	Unit Width	Unit Condition	Unit Rate	Unit Deprc.	Unit Value				
DRIVE-PAVED		0.0	0.0	G	2,500		2,500	Plumbing Value			
SHED-FRAME		18.0	14.0	G	5,000		5,000	Heating Value			
Building Description		Section Story	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value			
A- BASE SECTION		2.00	1,728	B		0.00		Air Condition Value			6,480
B- GAR BRICK OR F		1.00	1,728	B		24.00		Fireplace Value			0
C- LIVING AREA AB		1.00	864	B		0.00		Flue Value			0
D- PORCH		1.00	576	B		30.00		Built In Garage			0
								Interior Improvement			0
								Total S/W/Landscape			0
								Extra Kitchen Value			0
								Total Structure Additions			58,752
								Sub Total			249,694
								Class : B			
								Factor : -0.15	Adj. Factor	1.25	312,118
								Condition : AVERAGE	Phys. Depr.	0.05	-15,606
								Year Built : 2005	Func. Depr.	0.00	0
								Age : 14	Econ. Depr.	0.00	0
								Effective Age :	Fair Value		n/a
								Value Summary			Total Main Structure 296,500
								Date of Value : 01/01/2019	NbrHood Adj.	0.00	0
								Perc. Comp.	n/a		0
								L/S Adj.	n/a		0
								Total Other Imp.			7,500
								Date Inspected			
								05/01/2018	% Chg	270,900	Total Imp. Value 304,000
								At Home		87,200	Total Land Value 90,000
								N			
								Initials			
								RC			
								Remarks:			
								Other Desc:			



Ownership Information :

Owner : FOX, JEREMY CURTIS OR STACI RENE

Address : 124 LITTLE CHURCH LN

MADISON, VA 22727

Legal : IN 040001220 3.797 AC
40-29A
RT 725

District : MADISON COUNTY

Sales History

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
HAYNES, ROGER J	6,000	3 / 2000	DB: 285 / 249
SEALE, SUNSHINE F	0	0 / 0	DB: 117 / 94

Value History :

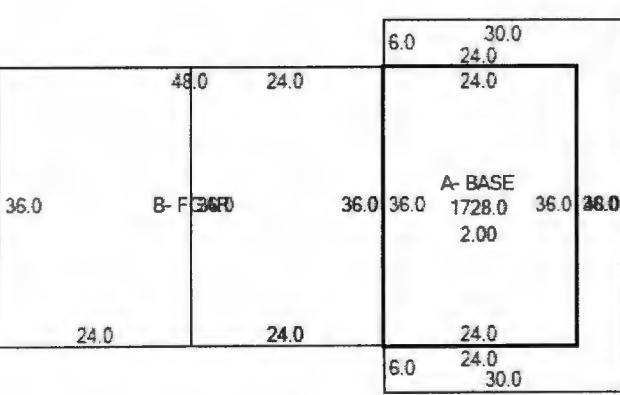
	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2019	L- 90000 I- 304000	394,000	REVALUED-GENERAL REASS.
2.)	2013	L- 87200 I- 270900	358100	REVALUED-GENERAL REASS.
3.)	2010	L- 118000 I- 337400	455400	BOUND ADJ PB 34/75
4.)	2008	L- 90000 I- 337400	427400	GENERAL REASSESSMENT

Building Section Description :

<u>Section Code</u>	<u>Section Story</u>	<u>Section Directionals</u>	<u>Section Size</u>	<u>Section Class</u>	<u>Section Factor</u>	<u>Section Rate</u>	<u>Section Deprc.</u>	<u>Section Value</u>
A- BASE	2.00	N 36.0(B) E 24.0 S 36.0(D) W 24.0	1,728	B		0.00		0
B- GAR	1.00	W 24.0(C) W 24.0 S 36.0 E 48.0 N 36.0	1,728	B		24.00		41,472
C- LAG	1.00	S 36.0 E 24.0 N 36.0 W 24.0	864	B		0.00		0
D- POR	1.00	W 24.0 S 6.0 E 30.0 N 48.0 W 30.0 S 6.0 E 24.0 S 36.0	576	B		30.00		17,280

PROOFED DC

2025 MADISON GEN REASSESSMENT

Map No. : 40 29A	Owner : FOX, JEREMY CURTIS OR STACI RE	 4/24/2024		
Acreage : 3.797	911 Addr : 124 LITTLE CHURCH LN MADISON VA 22727			
Record : 6131	Card No : 1			
Acct No : 6131	Sale Price : 6,000	Sale Date : 5/10/2004		
Sub Division: n/a	Grantor : HAYNES, ROGER J	NbrHd: 1		
Occupancy : DWELLING Right of Way : PUBLIC Pavement : PAVED Terrain : ON Characteristic : ROLLING/SLOPING Water Source : WELL Sewer : SEPTIC Zoning : R2 Use Class : 2 - SINGLE FAMILY SUB		Interior Walls : DRYWALL Stories : 2.00 Year Built : 2005 Age : 20 Public Gas : N Electric : Y Floor Covering : WOOD Foundation : SLAB Exterior Walls : VINYL SIDING Total Rooms : 7 Bed Rooms : 3 Bath Rooms : 3 F / 0 H Heat : HEAT PUMP Roof Type : GABLE Fuel : ELECTRIC Roofing : COMP SHG Air Condition : YES See Back for Sales History		
Land Description HOME SITE 1.000 50,000 H OTHER 2.797 10,000 P		Unit Size Unit Value Unit Method Unit Adjustment Unit Total Utility Value	Structural Element % Area Area SF Rate SF Value Building 2,592.0 @ 111.33 = 288,567 Basement n/a Slab @ 0.00 = 0 Fin. Bsmt. n/a 0.0 @ 0.00 = 0 Bath Rooms : 3 F / 0 H Plumbing Value 4,500 Type Heat : HEAT PUMP Heating Value 0 Central A/C : Y Air Condition Value 12,960 0 FP, 0 Stack, 0 NV Fireplace Value 0 0 Flue, 0 Stack, 0 Metal Flue Value 0 Garage : VINYL Built In Garage 0 No. Cars : 4 Interior Improvement 0 Total S/W/Landscape 20,000 Extra Kitchen Value 0 Total Structure Additions 120,960	
Improvement Description DRIVE-PAVED 0.0 0.0 A 4,000 SHED-FRAME 18.0 14.0 A 4,500		Unit Length Unit Width Unit Condition Unit Rate Unit Deprc. Unit Value	Sub Total 446,987 Class : C Factor : 0.10 Adj. Factor 1.10 491,686 Condition : AVERAGE Phys. Depr. 0.10 -49,169 Year Built : 2005 Func. Depr. 0.00 0 Age : 20 Econ. Depr. 0.00 0 Effective Age : Fair Value n/a	
Building Description A- BASE SECTION 2.00 1,728 C 0.00 0 B- FRAME GARAGE 1.00 1,728 C 55.00 95,040 C- LIVING AREA AB 1.00 864 C 0.00 0 D- PORCH 1.00 576 C 45.00 25,920		Section Story Section Size Section Class Section Factor Section Rate Section Deprc. Section Value	User Codes Inst. Number Value Summary Total Main Structure 442,500 Date of Value : 1/1/2025 NbrHood Adj. 0.00 0 Perc. Comp. n/a 0 L/S Adj. n/a 0 Total Other Imp. 8,500	
			Date Inspected 4/24/2024 At Home N Initials SW Remarks: Other Desc: Assessor Comments:	
			% Chg Previous Values 0.48 Bldg 304,000 Total Imp. Value 451,000 0.00 Land 90,000 Total Land Value 90,000 0.37 Total 394,000 Total Prop. Value 541,000	

2025 MADISON GEN REASSESSMENT

Record:No 6131 Card No : 1

Map No. 40 29A

Page No. 2

Ownership Information :

Owner : FOX, JEREMY CURTIS OR STACI RENE

Address : 124 LITTLE CHURCH LN

MADISON, VA 22727

Legal : IN 040001220 3.797 AC
40-29A
RT 725

District : MADISON COUNTY

Sales History

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
HAYNES, ROGER J	6,000	3 / 2000	DB: 285 / 249
SEALE, SUNSHINE F	0	0 / 0	DB: 117 / 94

Value History :

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2019	L- 90000 I- 451000	541,000	REVALUED-GENERAL REASS.
2.)	2013	L- 87200 I- 270900	358100	REVALUED-GENERAL REASS.
3.)	2010	L- 118000 I- 337400	455400	BOUND ADJ PB 34/75
4.)	2008	L- 90000 I- 337400	427400	GENERAL REASSESSMENT

Building Section Description :

<u>Section Code</u>	<u>Section Story</u>	<u>Section Directionals</u>	<u>Section Size</u>	<u>Section Class</u>	<u>Section Factor</u>	<u>Section Rate</u>	<u>Section Deprc.</u>	<u>Section Value</u>
A- BASE	2.00	N 36.0(B) E 24.0 S 36.0(D) W 24.0	1,728	C		0.00		0
B- FGAR	1.00	S 36.0 W 24.0(C) W 24.0 N 36.0 E 48.0	1,728	C		55.00		95,040
C- LAG	1.00	N 36.0 E 24.0 S 36.0 W 24.0	864	C		0.00		0
D- POR	1.00	W 24.0 S 6.0 E 30.0 N 48.0 W 30.0 S 6.0 E 24.0 S 36.0	576	C		45.00		25,920

2025 MADISON GEN REASSESSMENT

2025 MADISON GEN REASSESSMENTRecord No: **6131** Card No: **1**Map No. **40** **29A**Page No. **2****Ownership Information :****Owner :** FOX, JEREMY CURTIS OR STACI RENE**Address :** 124 LITTLE CHURCH LN

MADISON, VA 22727

Legal : IN 040001220 3.797 AC
40-29A
RT 725**District :** MADISON COUNTY**Sales History**

Grantor	Sales Price	Date Sold	Document
HAYNES, ROGER J	6,000	3 / 2000	DB: 285 / 249
SEALE, SUNSHINE F	0	0 / 0	DB: 117 / 94

Value History :

	Year	Value	Total	Explanation
1.)	2019	L- 90000 I- 517800	607,800	REVALUED-GENERAL REASS.
2.)	2013	L- 87200 I- 270900	358100	REVALUED-GENERAL REASS.
3.)	2010	L- 118000 I- 337400	455400	BOUND ADJ PB 34/75
4.)	2008	L- 90000 I- 337400	427400	GENERAL REASSESSMENT

Building Section Description :

Section Code	Section Story	Section Directionals	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value
A- BASE	2.00	N 36.0(B) E 24.0 S 36.0(D) W 24.0	1,728	B		0.00		0
B- GAR	1.00	W 24.0(C) W 24.0 S 36.0 E 48.0 N 36.0	1,728	B		45.00		77,760
C- LAG	1.00	S 36.0 E 24.0 N 36.0 W 24.0	864	B		0.00		0
D- POR	1.00	W 24.0 S 6.0 E 30.0 N 48.0 W 30.0 S 6.0 E 24.0 S 36.0	576	B		45.00		25,920



MADISON COUNTY BOARD OF EQUALIZATION

PO Box 56
Madison, VA 22727
540-948-7500 x1233

NOTICE OF RIGHTS

DATE OF APPEAL HEARING

April 17, 2025

Jeremy and Staci Fox
124 Little Church Lane
Madison, VA 22727

Re: Appeal of Assessment

Dear Mr. and Mrs. Fox:

The Madison County Board of Equalization has received your request to appeal the assessment of your property identified as **Tax Map 40-29A**.

We have scheduled your appeal to be reviewed on **Monday, May 12, 2025 at 7:45 p.m.** in the Madison County Administration Building Auditorium located at 414 North Main Street, Madison, VA.

You have the right under Section 58.1-3331, to review and obtain copies of all the assessment records pertaining to the assessing officer's determination of fair market value of such real property. These records are available at the Commissioner of Revenue's office located at 410 North Main Street, Madison, VA, Monday through Friday, 8:30 a.m.-4:30 p.m.

You have the right to a 45 day advance notice of the hearing of your appeal, which you may waive. If you choose to NOT waive that right, then your hearing will be scheduled after May 9, 2025, and another appointment will be made for you.

The Board will review your paperwork and make a decision on your appeal. Your appearance is not required.

Sincerely,

A handwritten signature in cursive script that reads "Nan Coppedge".
Nan Coppedge
Board of Equalization Clerk



**MADISON COUNTY, VIRGINIA
APPEAL APPLICATION TO THE BOARD OF EQUALIZATION**

Applicant Information

OWNER'S NAME: Jeffrey & Staci Fox

OWNER'S ADDRESS: 124 Little Church Lane Madison, VA 22727

Address of Property if Different from above: _____

Tax Map Number: 40-29 A

(Can be found on your valuation change notice. Separate applications must be submitted for each tax map.)

Record Number: _____

(Can be found on your valuation change notice.)

Telephone Number: (540) 228-1799

Email: StaciFox76@Verizon.net

Appeal Information

Reason(s) for Appeal:

Please check the applicable choice(s).

- Property not assessed at market value
- Property assessment not equalized with comparable properties
- Value above sales price
- Subject impacted by surrounding properties
- Subject impacted by deferred maintenance
- Subject record inaccurate
- Too much increase over last assessment
- Other: Please describe in the comments.

Comments:

Applicant's Reasoning & Supporting Documents

Applicant's estimated fair market or equalized value of the property's Land: _____

Applicant's estimated fair market or equalized value of the property's Building(s): _____

Applicant's total estimated fair market or equalized value of the property: _____

Applicant's estimated fair market or equalized value supporting reasoning:

Please provide all the supporting documentation you are able to provide. Examples: Appraisal, Photo(s), Sale Contract.

Date: 4-9-25

Signature of Owner, Taxpayer, or Officer of Company: 



3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
259
260
261
262
263
264
265
266
267
268
269
269
270
271
272
273
274
275
276
277
278
279
279
280
281
282
283
284
285
286
287
288
289
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
309
310
311
312
313
314
315
316
317
318
319
319
320
321
322
323
324
325
326
327
328
329
329
330
331
332
333
334
335
336
337
338
339
339
340
341
342
343
344
345
346
347
348
349
349
350
351
352
353
354
355
356
357
358
359
359
360
361
362
363
364
365
366
367
368
369
369
370
371
372
373
374
375
376
377
378
379
379
380
381
382
383
384
385
386
387
388
389
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
409
410
411
412
413
414
415
416
417
418
419
419
420
421
422
423
424
425
426
427
428
429
429
430
431
432
433
434
435
436
437
438
439
439
440
441
442
443
444
445
446
447
448
449
449
450
451
452
453
454
455
456
457
458
459
459
460
461
462
463
464
465
466
467
468
469
469
470
471
472
473
474
475
476
477
478
479
479
480
481
482
483
484
485
486
487
488
489
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
509
510
511
512
513
514
515
516
517
518
519
519
520
521
522
523
524
525
526
527
528
529
529
530
531
532
533
534
535
536
537
538
539
539
540
541
542
543
544
545
546
547
548
549
549
550
551
552
553
554
555
556
557
558
559
559
560
561
562
563
564
565
566
567
568
569
569
570
571
572
573
574
575
576
577
578
579
579
580
581
582
583
584
585
586
587
588
589
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
609
610
611
612
613
614
615
616
617
618
619
619
620
621
622
623
624
625
626
627
628
629
629
630
631
632
633
634
635
636
637
638
639
639
640
641
642
643
644
645
646
647
648
649
649
650
651
652
653
654
655
656
657
658
659
659
660
661
662
663
664
665
666
667
668
669
669
670
671
672
673
674
675
676
677
678
679
679
680
681
682
683
684
685
686
687
688
689
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
709
710
711
712
713
714
715
716
717
718
719
719
720
721
722
723
724
725
726
727
728
729
729
730
731
732
733
734
735
736
737
738
739
739
740
741
742
743
744
745
746
747
748
749
749
750
751
752
753
754
755
756
757
758
759
759
760
761
762
763
764
765
766
767
768
769
769
770
771
772
773
774
775
776
777
778
779
779
780
781
782
783
784
785
786
787
788
789
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
809
810
811
812
813
814
815
816
817
818
819
819
820
821
822
823
824
825
826
827
828
829
829
830
831
832
833
834
835
836
837
838
839
839
840
841
842
843
844
845
846
847
848
849
849
850
851
852
853
854
855
856
857
858
859
859
860
861
862
863
864
865
866
867
868
869
869
870
871
872
873
874
875
876
877
878
879
879
880
881
882
883
884
885
886
887
888
889
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
909
910
911
912
913
914
915
916
917
918
919
919
920
921
922
923
924
925
926
927
928
929
929
930
931
932
933
934
935
936
937
938
939
939
940
941
942
943
944
945
946
947
948
949
949
950
951
952
953
954
955
956
957
958
959
959
960
961
962
963
964
965
966
967
968
969
969
970
971
972
973
974
975
976
977
978
979
979
980
981
982
983
984
985
986
987
988
989
989
990
991
992
993
994
995
996
997
998
999
1000
1001
1002
1003
1004
1005
1006
1007
1008
1009
1009
1010
1011
1012
1013
1014
1015
1016
1017
1018
1019
1019
1020
1021
1022
1023
1024
1025
1026
1027
1028
1029
1029
1030
1031
1032
1033
1034
1035
1036
1037
1038
1039
1039
1040
1041
1042
1043
1044
1045
1046
1047
1048
1049
1049
1050
1051
1052
1053
1054
1055
1056
1057
1058
1059
1059
1060
1061
1062
1063
1064
1065
1066
1067
1068
1069
1069
1070
1071
1072
1073
1074
1075
1076
1077
1078
1079
1079
1080
1081
1082
1083
1084
1085
1086
1087
1088
1089
1089
1090
1091
1092
1093
1094
1095
1096
1097
1098
1099
1100
1101
1102
1103
1104
1105
1106
1107
1108
1109
1109
1110
1111
1112
1113
1114
1115
1116
1117
1118
1119
1119
1120
1121
1122
1123
1124
1125
1126
1127
1128
1129
1129
1130
1131
1132
1133
1134
1135
1136
1137
1138
1139
1139
1140
1141
1142
1143
1144
1145
1146
1147
1148
1149
1149
1150
1151
1152
1153
1154
1155
1156
1157
1158
1159
1159
1160
1161
1162
1163
1164
1165
1166
1167
1168
1169
1169
1170
1171
1172
1173
1174
1175
1176
1177
1178
1179
1179
1180
1181
1182
1183
1184
1185
1186
1187
1188
1189
1189
1190
1191
1192
1193
1194
1195
1196
1197
1198
1199
1200
1201
1202
1203
1204
1205
1206
1207
1208
1209
1209
1210
1211
1212
1213
1214
1215
1216
1217
1218
1219
1219
1220
1221
1222
1223
1224
1225
1226
1227
1228
1229
1229
1230
1231
1232
1233
1234
1235
1236
1237
1238
1239
1239
1240
1241
1242
1243
1244
1245
1246
1247
1248
1249
1249
1250
1251
1252
1253
1254
1255
1256
1257
1258
1259
1259
1260
1261
1262
1263
1264
1265
1266
1267
1268
1269
1269
1270
1271
1272
1273
1274
1275
1276
1277
1278
1279
1279
1280
1281
1282
1283
1284
1285
1286
1287
1288
1289
1289
1290
1291
1292
1293
1294
1295
1296
1297
1298
1299
1300
1301
1302
1303
1304
1305
1306
1307
1308
1309
1309
1310
1311
1312
1313
1314
1315
1316
1317
1318
1319
1319
1320
1321
1322
1323
1324
1325
1326
1327
1328
1329
1329
1330
1331
1332
1333
1334
1335
1336
1337
1338
1339
1339
1340
1341
1342
1343
1344
1345
1346
1347
1348
1349
1349
1350
1351
1352
1353
1354
1355
1356
1357
1358
1359
1359
1360
1361
1362
1363
1364
1365
1366
1367
1368
1369
1369
1370
1371
1372
1373
1374
1375
1376
1377
1378
1379
1379
1380
1381
1382
1383
1384
1385
1386
1387
1388
1389
1389
1390
1391
1392
1393
1394
1395
1396
1397
1398
1399
1400
1401
1402
1403
1404
1405
1406
1407
1408
1409
1409
1410
1411
1412
1413
1414
1415
1416
1417
1418
1419
1419
1420
1421
1422
1423
1424
1425
1426
1427
1428
1429
1429
1430
1431
1432
1433
1434
1435
1436
1437
1438
1439
1439
1440
1441
1442
1443
1444
1445
1446
1447
1448
1449
1449
1450
1451
1452
1453
1454
1455
1456
1457
1458
1459
1459
1460
1461
1462
1463
1464
1465
1466
1467
1468
1469
1469
1470
1471
1472
1473
1474
1475
1476
1477
1478
1479
1479
1480
1481
1482
1483
1484
1485
1486
1487
1488
1489
1489
1490
1491
1492
1493
1494
1495
1496
1497
1498
1499
1500
1501
1502
1503
1504
1505
1506
1507
1508
1509
1509
1510
1511
1512
1513
1514
1515
1516
1517
1518
1519
1519
1520
1521
1522
1523
1524
1525
1526
1527
1528
1529
1529
1530
1531
1532
1533
1534
1535
1536
1537
1538
1539
1539
1540
1541
1542
1543
1544
1545
1546
1547
1548
1549
1549
1550
1551
1552
1553
1554
1555
1556
1557
1558
1559
1559
1560
1561
1562
1563
1564
1565
1566
1567
1568
1569
1569
1570
1571
1572
1573
1574
1575
1576
1577
1578
1579
1579
1580
1581
1582
1583
1584
1585
1586
1587
1588
1589
1589
1590
1591
1592
1593
1594
1595
1596
1597
1598
1599
1600
1601
1602
1603
1604
1605
1606
1607
1608
1609
1609
1610
1611
1612
1613
1614
1615
1616
1617
1618
1619
1619
1620
1621
1622
1623
1624
1625
1626
1627
1628
1629
1629
1630
1631
1632
1633
1634
1635
1636
1637
1638
1639
1639
1640
1641
1642
1643
1644
1645
1646
1647
1648
1649
1649
1650
1651
1652
1653
1654
1655
1656
1657
1658
1659
1659
1660
1661
1662
1663
1664
1665
1666
1667
1668
1669
1669
1670
1671
1672
1673
1674
1675
1676
1677
1678
1679
1679
1680
1681
1682
1683
1684
1685
1686
1687
1688
1689
1689
1690
1691
1692
1693
1694
1695
1696
1697
1698
1699
1700
1701
1702
1703
1704
1705
1706
1707
1708
1709
1709
1710
1711
1712
1713
1714
1715
1716
1717
1718
1719
1719
1720
1721
1722
1723
1724
1725
1726
1727
1728
1729
1729
1730
1731
1732
1733
1734
1735
1736
1737
1738
1739
1739
1740
1741
1742
1743
1744
1745
1746
1747
1748
1749
1749
1750
1751
1752
1753
1754
1755
1756
1757
1758
1759
1759
1760
1761
1762
1763
1764
1765
1766
1767
1768
1769
1769
1770
1771
1772
1773
1774
1775
1776
1777
1778
1779
1779
1780
1781
1782
1783
1784
1785
1786
1787
1788
1789
1789
1790
1791
1792
1793
1794
1795
1796
1797
1798
1799
1800
1801
1802
1803
1804
1805
1806
1807
1808
1809
1809
1810
1811
1812
1813
1814
1815
1816
1817
1818
1819
1819
1820
1821
1822
1823
1824
1825
1826
1827
1828
1829
1829
1830
1831
1832
1833
1834
1835
1836
1837
1838
1839
1839
1840
1841
1842
1843
1844
1845
1846
1847
1848
1849
1849
1850
1851
1852
1853
1854
1855
1856
1857
1858
1859
1859
1860
1861
1862
1863
1864
1865
1866
1867
1868
1869
1869
1870
1871
1872
1873
1874
1875
1876
1877
1878
1879
1879
1880
1881
1882
1883
1884
1885
1886
1887
1888
1889
1889
1890
1891
1892
1893
1894
1895
1896
1897
1898
1899
1900
1901
1902
1903
1904
1905
1906
1907
1908
1909
1909
1910
1911
1912
1913
1914
1915
1916
1917
1918
1919
1919
1920
1921
1922
1923
1924
1925
1926
1927
1928
1929
1929
19

Client Gallery

1298 Covered Bridge Dr, Madison, VA 22727



MLS #: VAMA2002134

MLS Area:

Legal Subd:

Subdiv/Neigh: MALVERN OF MADISON

Schl District: Madison County Public Schools

Ownership: Fee Simple

Sale Type: Standard

Parking Type: Driveway

Total Parking Spaces:

Heat: Central, Forced Air / Propane - Leased

Cooling: Heat Pump(s) / Electric

Basement: Yes / Unfinished

Coming Soon

Residential

\$400,000

Beds: 3

Baths: 2 / 1

AbvGrd Fin/Total SqFt: 2,114 / 2,114

Acres/Lot SF: 3.22 / 140,263

Structure Type: Detached

Style: Contemporary

Levels/Stories: 3 Year Built: 1994

Tax Annual Amt / Year: \$1,914 / 2022

Condo/Coop:

HOA Fee: \$600 / Annually

Water Oriented/Name: No

Water/Sewer: Well/ On Site Septic

DOM: 0

Remarks: Nestled on 3.22 acres of serene country land, this 3-bedroom, 2.5-bathroom home offers a perfect blend of privacy and community amenities. The property is surrounded by mature trees, ensuring a peaceful and private setting. Enjoy an open-concept design with a kitchen seamlessly flowing into the great room. Three sliding doors lead out to a full-length deck, providing spectacular views of the surrounding nature. The partially finished walkout basement features a large room, ideal for a recreation area, home office, or additional living space. Take advantage of the community clubhouse, pool, tot-lot, and lake – perfect for activities and social gatherings. The home is being sold "as-is" and presents an excellent opportunity for a buyer looking to add their personal touch. With new paint, carpeting, and flooring, along with a roof replacement, this property can become the ideal country retreat.

Directions: From Hwy 1-95 take exit 130 B onto SR-3 West toward Culpeper, for 12 miles. Turn left to merge onto US-29 South for 31 miles. Continue onto James Monroe Hwy for 1.3 miles. Turn left onto Fishback Rd for 15 miles. Take a slight right onto Oak Park Rd for 1.3 miles. Turn left onto Malvern Dr for 900 ft. Turn right onto Covered Bridge Dr for 0.8 miles. Destination on your right in 1.3 miles

3947 Hebron Valley Rd, Madison, VA 22727



MLS #: VAMA2002138

MLS Area:

Legal Subd:

Subdiv/Neigh: NONE AVAILABLE

Schl District: Madison County Public Schools

Ownership: Fee Simple

Sale Type: Standard

Parking Type: Driveway

Total Parking Spaces: 8

Heat: Central, Heat Pump-Gas BackUp, Programmable Thermostat, Wood Burn Stove / Propane - Leased

Cooling: Ceiling Fan(s), Central A/C, Heat Pump(s), Programmable Thermostat / Electric

Basement: No

Active

Residential

\$449,900

Beds: 3

Baths: 2 / 0

AbvGrd Fin/Total SqFt: 1,984 / 1,984

Acres/Lot SF: 2.49 / 108,464

Structure Type: Detached

Style: Cabin/Lodge, Colonial, Farmhouse/National Folk

Levels/Stories: 2 Year Built: 1891

Tax Annual Amt / Year: \$1,444 / 2024

Condo/Coop:

HOA Fee:

Water Oriented/Name: No

Water/Sewer: Well/ On Site Septic

DOM: 17

Remarks: SELLERS ARE MOTIVATED, ALL REASONABLE OFFERS WILL BE CONSIDERED! The sellers have done amazing work on updating and improving this beautiful home to include new HVAC (2021). All new windows, with the exception of dining room picture window and kitchen window (2021). Painted the entire home in fresh neutral tones, to include all walls, ceilings and trim (2021). New water heater (2024). Added porch gates (2022). Added circular driveway (2024). Remodeled the primary bathroom (2022). Updated the guest bathroom (2023). Added attic access to the walk in closet for additional storage space (2022). Insulated the chimney and replaced the chimney cap at the wood burning fireplace chimney (2023). Replaced light fixtures throughout. Planted fruit trees and updated the landscaping. A full list of updates is available. Welcome home to beautiful Madison County, VA! Located just 20 minutes from Culpeper, 20 minutes from Sperryville and 45 minutes from Charlottesville. The home is sited within a mile of the Robinson River for fishing and water fun, a short drive to Graves Mountain Lodge as well as hiking at Old Rag and Oak Canyon. 3947 Hebron Valley is a charming farmhouse circa 1891 that exudes old world charm as well as reaping the benefits of modern day updates. The home is surrounded by large tracts of land and working farms with rolling hills and views of the gorgeous Blue Ridge Mountains. This home has been lovingly updated and maintained by the sellers and is now ready for new owners to enjoy its charming character and mix of old and new. You will love sitting on the welcoming front porch that wraps around the home, watching the sun rise and set, all while enjoying the peace of quiet country living. Upon entry, you are greeted by the parlor room, which serves as the perfect place to greet your guests and warm up by the wood burning stove. The parlor room naturally opens to the enormous dining room with huge picture window and enough space for an oversized dining table. The dining room then opens to the large country kitchen with updated appliances, gas cooking and granite countertops. Off the kitchen is an adorable screened in back porch that leads to the side deck. The main level is further adorned with a spacious and comfortable living room allowing modern day flex space for everyone to spread out and relax. The upper level features a primary suite, 2 junior bedrooms and an oversized guest bathroom. The spacious primary bedroom features ample natural light, ceiling fan and opens to the remodeled primary bathroom with walk in glass shower. Both junior bedrooms are large and open to the updated guest bathroom, with re-glazed claw foot tub, new flooring, new sink and fixtures. The entire home boasts original hardwood flooring throughout! The home has been lovingly updated while retaining its old world charm and character. The exterior is a manageable 2.5 acre lot, with a combination of open space and woods. There is also an old carriage house on the property that serves as a workshop, as well as root cellar for those looking to homestead. Sellers currently work from home via STARLINK, high speed internet is coming in the spring and will be available via Firefly Fiber Broadband. Due to the age of the home this beautiful property is being sold in as is condition with no known defects.

Directions: From Rte 29/15, Right onto Hoover Rd (Rte 609) stay on Hoover Rd approximately 7 miles., Hoover will turn into W Hoover Rd. Left onto Hebron Valley Rd to 3947 on right, sign on property.

54 Rock Springs Ln, Rochelle, VA 22738



MLS #: VAMA2002092

MLS Area:

Legal Subd:

Subdiv/Neigh: NONE AVAILABLE

Schl District: Madison County Public Schools

Ownership: Fee Simple

Sale Type: Standard

Parking Type: Attached Garage, Detached Garage, Driveway, Off Street

Total Parking Spaces: 3

Heat: Heat Pump(s), Wood Burn Stove / Electric

Cooling: Heat Pump(s) / Electric

Basement: Yes / Partial, Side Entrance

Active

Residential

\$449,000

Beds: 3

Baths: 2 / 0

AbvGrd Fin/Total SqFt: 1,494 / 2,334

Acres/Lot SF: 7.16 / 311,890

Structure Type: Detached

Style: Cape Cod

Levels/Stories: 1.5 Year Built: 1985

Tax Annual Amt / Year: \$1,336 / 2012

Condo/Coop:

HOA Fee:

Water Oriented/Name: No

Water/Sewer: Well/ Septic = # of BR

DOM: 34

Remarks:

Directions: Rt 29 S, L on Shelby Rd, R on S Blue Ridge Turnpike, L Shiffletts Corner Ln, R on Rock Springs Rd, house on right.

446 Medley Mountain Dr, Madison, VA 22727



Active Under Contract

Residential

\$484,000

MLS #: VAMA2002100

MLS Area:

Legal Subd:

Subdiv/Neigh: NONE AVAILABLE

Schl District: Madison County Public Schools

Ownership: Fee Simple

Sale Type: Standard

Parking Type: Driveway

Total Parking Spaces:

Heat: Heat Pump(s) / Electric

Cooling: Ceiling Fan(s), Central A/C / Electric

Basement: Yes / Connecting Stairway, Daylight, Partial, Full, Heated, DOM: 18

Improved, Interior Access, Outside Entrance, Poured Concrete, Rear Entrance, Rough Bath Plumb, Space For Rooms, Unfinished, Walkout Level, Windows

Remarks: Opportunity to own a BRAND NEW home in beautiful Madison County! This adorable home boasts an open floor plan with 3 bedrooms, 2 full baths, beautiful luxury vinyl plank throughout, granite countertops, open concept great room with cathedral ceilings and loft above, separate laundry room & more! Full walkout basement offers plenty of potential with space for rooms, rough-in plumbing & large windows allowing in plenty of natural light. Enjoy the outdoors from the covered front porch or rear deck overlooking your peaceful private setting. Quality craftsmanship & details show throughout with wide trim-work, rounded edge walls, upgraded finishes, etc. This gorgeous home is situated on 3 acres just a few miles off Route 230 on the eastern side of the county, with an ideal location for traveling to the town of Madison, Orange, Culpeper &/or Charlottesville. Almost Complete!

Directions: From Route 29 in Madison take Route 230 E (Orange Rd), follow approximately 3 miles to left on Route 607 (Elly Rd), continue just over 2.5 miles to sharp left on Route 709 (Medley Mountain Dr), follow approximately a half mile to property on the right; sign up.

20 Anvil Ct, Madison, VA 22727



Closed | 02/21/25

Residential

\$479,900

MLS #: VAMA2001882

MLS Area:

Legal Subd:

Subdiv/Neigh: MALVERN

Schl District: Madison County Public Schools

Ownership: Fee Simple

Sale Type: Standard

Parking Type: Driveway

Total Parking Spaces:

Heat: Heat Pump(s) / Electric

Cooling: Central A/C / Electric

Basement: Yes / Connecting Stairway, Daylight, Partial, Full, Heated, DOM: 28

Outside Entrance, Poured Concrete, Space For Rooms, Walkout Level, Windows

Agreement of Sale Dt: 10/27/24

Close Date: 02/21/25

Beds: 3

Baths: 2 / 1

AbvGrd Fin/Total SqFt: 2,274 / 3,452

Acres/Lot SF: 3.29 / 143,487

Structure Type: Detached

Style: Colonial

Levels/Stories: 2 Year Built: 2001

Tax Annual Amt / Year: \$2,005 / 2022

Condo/Coop:

HOA Fee: \$600 / Annually

Water Oriented/Name: No

Water/Sewer: Well/ On Site Septic

Concessions:

Remarks: You will want to see this charming and well cared for 3bd / 2.5bath home on 3 acres in the quiet neighborhood of Malvern of Madison. Comcast Internet ! The home is freshly painted with hardwood on the 1st level, and newer carpeting in the bedrooms on the 2nd floor. The kitchen includes new appliances in 2020, a center island w/ cabinets and a nice pantry closet around the corner. The front living area with bowed windows would also make a nice office if you work from home. The Primary and Hall bathroom have recently painted vanities, new countertops, and luxury vinyl flooring. A half bath off of the kitchen has also been upgraded. This lovely home has been professionally cleaned and is ready to move into. The mostly unfinished lower level houses the washer & dryer, a utility sink, and sliding glass doors leading to the back yard. One corner has been finished to a 12x11 room with carpeting and a window, and could be used as an office or spare guest room. The private decking off the kitchen brings you close to the trees and nature in the back yard with no other homes visible. The front porch looks out to Anvil Drive but trees surrounding the yard provide privacy. See the pictures for a list of upgrades and conveyances. There is also a walk-through video included in the picture section. Malvern's HOA includes a pool, lake, tot lot and clubhouse. The beautifully paved roads provide miles of quiet and safe walking. Only three miles from town and convenient to all that beautiful rural Madison has to offer.

Directions: From the Town of Madison, take Oak Park Rd at the McDonalds light and continue about a mile and keep left on Oakpark less than a mile to a Right into Malvern Subdivision. Continue on Malvern Drive .8 miles to Right on Covered Bridge for .8 miles. Follow to a left onto Liberty and continue .4 miles to a left on Old Forge, then left onto Anvil. The property is on the corner of Anvil and Old Forge.

© BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district).

Any offer of compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2025. Created: 04/10/2025 10:45 AM



Property Report - Madison County

Prepared: 2025-04-07-10.16.40.978000

User: Staci Fox

Client: Montague, Miller and Company

Property Information

Owner:	Fox, Jeremy Curtis Or Staci Rene	Tax Map#:	40 29A
Owners Address:	124 Little Church Ln Madison, Va 22727	Account#:	6131
Legal Desc.:	In 040001220 3.797 Ac 40-29a Rt 725	911 Address:	124 Little Church Ln
		Magisterial District:	Madison County
		Total Assessed Value:	394,000

Building 1

Exterior

Year Built:	2005	Roofing:	Comp Shg
Occupancy Type:	Dwelling	Roof Type:	Gable
Foundation:	Slab	Garage:	Vinyl
Ext. Walls:	Vinyl	Number of Cars:	03
Condition:	Average	Carport:	None
		Number of Cars:	00

Interior

Story Height:	2.00	Building Sq Ft:	2592
No. of Rooms:	7	Basement Sq Ft:	
No. of Bedrooms:	3	Fin Bsmt Sq Ft:	

Full Baths: 3 ~~2~~
Half Baths: 2
Heating: Ht. Pump
A/C: Yes
Fireplaces: None
Stacked FPs: None
Flues: None
Metal Flues: None
Stacked Flues: None
Inop Flue/FP: None

Interior Walls: Drywall
Floors: Wood

Site Information

Zoning Type: R2

Water: Well

Terrain Char: Rolling/sloping

Sewer: Septic

Right of Way: Public

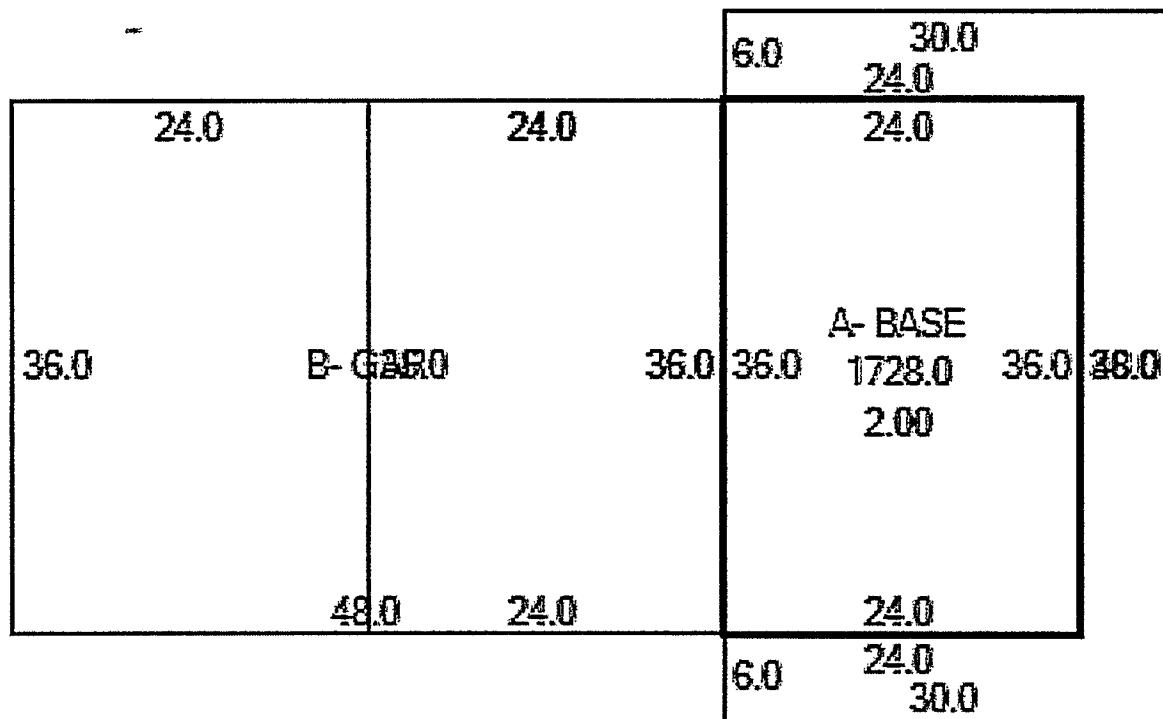
Electric: Yes

Easements: Paved

Gas: No

Total Building Value:

\$ 296,512



Other Improvements

Description	Dimensions:	Size in Sq. Ft.	Improvement Value - \$
Drive-paved	Length: 0/ Width: 0	N/A	2,500
Shed-frame	Length: 18/ Width: 14	252	5,000
Total Value:			\$ 7,500

Land Values

Description	Size in Acres	Lump Sum or		Adj. %	Utility Value	Acreage Value
		Per Acre	Unit Value			
Homesite	1.00	Lump Sum	50,000	.00	12,000	62,000
Other	2.79	Per Acre	10,000	.00	0	27,970
				Total Value:	\$ 90,000	
*rounded to the nearest 100						

Sales Information

Sales Date:	5/10/2004	Sale Price:	\$6,000
Legal Documentation:	Instrument Year: 0004 Number: 0001220	Grantor:	Haynes, Roger J

DISCLAIMER: While every effort has been made to ensure the accuracy of the information presented, VamaNet.com is not responsible for the accuracy of the content contained herein and will not be liable for its mis-use or any decisions based on this reports contents.

This report may not be re-sold and is Copyrighted© 2025 VamaNet.com.

MADISON COUNTY

Map No. : 47	5C	Owner : SAMUELS, LYNN																																																																																																																																																																											
Acreage : 3.611		911 Addr : 64 S WHITE OAK DR																																																																																																																																																																											
Record : 3772	Card No : 1	MADISON VA 22727																																																																																																																																																																											
Acct No : 3772	Sale Price :		Sale Date : 05/16/2011																																																																																																																																																																										
Sub Division: n/a	Grantor : SAMUELS, LYNN OR ROBIN		NbrHd: 1																																																																																																																																																																										
Occupancy : DWELLING	Interior Walls : DRYWALL		Stories : 1.00																																																																																																																																																																										
Right of Way : PRIVATE	Floor Covering : VINYL		Year Built : 1995	Age : 30																																																																																																																																																																									
Pavement : PAVED	(/ /)		Public Gas : N	Electric : Y																																																																																																																																																																									
Terrain : ABOVE	Total Rooms : 5		Foundation : CINDERBLOCK																																																																																																																																																																										
Characteristic : ROLLING/SLOPING	Bed Rooms : 3		Exterior Walls : VINYL SIDING																																																																																																																																																																										
Water Source : WELL	Bath Rooms : 1 F / 2 H																																																																																																																																																																												
Sewer : SEPTIC	Heat	HEAT PUMP	Roof Type : GABLE																																																																																																																																																																										
Zoning : C1	Fuel	ELECTRIC	Roofing : METAL																																																																																																																																																																										
Use Class : 2 - SINGLE FAMILY SUB	Air Condition : YES		See Back for Sales History																																																																																																																																																																										
<table border="1"> <thead> <tr> <th>Land Description</th> <th>Unit Size</th> <th>Unit Value</th> <th>Unit Method</th> <th>Unit Adjustment</th> <th>Unit Total</th> <th>Utility Value</th> <th>Structural Element</th> <th>% Area</th> <th>Area SF</th> <th>Rate SF</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>HOME SITE</td> <td>1.000</td> <td>45,000</td> <td>H</td> <td></td> <td>45,000</td> <td>12,000</td> <td>Building</td> <td>1,008.0</td> <td>@ 171.77</td> <td>=</td> <td>173,144</td> </tr> <tr> <td>OTHER</td> <td>2.611</td> <td>10,000</td> <td>P</td> <td></td> <td>26,110</td> <td></td> <td>Basement</td> <td>1.00</td> <td>@ 25.00</td> <td>=</td> <td>24,000</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Fin. Bsmt.</td> <td>0.50</td> <td>@ 20.00</td> <td>=</td> <td>9,600</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Bath Rooms</td> <td>1 F / 2 H</td> <td>Plumbing Value</td> <td></td> <td>1,500</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Type Heat</td> <td>HEAT PUMP</td> <td>Heating Value</td> <td></td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Central A/C</td> <td>: Y</td> <td>Air Condition Value</td> <td></td> <td>5,040</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0 FP, 0 Stack, 0 NV</td> <td></td> <td>Fireplace Value</td> <td></td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1 Flue, 0 Stack, 0 Metal</td> <td></td> <td>Flue Value</td> <td></td> <td>1,000</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Garage</td> <td>: DETACHED G</td> <td>Built In Garage</td> <td></td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>No. Cars</td> <td>: 2</td> <td>Interior Improvement</td> <td></td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Total S/W/Landscape</td> <td></td> <td></td> <td></td> <td>20,000</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Extra Kitchen Value</td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Total Structure Additions</td> <td></td> <td></td> <td></td> <td>7,820</td> </tr> </tbody> </table>	Land Description	Unit Size	Unit Value			Unit Method	Unit Adjustment	Unit Total	Utility Value	Structural Element	% Area	Area SF	Rate SF	Value	HOME SITE	1.000	45,000	H		45,000	12,000	Building	1,008.0	@ 171.77	=	173,144	OTHER	2.611	10,000	P		26,110		Basement	1.00	@ 25.00	=	24,000								Fin. Bsmt.	0.50	@ 20.00	=	9,600								Bath Rooms	1 F / 2 H	Plumbing Value		1,500								Type Heat	HEAT PUMP	Heating Value		0								Central A/C	: Y	Air Condition Value		5,040								0 FP, 0 Stack, 0 NV		Fireplace Value		0								1 Flue, 0 Stack, 0 Metal		Flue Value		1,000								Garage	: DETACHED G	Built In Garage		0								No. Cars	: 2	Interior Improvement		0								Total S/W/Landscape				20,000								Extra Kitchen Value				0								Total Structure Additions				7,820			
Land Description	Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value	Structural Element	% Area	Area SF	Rate SF	Value																																																																																																																																																																		
HOME SITE	1.000	45,000	H		45,000	12,000	Building	1,008.0	@ 171.77	=	173,144																																																																																																																																																																		
OTHER	2.611	10,000	P		26,110		Basement	1.00	@ 25.00	=	24,000																																																																																																																																																																		
							Fin. Bsmt.	0.50	@ 20.00	=	9,600																																																																																																																																																																		
							Bath Rooms	1 F / 2 H	Plumbing Value		1,500																																																																																																																																																																		
							Type Heat	HEAT PUMP	Heating Value		0																																																																																																																																																																		
							Central A/C	: Y	Air Condition Value		5,040																																																																																																																																																																		
							0 FP, 0 Stack, 0 NV		Fireplace Value		0																																																																																																																																																																		
							1 Flue, 0 Stack, 0 Metal		Flue Value		1,000																																																																																																																																																																		
							Garage	: DETACHED G	Built In Garage		0																																																																																																																																																																		
							No. Cars	: 2	Interior Improvement		0																																																																																																																																																																		
							Total S/W/Landscape				20,000																																																																																																																																																																		
							Extra Kitchen Value				0																																																																																																																																																																		
							Total Structure Additions				7,820																																																																																																																																																																		
<table border="1"> <thead> <tr> <th>Building Description</th> <th>Section Story</th> <th>Section Size</th> <th>Section Class</th> <th>Section Factor</th> <th>Section Rate</th> <th>Section Deprc.</th> <th>Section Value</th> <th>Sub Total</th> <th></th> </tr> </thead> <tbody> <tr> <td>A- BASE SECTION</td> <td>1.00</td> <td>960</td> <td>C</td> <td></td> <td>0.00</td> <td></td> <td>0</td> <td>Class : C</td> <td>242,104</td> </tr> <tr> <td>B- DECK</td> <td>1.00</td> <td>140</td> <td>C</td> <td></td> <td>25.00</td> <td></td> <td>3,500</td> <td>Factor : 0.05</td> <td>254,209</td> </tr> <tr> <td>C- PORCH</td> <td>1.00</td> <td>96</td> <td>C</td> <td></td> <td>45.00</td> <td></td> <td>4,320</td> <td>Condition : GOOD</td> <td>-25,421</td> </tr> <tr> <td>D- OVERHANG</td> <td>1.00</td> <td>48</td> <td>C</td> <td></td> <td>0.00</td> <td></td> <td>0</td> <td>Year Built : 1995</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Age : 30</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Effective Age :</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Fair Value</td> <td>n/a</td> </tr> </tbody> </table>	Building Description	Section Story	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value	Sub Total		A- BASE SECTION	1.00	960	C		0.00		0	Class : C	242,104	B- DECK	1.00	140	C		25.00		3,500	Factor : 0.05	254,209	C- PORCH	1.00	96	C		45.00		4,320	Condition : GOOD	-25,421	D- OVERHANG	1.00	48	C		0.00		0	Year Built : 1995	0									Age : 30	0									Effective Age :	0									Fair Value	n/a																																																																																													
Building Description	Section Story	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value	Sub Total																																																																																																																																																																					
A- BASE SECTION	1.00	960	C		0.00		0	Class : C	242,104																																																																																																																																																																				
B- DECK	1.00	140	C		25.00		3,500	Factor : 0.05	254,209																																																																																																																																																																				
C- PORCH	1.00	96	C		45.00		4,320	Condition : GOOD	-25,421																																																																																																																																																																				
D- OVERHANG	1.00	48	C		0.00		0	Year Built : 1995	0																																																																																																																																																																				
								Age : 30	0																																																																																																																																																																				
								Effective Age :	0																																																																																																																																																																				
								Fair Value	n/a																																																																																																																																																																				
<table border="1"> <thead> <tr> <th>Inst. Number</th> <th>User Codes</th> <th>Value Summary</th> <th>Total Main Structure</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>Date of Value : 01/01/2025</td> <td>NbrHood Adj. 0.00</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Perc. Comp. n/a</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td>L/S Adj. n/a</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Total Other Imp.</td> <td>17,380</td> </tr> </tbody> </table>	Inst. Number	User Codes	Value Summary	Total Main Structure			Date of Value : 01/01/2025	NbrHood Adj. 0.00	0				Perc. Comp. n/a	0				L/S Adj. n/a	0				Total Other Imp.	17,380																																																																																																																																																					
Inst. Number	User Codes	Value Summary	Total Main Structure																																																																																																																																																																										
		Date of Value : 01/01/2025	NbrHood Adj. 0.00	0																																																																																																																																																																									
			Perc. Comp. n/a	0																																																																																																																																																																									
			L/S Adj. n/a	0																																																																																																																																																																									
			Total Other Imp.	17,380																																																																																																																																																																									
<table border="1"> <thead> <tr> <th>Date Inspected</th> <th>% Chg</th> <th>Previous Values</th> <th>Total Imp. Value</th> <th>246,200</th> </tr> </thead> <tbody> <tr> <td>07/17/2024</td> <td>0.89</td> <td>Bldg 130,100</td> <td>Total Imp. Value</td> <td>246,200</td> </tr> <tr> <td>At Home</td> <td>0.23</td> <td>Land 67,700</td> <td>Total Land Value</td> <td>83,100</td> </tr> <tr> <td>N Initials</td> <td>0.66</td> <td>Total 197,800</td> <td>Total Prop. Value</td> <td>329,300</td> </tr> <tr> <td>SW</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Date Inspected	% Chg	Previous Values	Total Imp. Value	246,200	07/17/2024	0.89	Bldg 130,100	Total Imp. Value	246,200	At Home	0.23	Land 67,700	Total Land Value	83,100	N Initials	0.66	Total 197,800	Total Prop. Value	329,300	SW																																																																																																																																																								
Date Inspected	% Chg	Previous Values	Total Imp. Value	246,200																																																																																																																																																																									
07/17/2024	0.89	Bldg 130,100	Total Imp. Value	246,200																																																																																																																																																																									
At Home	0.23	Land 67,700	Total Land Value	83,100																																																																																																																																																																									
N Initials	0.66	Total 197,800	Total Prop. Value	329,300																																																																																																																																																																									
SW																																																																																																																																																																													
<p>Remarks: CARPORT '08 -ENCL INTO GAR '10</p> <p>Other Desc: </p>																																																																																																																																																																													

MADISON COUNTY

Record:No 3772 Card No : 1

Map No. 47 5C

Page No. 2

Ownership Information :**Owner** : SAMUELS, LYNN**Address** : 64 S WHITE OAK DR

MADISON, VA 22727

Legal : IN 110000695 3.611 AC
47-5C
OFF RT 658**District** : MADISON COUNTY**Sales History**

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
SAMUELS, LYNN OR	15,500	5 / 1995	DB: 240 / 826

Value History :

	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2025	L- 83100 I- 246200	329,300	REVALUED-GENERAL REASS.
2.)	2019	L- 67700 I- 130100	197800	REVALUED-GENERAL REASS.
3.)	2013	L- 85500 I- 116400	201900	REVALUED-GENERAL REASS.
4.)	2011	L- 116100 I- 142500	258600	CARPORT ENCL. TO GARAGE

Building Section Description :

<u>Section Code</u>	<u>Section Story</u>	<u>Section Directionals</u>	<u>Section Size</u>	<u>Section Class</u>	<u>Section Factor</u>	<u>Section Rate</u>	<u>Section Deprc.</u>	<u>Section Value</u>
A- BASE	1.00	N 24.0 E 24.0(B) E 16.0 S 24.0 W 16.0(C) W 24.0(D)	960	C	0.00	0		
B- DECK	1.00	N 10.0 E 14.0 S 10.0 W 14.0	140	C	25.00	3,500		
C- POR	1.00	E 16.0 S 6.0 W 16.0 N 6.0	96	C	45.00	4,320		
D- OH	1.00	E 24.0 S 2.0 W 24.0 N 2.0	48	C	0.00	0		

Printed 05/05/2025 at 11:23 AM

Map No.	: 47	5C	Owner	: SAMUELS, LYNN
Acreage	: 3.611		911 Addr	: 64 S WHITE OAK DR
Record	: 3772	Card No	: 1	MADISON VA 22727
Acct No	: 3772		Sale Price	: 05
Sub Division:	n/a		Grantor	: SAMUELS, LYNN OR ROBIN

Occupancy	: DWELLING	Interior Walls	: DRYWALL	Stories	: 1.00
Right of Way	: PRIVATE	Floor Covering	: VINYL (/ /)	Year Built	: 1995
Pavement	: PAVED	Total Rooms	: 5	Public Gas	: N
Terrain	: ABOVE	Bed Rooms	: 3	Foundation	: CINDERBLOCK
Characteristic	: ROLLING/SLOPING	Bath Rooms	: 1 F / 2 H	Exterior Walls	: VINYL SIDING
Water Source	: WELL	Heat	: HEAT PUMP	Roof Type	: GABLE
Sewer	: SEPTIC	Fuel	: ELECTRIC	Roofing	: COMP SHINGLES
Zoning	: C1	Air Condition	: YES	See Back for Sales History	
Use Class	: 2 - SINGLE FAMILY SUB				



07/17/2024

Land Description							Structural Element				
Land Description		Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value	% Area	Area SF	Rate SF	Value
HOME SITE		1.000	40,000	H		40,000	12,000	Building	1,008.0	@ 96.52	= 97,292
OTHER		2.611	6,000	P		15,666		Basement	1.00	@ 18.00	= 17,280
								Fin. Bsmt.	0.50	@ 20.00	= 9,600
Improvement Description							Bath Rooms : 1 F / 2 H Plumbing Value				
SHEDS-FR/MTL							Type Heat : HEAT PUMP Heating Value				
GAR-VINYL							Central A/C : Y Air Condition Value				
							0 FP, 0 Stack, 0 NV Fireplace Value				
							1 Flue, 0 Stack, 0 Metal Flue Value				
							Garage : DETACHED G Built In Garage				
							No. Cars : 2 Interior Improvement				
							Total S/W/Landscape				
							Extra Kitchen Value				
							Total Structure Additions				
Building Description							Sub Total				
A- BASE SECTION							134,592				
B- DECK							Class : C				
C- PORCH							Factor : 0.00				
D- OVERHANG							Adj. Factor 1.00				
							134,592				
							Condition : GOOD Phys. Depr. 0.12				
							Year Built : 1995 Func. Depr. 0.00				
							Age : 24 Econ. Depr. 0.00				
							Effective Age : Fair Value				
							n/a				
							Value Summary				
							Total Main Structure				
							118,400				
							Date of Value : 01/01/2019 NbrHood Adj. 0.00				
							Perc. Comp. n/a				
							L/S Adj. n/a				
							Total Other Imp. 11,620				
							Date Inspected				
							05/02/2018				
							At Home				
							N				
							Initials				
							MS				
							% Chg				
							Previous Values				
							0.12 Bldg 116,400				
							Total Imp. Value 130,100				
							-0.21 Land 85,500				
							Total Land Value 67,700				
							-0.02 Total 201,900				
							Total Prop. Value 197,800				
							Remarks: CARPORT '08 -ENCL INTO GAR '10				
							Other Desc:				

Ownership Information :

Owner : SAMUELS, LYNN

Address : 64 S WHITE OAK DR

MADISON, VA 22727

Legal : IN 110000695 3.611 AC
47-5C
OFF RT 658

District : MADISON COUNTY

Sales History

<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
SAMUELS, LYNN OR	15,500	5 / 1995	DB: 240 / 826

Value History :

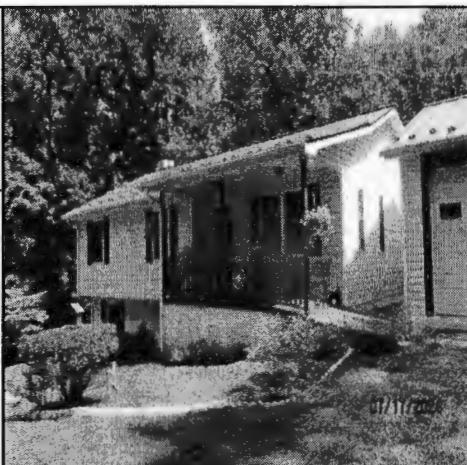
	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2019	L- 67700 I- 130100	197,800	REVALUED-GENERAL REASS.
2.)	2013	L- 85500 I- 116400	201900	REVALUED-GENERAL REASS.
3.)	2011	L- 116100 I- 142500	258600	CARPORT ENCL. TO GARAGE
4.)	2009	L- 116100 I- 133000	249100	CARPORT COMPLETE

Building Section Description :

<u>Section Code</u>	<u>Section Story</u>	<u>Section Directionals</u>	<u>Section Size</u>	<u>Section Class</u>	<u>Section Factor</u>	<u>Section Rate</u>	<u>Section Deprc.</u>	<u>Section Value</u>
A- BASE	1.00	N 24.0 E 24.0(B) E 16.0 S 24.0 W 16.0(C) W 24.0(D)	960	C		0.00		0
B- DECK	1.00	N 10.0 E 14.0 S 10.0 W 14.0	140	C		18.00		2,520
C- POR	1.00	E 16.0 S 6.0 W 16.0 N 6.0	96	C		30.00		2,880
D- OH	1.00	E 24.0 S 2.0 W 24.0 N 2.0	48	C		0.00		0

PROOFED DC
2025 MADISON GEN REASSESSMENT

Map No. : 47 5C Owner : SAMUELS, LYNN
Acreage : 3.611 911 Addr : 64 S WHITE OAK DR
Record : 3772 Card No : 1 MADISON VA 22727
Acct No : 3772 Sale Price : Sale Date : 5/16/2011
Sub Division: n/a Grantor : SAMUELS, LYNN OR ROBIN NbrHd: 1



Occupancy : DWELLING Interior Walls : DRYWALL Stories : 1.00
Right of Way : PRIVATE Floor Covering : VINYL Year Built : 1995 Age : 30
Pavement : PAVED Public Gas : N Electric : Y
Terrain : ABOVE Total Rooms : 5 Foundation : CINDERBLOCK
Characteristic : ROLLING/SLOPING Bed Rooms : 3 Exterior Walls : VINYL SIDING
Water Source : WELL Bath Rooms : 1 F / 2 H
Sewer : SEPTIC Heat : HEAT PUMP Roof Type : GABLE
Zoning : C1 Fuel : ELECTRIC Roofing : METAL
Use Class : 2 - SINGLE FAMILY SUB Air Condition : YES See Back for Sales History

Land Description	Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value	Structural Element			
							% Area	Area SF	Rate SF	Value
HOME SITE	1.000	45,000	H		45,000	12,000	Building	1,008.0	@ 171.77	= 173,144
OTHER	2.611	10,000	P		26,110		Basement	1.00	@ 25.00	= 24,000
							Fin. Bsmt.	0.50	@ 20.00	= 9,600
							Bath Rooms	1 F / 2 H	Plumbing Value	1,500
							Type Heat	HEAT PUMP	Heating Value	0
							Central A/C	: Y	Air Condition Value	5,040
							0 FP, 0 Stack, 0 NV		Fireplace Value	0
							1 Flue, 0 Stack, 0 Metal		Flue Value	1,000
							Garage	: DETACHED G	Built In Garage	0
							No. Cars	: 2	Interior Improvement	0
									Total S/W/Landscape	20,000
									Extra Kitchen Value	0
									Total Structure Additions	7,820

Building Description	Section Story	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value	Sub Total		
A- BASE SECTION	1.00	960	C		0.00		0	Class : C		
B- DECK	1.00	140	C		25.00		3,500	Factor : 0.05		
C- PORCH	1.00	96	C		45.00		4,320	Phya. Depr. 0.10		
D- OVERHANG	1.00	48	C		0.00		0	Year Built : 1995		

				Inst. Number	User Codes		Value Summary		Total Main Structure	
							Date of Value	Total Imp. Value	228,800	
								NbrHood Adj.	0.00	
								Perc. Comp.	n/a	
								L/S Adj.	n/a	
								Total Other Imp.	17,380	
					% Chg	Previous Values	Date Inspected	Total Imp. Value	246,200	
					0.89	Bldg 130,100	7/17/2024	Total Land Value	83,100	
					0.23	Land 67,700	At Home N	Total Prop. Value	329,300	
					0.66	Total 197,800	Initials SW			
Remarks:				CARPORT '08 -ENCL INTO GAR '10						
Other Desc:										
Assessor Comments:										

2025 MADISON GEN REASSESSMENT

Record No. 3772 Card No. 1

Map No. 47 5C

Page No. 2

Ownership Information :

Owner : SAMUELS, LYNN

Address : 64 S WHITE OAK DR

MADISON, VA 22727

Legal : IN 110000695 3.611 AC
47-5C
OFF RT 658

District : MADISON COUNTY

Sales History

Grantor	Sales Price	Date Sold	Document
SAMUELS, LYNN OR	15,500	5 / 1995	DB: 240 / 826

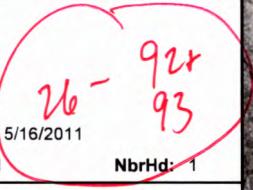
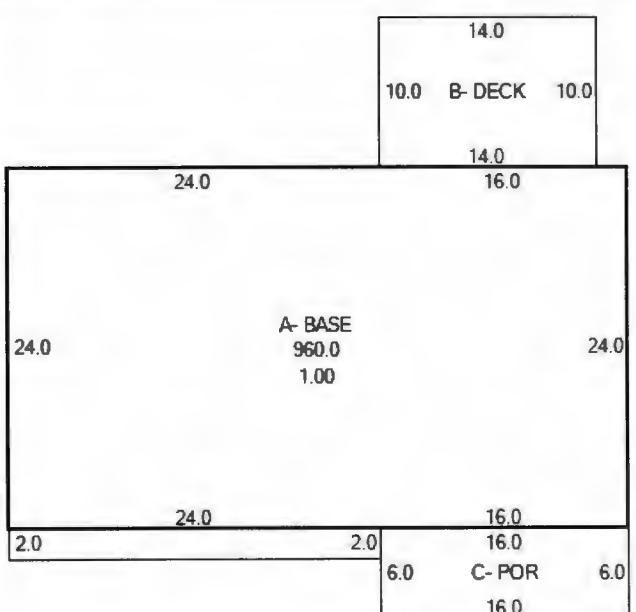
Value History :

	Year	Value	Total	Explanation
1.)	2019	L- 83100 I- 246200	329,300	REVALUED-GENERAL REASS.
2.)	2013	L- 85500 I- 116400	201900	REVALUED-GENERAL REASS.
3.)	2011	L- 116100 I- 142500	258600	CARPORT ENCL. TO GARAGE
4.)	2009	L- 116100 I- 133000	249100	CARPORT COMPLETE

Building Section Description :

Section Code	Section Story	Section Directions	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value
A- BASE	1.00	N 24.0 E 24.0(B) E 16.0 S 24.0 W 16.0(C) W 24.0(D)	960	C		0.00		0
B- DECK	1.00	N 10.0 E 14.0 S 10.0 W 14.0	140	C		25.00		3,500
C- POR	1.00	E 16.0 S 6.0 W 16.0 N 6.0	96	C		45.00		4,320
D- OH	1.00	E 24.0 S 2.0 W 24.0 N 2.0	48	C		0.00		0

2025 MADISON GEN REASSESSMENT

Map No. : 47 5C	Owner : SAMUELS, LYNN				
Acreage : 3.611	911 Addr : 64 S WHITE OAK DR MADISON VA 22727				
Record : 3772	Card No : 1				
Acct No : 3772	Sale Price :	Sale Date : 5/16/2011			
Sub Division: n/a	Grantor : SAMUELS, LYNN OR ROBIN	NbrHd: 1			
Occupancy : DWELLING Right of Way : PRIVATE Pavement : PAVED Terrain : ABOVE Characteristic : ROLLING/SLOPING Water Source : WELL Sewer : SEPTIC Zoning : C1 Use Class : 2 - SINGLE FAMILY SUB		Interior Walls : DRYWALL Floor Covering : VINYL Total Rooms : 5 Bed Rooms : 3 Bath Rooms : 1 F / 2 H Heat : HEAT PUMP Fuel : ELECTRIC Air Condition : YES		Stories : 1.00 Year Built : 1995 Age : 30 Public Gas : N Electric : Y Foundation : CINDERBLOCK Exterior Walls : VINYL SIDING Roof Type : GABLE Roofing : COMP-SHG See Back for Sales History <i>metal</i>	
Land Description HOME SITE OTHER		Unit Size 1.000 2.611	Unit Value 40,000 6,000 <i>10,000</i>	Unit Method H	Unit Adjustment <i>45,000</i>
		Unit Total 40,000	Unit Value 12,000		
Improvement Description SHEDS-FR/MTL GAR-VINYL		Unit Length 2.0 24.0	Unit Width 0.0 24.0	Unit Condition F A	Unit Rate 100 <i>20.00</i> <i>30</i>
					Unit Deprc. 100 11,520
Building Description A- BASE SECTION B- DECK C- PORCH D- OVERHANG		Section Story 1.00 1.00 1.00 1.00	Section Size 960 140 96 48	Section Class C C C C	Section Factor 0.00 25.00 45.00 0.00
					Section Deprc. 0 3,500 4,320 0
					Section Value 0 3,500 4,320 0
		14.0 10.0 B- DECK 10.0 14.0		Inst. Number	
				User Codes	
				Date Inspected 7/17/24 At Home No - 2:56 Initials SW	% Chg 0.73 0.00 0.48
				Previous Values Bldg 130,100 Land 67,700 Total 197,800	Total Imp. Value 224,700 Total Land Value 67,700 Total Prop. Value 292,400
				Remarks: CARPORT '08 -ENCL INTO GAR '10	
				Other Desc: _____	
				Assessor Comments: _____	

2025 MADISON GEN REASSESSMENT

Record:No 3772 Card No : 1

Map No. 47 5C

Page No. 2

Ownership Information :

Owner : SAMUELS, LYNN
Address : 64 S WHITE OAK DR
 MADISON, VA 22727
Legal : IN 110000695 3.611 AC
 47-5C
 OFF RT 658
District : MADISON COUNTY

Sales History

Grantor	Sales Price	Date Sold	Document
SAMUELS, LYNN OR	15,500	5 / 1995	DB: 240 / 826

Value History :

	Year	Value	Total	Explanation
1.)	2019	L- 67700 I- 224700	292,400	REVALUED-GENERAL REASS.
2.)	2013	L- 85500 I- 116400	201900	REVALUED-GENERAL REASS.
3.)	2011	L- 116100 I- 142500	258600	CARPORT ENCL. TO GARAGE
4.)	2009	L- 116100 I- 133000	249100	CARPORT COMPLETE

Building Section Description :

Section Code	Section Story	Section Directionals	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value
A- BASE	1.00	N 24.0 E 24.0(B) E 16.0 S 24.0 W 16.0(C) W 24.0(D)		960	C	0.00		0
B- DECK	1.00	N 10.0 E 14.0 S 10.0 W 14.0		140	C	25.00		3,500
C- POR	1.00	E 16.0 S 6.0 W 16.0 N 6.0		96	C	45.00		4,320
D- OH	1.00	E 24.0 S 2.0 W 24.0 N 2.0		48	C	0.00		0



MADISON COUNTY BOARD OF EQUALIZATION

PO Box 56
Madison, VA 22727
540-948-7500 x1233

NOTICE OF RIGHTS

DATE OF APPEAL HEARING

April 17, 2025

Mr. Lynn Samuels
64 White Oak Drive
Madison, VA 22727

Re: Appeal of Assessment

Dear Mr. Samuels:

The Madison County Board of Equalization has received your request to appeal the assessment of your property identified as **Tax Map 47-5C**.

We have scheduled your appeal to be reviewed on **Monday, May 12, 2025 at 8:00 p.m.** in the Madison County Administration Building Auditorium located at 414 North Main Street, Madison, VA.

You have the right under Section 58.1-3331, to review and obtain copies of all the assessment records pertaining to the assessing officer's determination of fair market value of such real property. These records are available at the Commissioner of Revenue's office located at 410 North Main Street, Madison, VA, Monday through Friday, 8:30 a.m.-4:30 p.m.

You have the right to a 45 day advance notice of the hearing of your appeal, which you may waive. If you choose to NOT waive that right, then your hearing will be scheduled after May 9, 2025, and another appointment will be made for you.

The Board will review your paperwork and make a decision on your appeal. Your appearance is not required.

Sincerely,

Nan Coppedge
Board of Equalization Clerk



Madison County Board of Equalization

MADISON COUNTY, VIRGINIA APPEAL APPLICATION TO THE BOARD OF EQUALIZATION

Applicant Information

OWNER'S NAME: Lynn Samuels

OWNER'S ADDRESS: 64 S White Oak Drive MADISON

Address of Property if Different from above: _____

Tax Map Number: 47 5C

(Can be found on your valuation change notice. Separate applications must be submitted for each tax map.)

Record Number: 3772

(Can be found on your valuation change notice.)

Telephone Number: 540 - 395 - 9273

Email: white oak Lake 1 @ Gmail . com

Appeal Information

Reason(s) for Appeal:

Please check the applicable choice(s).

- Property not assessed at market value
- Property assessment not equalized with comparable properties
- Value above sales price
- Subject impacted by surrounding properties
- Subject impacted by deferred maintenance
- Subject record inaccurate
- Too much increase over last assessment
- Other: Please describe in the comments.

Comments:

Land assessed at \$23,100 per acre. Lays really steep with big gully running thru, no view, not lake front. House basement not finished, entire house interior needs work and paint.

Value inflated ^{excess} 50% from Prior assessment for tax purpose?

over

Applicant's Reasoning & Supporting Documents

Applicant's estimated fair market or equalized value of the property's Land: \$ 43,200

Applicant's estimated fair market or equalized value of the property's Building(s): \$ 206,800

Applicant's total estimated fair market or equalized value of the property: \$ 250,000

Applicant's estimated fair market or equalized value supporting reasoning:

*Accessing this property via Ruth Rd. two lane
hilly ~~was~~ unmarked crooked worst in County
certainly don't help the value.*

Please provide all the supporting documentation you are able to provide. Examples: Appraisal, Photo(s), Sale Contract.

Date: April 10, 2025

Signature of Owner, Taxpayer, or Officer of Company: Lynn Samuels

Optional Information:

Other reasons:

Adjoining Bracy property recently
Sold

List comparable or similar properties for Board to review: (by Tax Map Number)

- 1)
- 2)