

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							
Acreage : 35.755 911 Addr :							
Record : 263 Card No : 1							
Acct No : 263 Sale Price : 89,685 Sale Date : 05/09/2022 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		-		Inst. Number		02/25/2025	
Pavement : NONE		L - LAND USE				Initials	
Terrain : ON		-				RC/SW	
Characteristic : ROLLING/SLOPING		Remarks : ADJOINS RAPIDAN WILDLIFE MANAGEMENT					
Water Source : NONE							
Sewer : NONE							
Zoning : C1							
Use Class : 5 - AGR/UNDDEV 20-99		Other Desc:					

Land Description	Unit Size	Unit Value	Unit Method	Unit Adj	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 : 01/01/2025

Hearing : No Change

Notes:

Value Summary			
% Chg	Previous Values		Total Imp. Value
n/a	Bldg	0	Total Land Value
1.40	Land	89,400	Total Prop. Value
1.40	Total	89,400	Land Use Value

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.)	2025	L - 214500 I -	214,500	REVALUED-GENERAL REASS.
2.)	2023	L - 89400 I - 0	89400	BOUNDARY SURVEY
3.)	2019	L - 100000 I - 0	100000	REVALUED-GENERAL REASS.
4.)	2013	L - 162000 I - 0	162000	REVALUED-GENERAL REASS.

2024 LAND BOOK

Map No. : 36 4 Owner : ROBINSON, HOWARD F OR																																																																																															
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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	Inst. Number	Initials
Terrain : ON	-		RC/SW
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 Adj	Unit Total	Utility Value	Land Comments
1.) FOREST EXCEL	35.755	6,000	P		214,530		
2.)							
3.)							
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1.)							
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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
	1.40	Total	89,400	Land Use Value	12,900
See Back for Sales History					

2025 MADISON GEN REASSESSMENTRecord:No **263** Card No : 1Map 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- 0	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 :
Right of Way : NONE	-
Pavement : NONE	L - LAND USE
Terrain : ON	-
Characteristic : ROLLING/SLOPING	-
Water Source : NONE	Deed Book/Page
Sewer : NONE	Inst. Number
Zoning : C1	Date Inspected
Use Class : 5 - AGR/UNDDEV 20-99	11/21/2024
	Initials
	RC
	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	6,000	P		214,530		
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Improvement Description	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc.	Unit Value	Improvement Comments
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2.)							
3.)							
4.)							
5.)							
6.)							
7.)							
8.)							
9.)							
10.)							
							Date of Value : 1/1/2025

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
1.40	Total 89,400	Land Use Value	12,900

See Back for Sales History

2025 MADISON GEN REASSESSMENTRecord: No **263** Card No : 1Map 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- I-	214500	214,500	BOUNDARY SURVEY
2.) 2019 L- I-	100000 0	100000	REVALUED-GENERAL REASS.
3.) 2013 L- I-	162000 0	162000	REVALUED-GENERAL REASS.
4.) 2008 L- I-	180000 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	User Codes : - L - LAND USE - -	Deed Book/Page Inst. Number	Date Inspected 11/21 Initials mu
Right of Way : NONE	Remarks : ADJOINS RAPIDAN WILDLIFE MANAGEMENT		
Pavement : NONE	AREA		
Terrain : ON	Other Desc:		
Characteristic : ROLLING/SLOPING	Assessor		
Water Source : NONE	Comments:		
Sewer : NONE			
Zoning : C1			
Use Class : 5 - AGR/UNDDEV 20-99			

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.)							
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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	0
n/a	Bldg 0	Total Land Value	89,400
0.00	Land 89,400	Total Prop. Value	89,400
0.00	Total 89,400	Land Use Value	12,900

See Back for Sales History

2025 MADISON GEN REASSESSMENTRecord: No **263** Card No : 1Map 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- 89400 I- 0	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

REASSESSMENT HEARING FORM

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

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

Record #: 263	Map No: 36-4	Legal Acreage: 36.4
Too much increase over last assessment	Subject impacted by deferred maintenance	
Value not equalized with surrounding properties	Subject record inaccurate	Land \$ 214530
Value above sales price	No complaint, no appeal, refile property record card	Building(s) \$ —
Subject impacted by surrounding properties		Total: \$ 214530

Remarks:	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
----------	--

Comparable Properties:

Recommended Changes:	<input checked="" type="checkbox"/> CHANGE	<input checked="" type="checkbox"/> NO CHANGE	Land \$
Valued as Residual to House on 36A-22-66			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



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):	Field not completed.
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:	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.](#)

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. : 918B

Acreage : 11.210

Record : 3477

Card No : 1

Acct No : 3477

Sub Division: n/a

Owner : TAFF, JAIMIE H OR MIZEJEWSKI,

911 Addr : 1951 NETHERS RD

SPERRYVILLE VA 22740

Sale Price :

Sale Date : 08/12/2020

Grantor : MIZEJEWSKI, GERALD JUDE JR TRUST

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

Public Gas : N

Electric : Y

Foundation : BRICK

Exterior Walls : VINYL SIDING

Roof Type : GAMBREL

Roofing : COMP SHG

See Back for Sales History



Land							Structural Element									
							% 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							Bath Rooms : 3 F / 0 H		Plumbing Value		4,500					
Description							Type Heat : HEAT PUMP		Heating Value		0					
SHED-FRAME							0.0		0.0		F		0.00		0	
DRIVEWAY-CO							0.0		0.0		A		500		500	
Building							Central A/C : Y		Air Condition Value		5,760					
Description							0 FP, 0 Stack, 0 NV		Fireplace Value		2,000					
							1 - Gas Log FP		Flue Value		0					
							0 Flue, 0 Stack, 0 Metal		Built In Garage		0					
							Garage : VINYL		Interior Improvement		0					
							No. Cars : 2		Total S/W/Landscape		0					
									Extra Kitchen Value		0					
									Total Structure Additions		46,176					
							Class : C		Sub Total		230,383					
							Factor : 0.10		Adj. Factor 1.10		253,421					
							Condition : AVERAGE		Phys. Depr. 0.15		-38,013					
							Year Built : 1984		Func. Depr. 0.00		0					
							Age : 35		Econ. Depr. 0.00		0					
							Effective Age :		Fair Value		n/a					
							User Codes		Value Summary		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					
							% Chg		Previous Values							
							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, 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 - 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

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 Depr.	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 Depr.	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. 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	Flue Value			0
0 Flue, 0 Stack, 0 Metal	Built In Garage			0
Garage : VINYL	Interior Improvement			0
No. Cars : 2	Total S/W/Landscape			20,000
	Extra Kitchen Value			0
	Total Structure Additions			40,720

Class : C	Sub Total	368,747
Factor : 0.15	Adj. Factor 1.15	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

Inst. Number

User Codes

Value Summary

Date of Value : 1/1/2025	Total Main Structure	318,000
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
0.62	Land	138,500	Total Land Value	224,500
0.53	Total	354,400	Total Prop. Value	543,000

At Home

N

Initials

SW

Remarks:

Other Desc:

Assessor

Comments:

26.0	4.0	16.0	4.0	48.0	24.0
24.0	20.0	16.0	20.0	A- BASE	
		16.0		2304.0	
				2.00	
26.0		16.0	21.0	27.0	

2025 MADISON GEN REASSESSMENTRecord: No **3477** Card No : 1Map 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.) 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 Deprec.</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

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 TRUSTENbrHd: 1					
Occupancy : DWELLING	Interior Walls : DRYWALL	Stories : 2.00					
Right of Way : PRIVATE	Floor Covering : VINYL ((()))	Year Built : 1984 Age : 41					
Pavement : GRAVEL	Total Rooms : 9	Public Gas : N Electric : Y					
Terrain : ON	Bed Rooms : 4	Foundation : BRICK					
Characteristic : ROLLING/SLOPING	Bath Rooms : 3 F / 0 H	Exterior Walls : VINYL SIDING ✓					
Water Source : WELL	Heat : HEAT PUMP	Roof Type : GAMBREL ✓					
Sewer : SEPTIC	Fuel : ELECTRIC	Roofing : COMP SHG ✓					
Zoning : A1	Air Condition : YES	See Back for Sales History					
Use Class : 2 - SINGLE FAMILY SUB							
Land Description Unit Size Unit Value Unit Method Unit Adjustment Unit Total Utility Value							
HOME SITE	1.000	55,000	H	99,000	55,000	12,000	
OTHER	10.210	7,000	P		71,470		
				Structural Element			
				% Area	Area SF	Rate SF Value	
				Building	2,304.0 @	124.20 = 286,156	
				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	11,520	
				0 FP, 0 Stack, 0 NV	Fireplace Value	2,000	
				1 - Gas Log FP	Flue Value	0	
				0 Flue, 0 Stack, 0 Metal	Built In Garage	0	
				Garage : VINYL	No. Cars : 2	Interior Improvement	0
						Total S/W/Landscape	20,000
						Extra Kitchen Value	0
						Total Structure Additions	69,520
				Class : C+15 Sub Total 393,696			
				Factor : 0.40	Adj. Factor 1.10	433,066	
				Condition : AVERAGE	Phys. Depr. 0.15-25	-64,960	
				Year Built : 1984	Func. Depr. 0.00	0	
				Age : 41	Econ. Depr. 0.00	0	
				Effective Age :	Fair Value	n/a	
				Value Summary			
				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	
				% Chg	Previous Values	Total Imp. Value	368,600
				0.71	Bldg 215,900	Total Land Value	138,500
				0.00	Land 138,500	Total Prop. Value	507,100
				0.43	Total 354,400		
				Remarks:			
				Other Desc:			
				Assessor			
				Comments:			

16.0

C- DECK

26.0 4.0

16.0 4.0

24.0 D- FGAR 20.0

26.0

16.0

16.0

B- RMAD NBAD 16.0

20.0

21.0

27.0

48.0

A- BASE 2304.0 2.00

24.0

Inst. Number

User Codes

Date Inspected 12/30/24 At Home No 1:38 Initials SW

47-15

2025 MADISON GEN REASSESSMENTRecord: No **3477** Card No : 1Map 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**

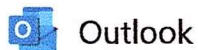
<u>Grantor</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Document</u>
MIZEJEWSKI, GERAL	0	2 / 2019	Ins:
MIZEJEWSKI, GERAL	305,000	7 / 2018	Ins:
HUDSON, FESTUS J	0	11 / 2016	Ins:
HUDSON, FESTUS J	0	0 / 0	DB: 88 / 470

Value History :

<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.) 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 :

<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		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



Outlook

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	Field not completed.

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 of the property:	Field not completed.
---	----------------------

Applicant's estimated fair market or equalized value supporting reasoning:	450000
--	--------

Applicant's Supporting Documents	Field not completed.
----------------------------------	----------------------

Other Supporting Document(s)	Field not completed.
------------------------------	----------------------

Upload Supporting Documents here:	Field not completed.
-----------------------------------	----------------------

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

A photograph of a small, light-colored wooden building with a gambrel roof and a cupola, situated in a grassy field with trees in the background. A date stamp '07/29/2024' is visible in the bottom right corner.

<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.) 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.)							

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

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.)	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 OR N/A Multi Sale: 2		
Occupancy : VACANT LAND		User Codes : L - LAND USE	Deed Book/Page	Date Inspected 05/03/2018
Right of Way : PRIVATE		-	Inst. Number	Initials
Pavement : GRAVEL		-		MS
Terrain : ON		-		
Characteristic : ROLLING/SLOPING		Remarks : BLDGS NEAR DWL ON 47-18		
Water Source : NONE		Other Desc:		
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	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: See Back for Sales History	Value Summary			
	% Chg	Previous Values		Total Imp. Value
	-0.57	Bldg	5,800	Total Land Value
	-0.06	Land	227,600	Total Prop. Value
	-0.08	Total	233,400	Land Use Value

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 Multi Sale: 2
 Sub Division: n/a Grantor : COLVIN, MONROE F JR OR DONNA L OR NDRD: 1

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 :
 L - LAND USE

Deed Book/Page

Date Inspected

3/5/2025

Inst. Number

Initials

SW/TM

Remarks :

Other Desc:

Assessor

Comments:



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 : 1/1/2025
							Hearing : No Change

Notes:

Value Summary

% Chg	Previous Values	Total Imp. Value	
13.84	Bldg 2,500	Total Land Value	37,100
0.15	Land 213,300		244,900
		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 : 1Map 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 Multi Sale: 2
Sub Division: n/a Grantor : COLVIN, MONROE F JR OR DONNA L OR NDRD:

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 :
L - LAND USE

Deed Book/Page

Date Inspected

Inst. Number

7/29/2024

03105125
Initials

SW Jtm

Remarks :

Other Desc:

Assessor

Comments:



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	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 : 1Map 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

2025 MADISON GEN REASSESSMENT

Map No. : 47 18C

Acreage : 31.617

Record : 2147

Card No : 1

Acct No : 2147

Sub Division: n/a

Owner : COLVIN, MONROE F JR OR DONNA L

911 Addr :

Sale Price :

Sale Date : 8/6/2021

Grantor : COLVIN, MONROE F JR OR DONNA L OR N/A

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 :
L - LAND USE

Deed Book/Page

Date Inspected
7/29/24

Inst. Number


Initials
SW

Remarks : ~~BLDGS NEAR DWL ON 47-18~~

Other Desc:

Assessor

Comments:



Land Description	Unit Size	Unit Value	Unit Method	Unit Adj	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 GIS
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.)							

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 REASSESSMENTRecord: No **2147** Card No : 1Map 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:	<i>Field not completed.</i>
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	<i>Field not completed.</i>

value of the property:

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

zero

Applicant's Supporting
Documents

Photo(s)

Other Supporting
Document(s)

Field not completed.

Upload Supporting
Documents here:

image000008.jpeg

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

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

Record #: 2147	Map No: 47-18C	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 ^{*hand} _{set}
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



Outlook

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: wolfva1@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 187 / 373	Date Inspected 02/21/2025
Right of Way : PUBLIC		Inst. Number	Initials
Pavement : PAVED			TM/SW
Terrain : ON			
Characteristic : ROLLING/SLOPING	Remarks : ALL FLOOD PLAIN		
Water Source : NONE	Other Desc:		
Sewer : NONE			
Zoning : FP			
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		
	5.00	Bldg	500	Total Imp. Value 3,000
	119.00	Land	100	Total Land Value 12,000
				Total Prop. Value 15,000

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. : 2988

Acreage : 0.006

Record : 2335

Acct No : 2335

Sub Division: n/a

Owner : FINKS, ROBERT LEWIS

911 Addr : OLD BLUE RIDGE TPKE

Sale Price :

Grantor :

Card No : 1

Sale Date :

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

Inst. Number

Date Inspected

02/08/2018

Initials

MS

Remarks : ALL FLOOD PLAIN

Other Desc:



Land Description	Unit Size	Unit Value	Unit Method	Unit Adj	Unit Total	Utility Value	Land Comments
1.) OTHER	0.006	100	L		100		
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.) 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			
	% 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

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

RM

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	2/21/2025
Pavement : PAVED	-	Inst. Number	Initials
Terrain : ON	-		TM/SW
Characteristic : ROLLING/SLOPING	Remarks : ALL FLOOD PLAIN		
Water Source : NONE	Other Desc:		
Sewer : NONE	Assessor		
Zoning : FP	Comments:		
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 : 1/1/2025
							Hearing : Change

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

2025 MADISON GEN REASSESSMENTRecord:No **2335** Card No : 1Map 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- 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

AM

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
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

Inst. Number

Date Inspected

12/17/2024

Initials

TM

Remarks : ALL FLOOD PLAIN

Other Desc:

Assessor

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		31,000 10,560	
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		
21.40	Bldg 500	Total Imp. Value	11,200
149.00	Land 100	Total Land Value	15,000
42.67	Total 600	Total Prop. Value	26,200

2025 MADISON GEN REASSESSMENTRecord: No **2335** Card No : 1Map 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- 15000	26,200	REVALUED-GENERAL REASS.
		I- 11200		
2.)	2013	L- 100	600	REVALUED-GENERAL REASS.
		I- 500		
3.)	2008	L- 100	600	GENERAL REASSESSMENT
		I- 500		
4.)	2005	L- 500	1000	GENERAL REASSESSMENT
		I- 500		

2025 MADISON GEN REASSESSMENT

221-11

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

Inst. Number

Date Inspected

12/17/24

Initials

rm

Remarks : ALL FLOOD PLAIN

Other Desc:

Assessor

Comments:



Land Description	Unit Size	Unit Value	Unit Method	Unit Adj	Unit Total	Utility Value	Land Comments
1.) OTHER	0.006	100	L		100 15000		
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.) BUILDING-FRAME	16.0	22.0	R F	30	500	10500	
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

% 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 : 1Map 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

Search Google Maps



Share



929 Old Blue Ridge Turnpike
Madison, Virginia



Google Street View

Sep 2024

[See more dates](#)



Details [hide](#)

[Identify Adjoining Parcels](#)

Select Features by Buffer

Parcels

[Zoom To](#) [Unhighlight](#) [Highlight](#) [Clear](#)

[Export to KML](#)

[Export to SHP](#)

Map Number: 21-45A

Account Number: 0007156

Owner: MCHANEY, KEVIN M

742 OLD BLUE RIDGE TPKE

MADISON VA 22727

Assessment Year	2025	2024
Building Value:		
Land Value:	\$1,400	\$500
Total Value:	\$1,400	\$500

Acres: 0.096

Property Class Code: 2

[Property Class Codes \(pdf\)](#)

Occupancy Code: Vacant Land

Year Sold: 2004

Sell Price: \$150,000

Grantor: FRISBIE, HERBERT F

Legal Description1: IN 040001817 0.096 AC

Legal Description2: RT 670

Source: Imagery

[2024 Property Card](#)

[2025 Property Card](#)

[Mailable Link \(right-click to copy\)](#)

[View in GoogleMaps](#)

[Madison County Cenusus Dashboard](#)

Attributes at point: N: 6850166, E: 11539437

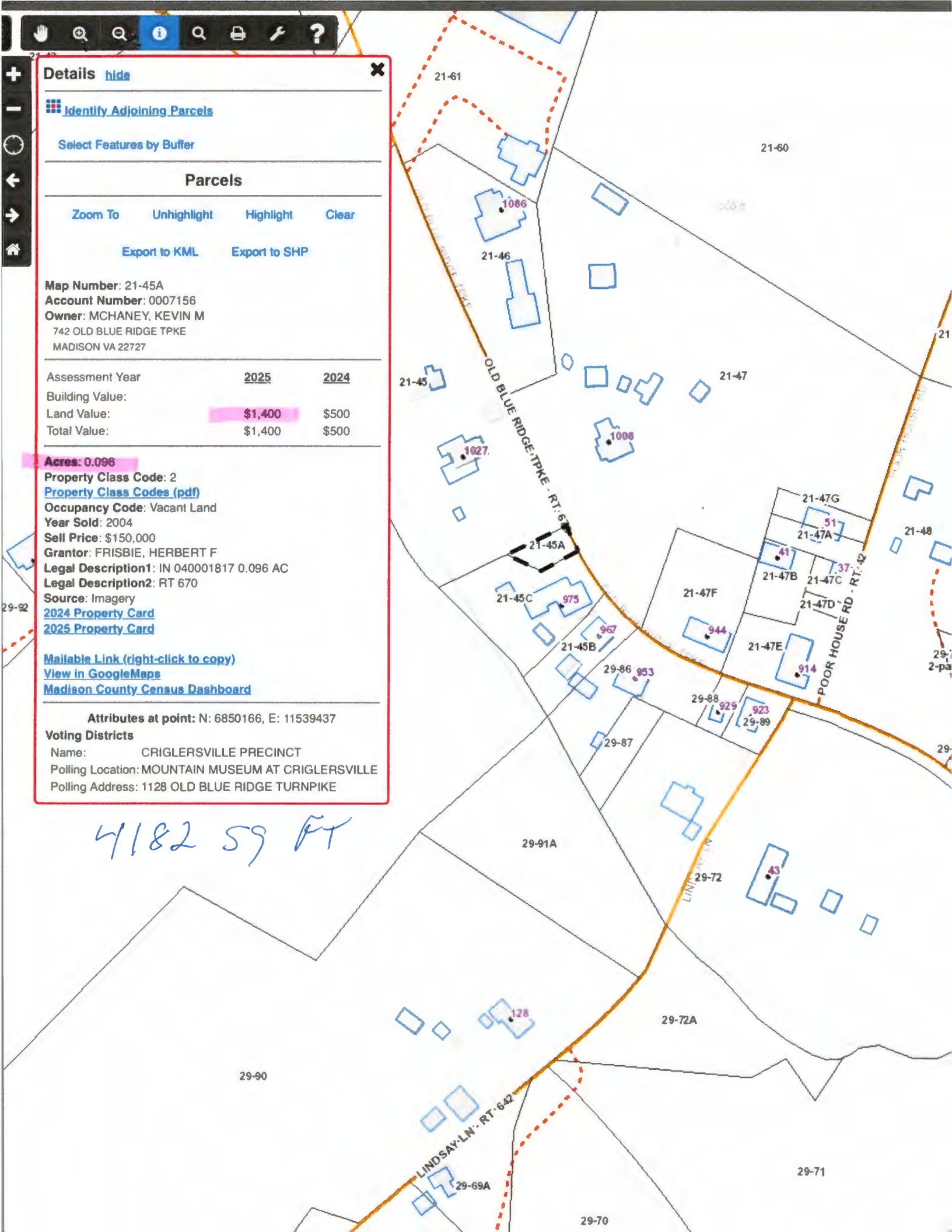
Voting Districts

Name: CRIGLERSVILLE PRECINCT

Polling Location: MOUNTAIN MUSEUM AT CRIGLERSVILLE

Polling Address: 1128 OLD BLUE RIDGE TURNPIKE

4182 59 FT



REASSESSMENT HEARING FORM

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

Property Owner: <u>Robert L. Finks</u>	Appraiser: <u>TM</u>
Owner's Representative:	Telephone: <u>540-718-0474</u>
	Interviewer:

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

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

Comparable Properties:
<u>21-45A</u>

Recommended Changes: <input checked="" type="checkbox"/> CHANGE <input type="checkbox"/> NO CHANGE	Land \$ <u>12,000</u>
<u>Equalized w/ Mattamy</u>	Building(s) \$ <u>3,000</u>
	Total: \$ <u>2000 15,000</u>

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



Outlook

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	<i>Field not completed.</i>

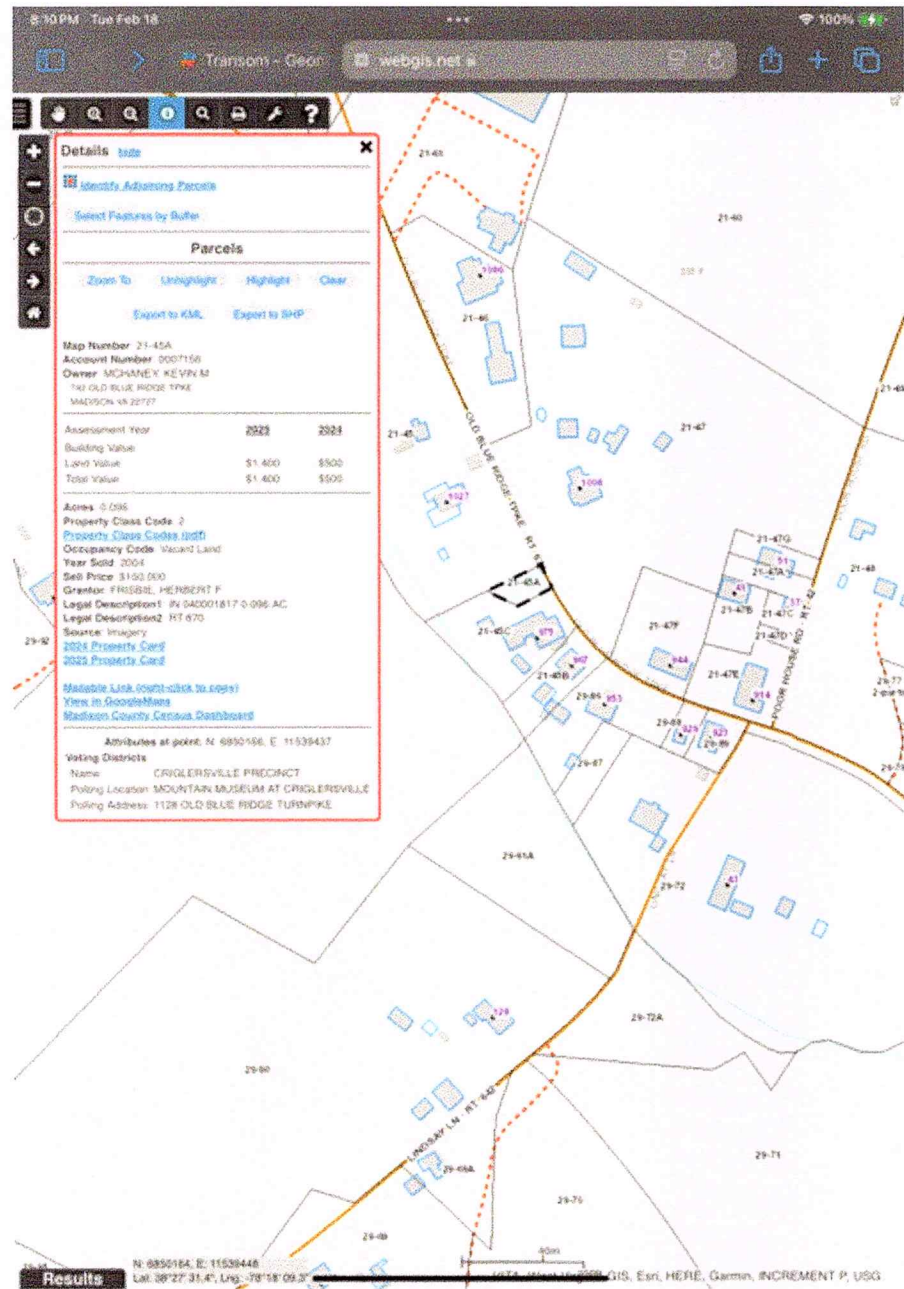
Applicant's Reasoning & Supporting Documents

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.](#)





Outlook

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

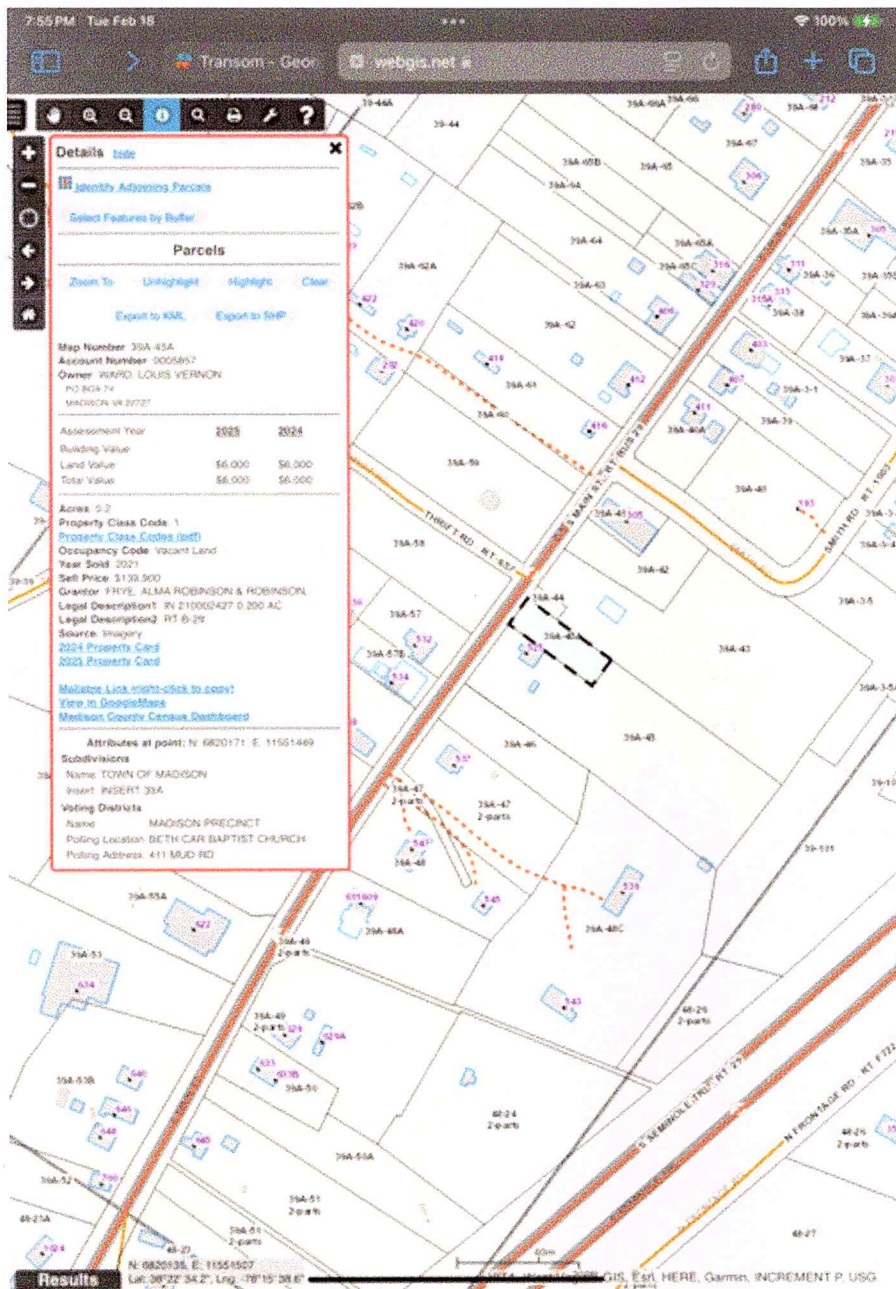
[Some people who received this message don't often get email from 911radar@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

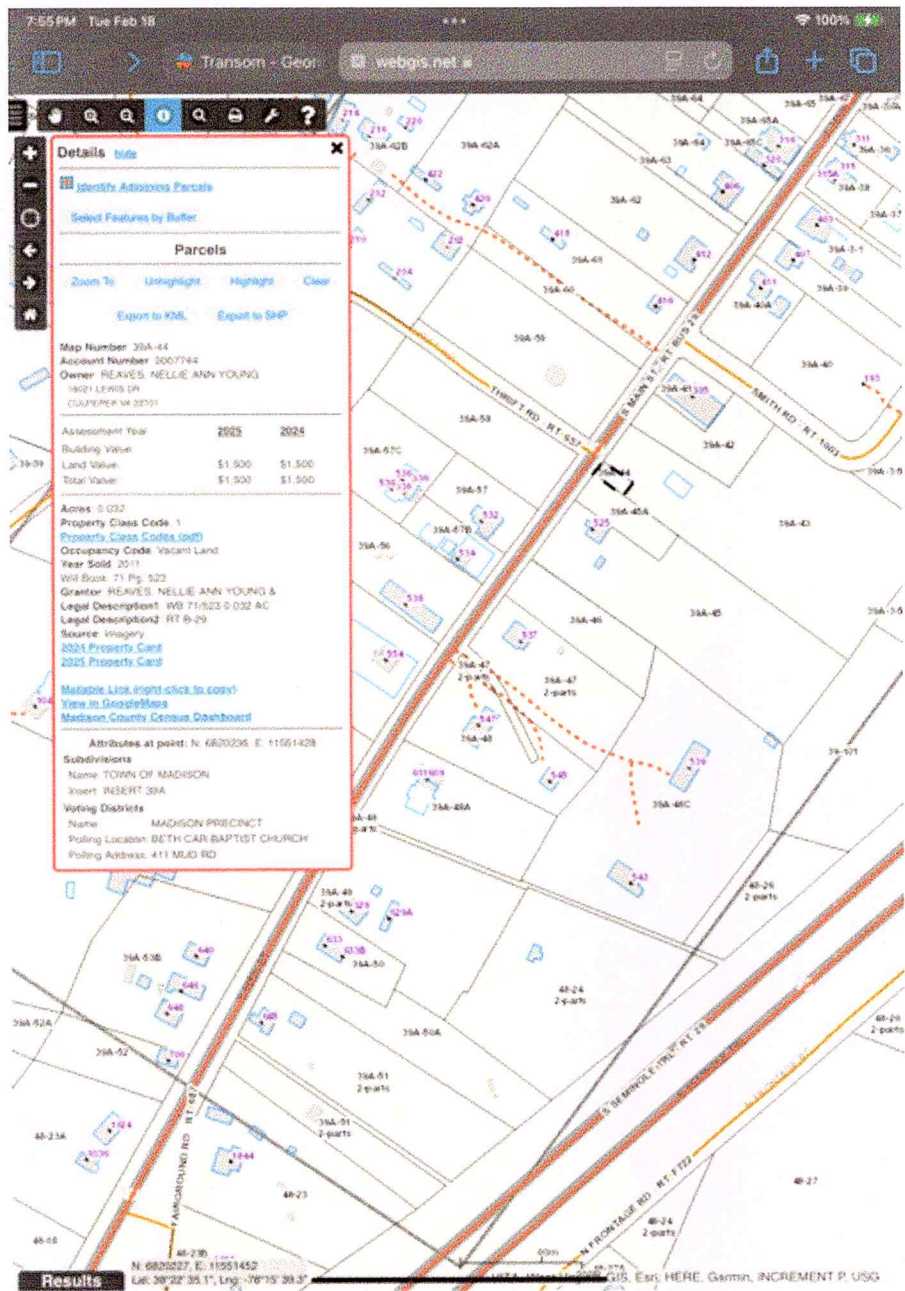
I filled out the appeal application and loaded several documents but it only shows one attached. Here are the documents that I tried to send.

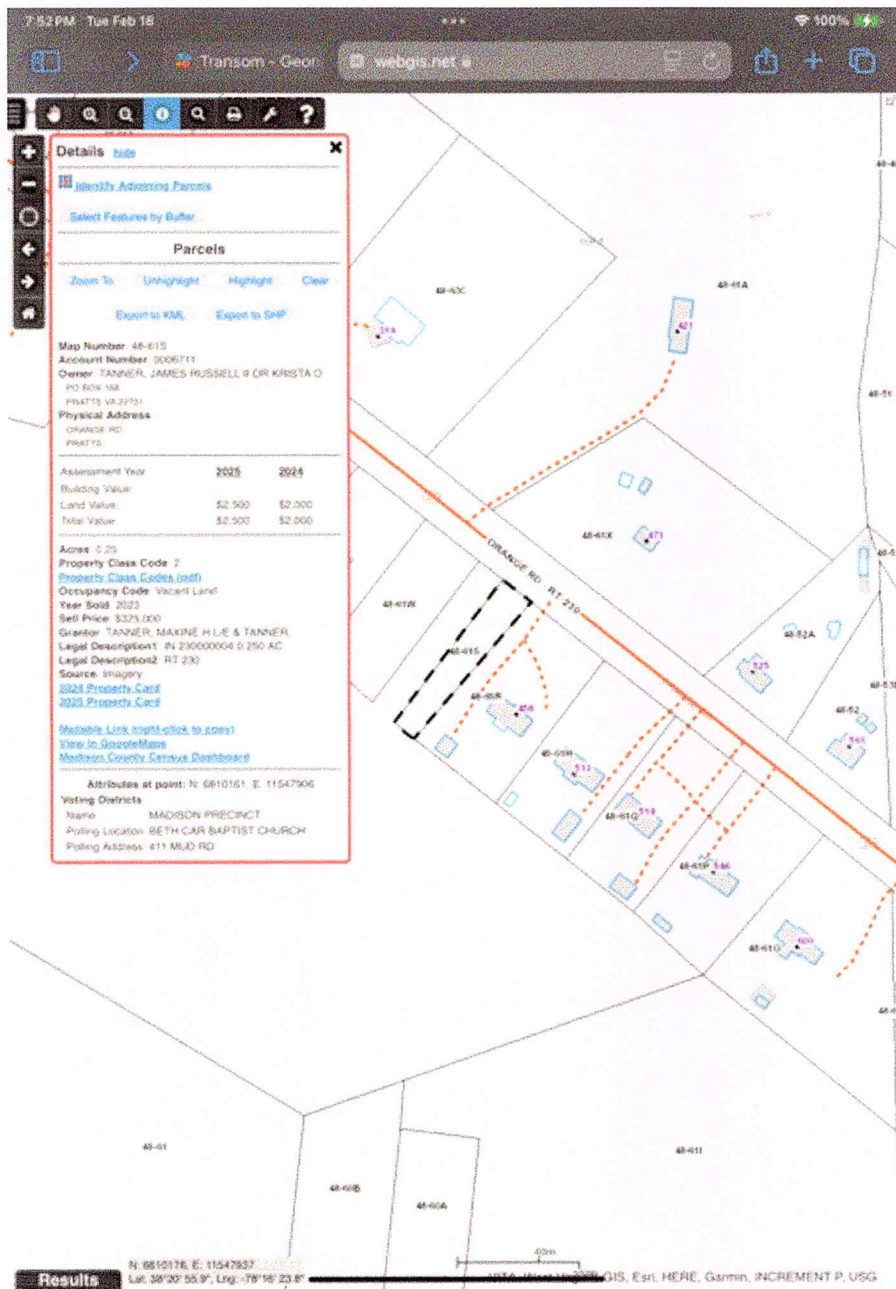
Thanks

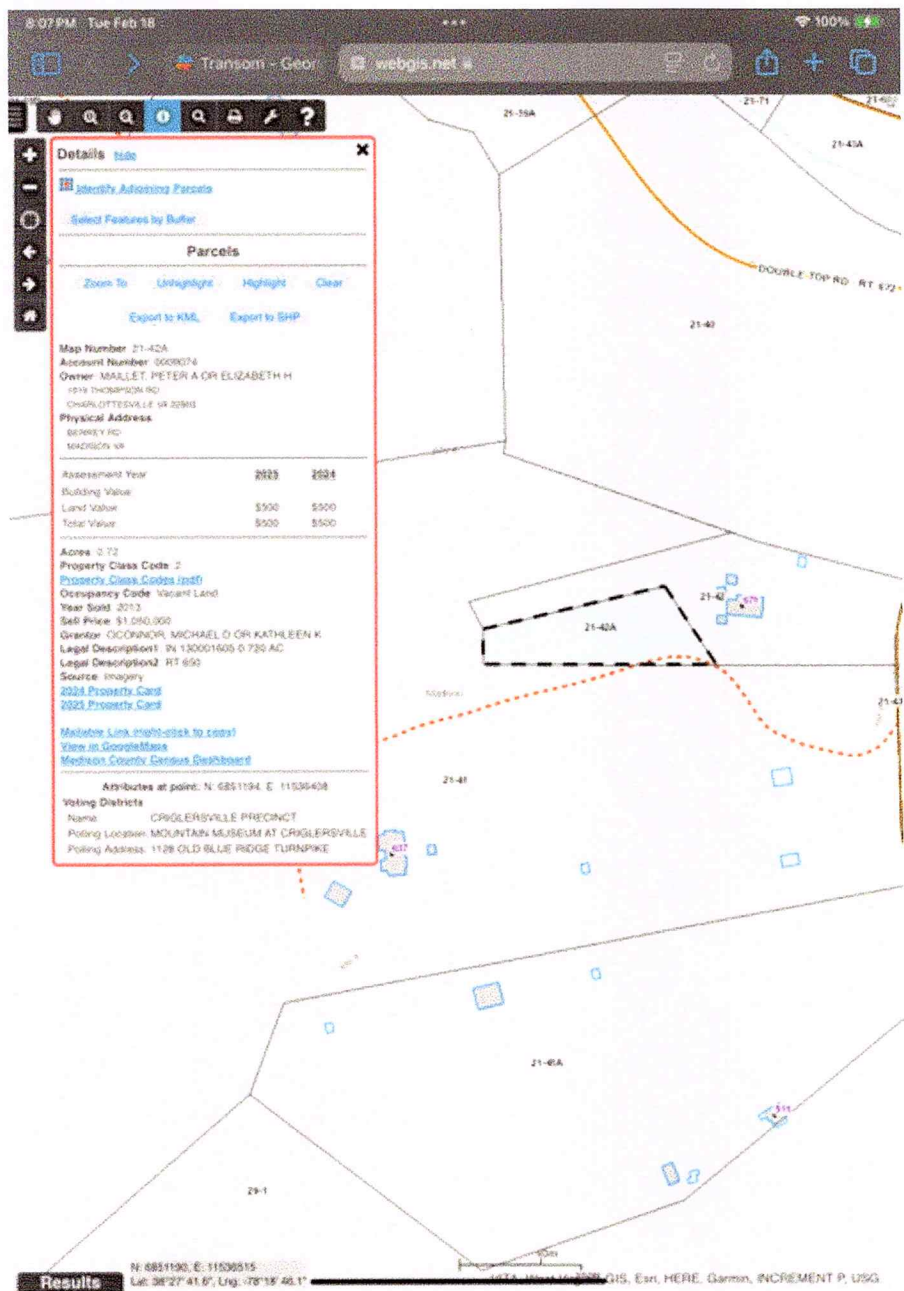
Robert Finks

540-718-0474











MADISON COUNTY

Map No. : 14 25A Owner : HANDLEY, F JAMES											
Acreage : 4.195 911 Addr :											
Record : 3970 Card No : 1											
Acct No : 3970 Sale Price : 25,000 Sale Date : 09/23/2004											
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		-				12/17/2024					
Pavement : DIRT		-		Inst. Number		Initials					
Terrain : ON		-				SW					
Characteristic : ROLLING/SLOPING		-									
Water Source : NONE		Remarks : _____									
Sewer : NONE		Other Desc: _____									
Zoning : A1		_____									
Use Class : 2 - SINGLE FAMILY SUB		_____									
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	
See Back for Sales History						2.34	Total	29,400	Total Prop. Value	98,300	

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.)	2025	L - J - 98300	98,300	REVALUED-GENERAL REASS.
2.)	2019	L - J - 29400 0	29400	REVALUED-GENERAL REASS.
3.)	2013	L - J - 37800 0	37800	REVALUED-GENERAL REASS.
4.)	2008	L - J - 42000 0	42000	GENERAL REASSESSMENT

2024 LAND BOOK

Map No. : 14 25A Owner : HANDLEY, F JAMES											
Acreage : 4.195 911 Addr :											
Record : 3970 Card No : 1											
Acct No : 3970 Sale Price : 25,000 Sale Date : 09/23/2004											
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		-				10/01/2018					
Pavement : DIRT		-		Inst. Number		Initials					
Terrain : ON		-				MS					
Characteristic : ROLLING/SLOPING		Remarks : NO H/SITE									
Water Source : NONE											
Sewer : NONE		Other Desc:									
Zoning : A1											
Use Class : 2 - SINGLE FAMILY SUB											
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	
						-0.22		Land		37,800	
See Back for Sales History						-0.22		Total	37,800	Total Imp. Value	0
										Total Land Value	29,400
										Total Prop. Value	29,400

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 -	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
Acreage : 4.195	911 Addr :
Record : 3970	Card No : 1
Acct No : 3970	Sale Price : 25,000 Sale Date : 9/23/2004
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	-		12/17/2024
Pavement : DIRT	-	Inst. Number	Initials
Terrain : ON	-		SW
Characteristic : ROLLING/SLOPING	Remarks :		
Water Source : NONE			
Sewer : NONE	Other Desc:		
Zoning : A1	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	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		
	n/a	Bldg	0	Total Imp. Value 0
	2.34	Land	29,400	Total Land Value 98,300
See Back for Sales History	2.34	Total	29,400	Total Prop. Value 98,300

2025 MADISON GEN REASSESSMENTRecord:No **3970** Card No : 1Map 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 -	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 Acreage : 4.195 Record : 3970 Card No : 1 Acct No : 3970 Sub Division: n/a		Owner : HANDLEY, F JAMES 911 Addr : Sale Price : 25,000 Sale Date : 9/23/2004 Grantor : KERNAHAN, DENNIS OR PRICE, J F NbrHd: 1																																																																																											
Occupancy : VACANT LAND Right of Way : PRIVATE Pavement : DIRT Terrain : ON Characteristic : ROLLING/SLOPING Water Source : NONE Sewer : NONE Zoning : A1 Use Class : 2 - SINGLE FAMILY SUB		User Codes : - - - - Remarks : NO H/SITE Other Desc: Assessor Comments:	Deed Book/Page Inst. Number	Date Inspected <div style="color: red; font-size: 1.2em;">12/17/24</div> Initials <div style="color: red; font-size: 1.2em;">SW</div>																																																																																									
<table border="1" style="width:100%; border-collapse: collapse;"><thead><tr><th style="width:20%;">Land Description</th><th style="width:10%;">Unit Size</th><th style="width:10%;">Unit Value</th><th style="width:10%;">Unit Method</th><th style="width:10%;">Unit Adj</th><th style="width:10%;">Unit Total</th><th style="width:10%;">Utility Value</th><th style="width:30%;">Land Comments</th></tr></thead><tbody><tr><td>1.) OTHER</td><td>3.195</td><td>12,000</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>2.) H/S</td><td>1.00</td><td>60,000</td><td>P</td><td></td><td>29,365</td><td></td><td></td></tr><tr><td>3.)</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>4.)</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>5.)</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>6.)</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>7.)</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>8.)</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>9.)</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>10.)</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>						Land Description	Unit Size	Unit Value	Unit Method	Unit Adj	Unit Total	Utility Value	Land Comments	1.) OTHER	3.195	12,000						2.) H/S	1.00	60,000	P		29,365			3.)								4.)								5.)								6.)								7.)								8.)								9.)								10.)							
Land Description	Unit Size	Unit Value	Unit Method	Unit Adj	Unit Total	Utility Value	Land Comments																																																																																						
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See Back for Sales History																																																																																													

2025 MADISON GEN REASSESSMENTRecord: No **3970** Card No : 1Map 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- I-	29400	29,400	REVALUED-GENERAL REASS.
2.) 2013 L- I-	37800 0	37800	REVALUED-GENERAL REASS.
3.) 2008 L- I-	42000 0	42000	GENERAL REASSESSMENT
4.) 2005 L- I-	27300 0	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.handley@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:	<p>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</p>

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

Field not completed.

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:

Field not completed.

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

MADISON COUNTY

Map No. : 40

9B

Owner : SHARP, JOYCE L

911 Addr : 617 CLORE RD

MADISON VA 22727

Acreage : 2.995

Record : 403

Card No : 1

Acct No : 403

Sub Division: n/a

Sale Price :

Sale Date : 03/28/2014

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

Stories : 1.00

Year Built : 1963

Age : 62

Public Gas : N

Electric : Y

Foundation : CINDERBLOCK

Exterior Walls : BRICK

Roof Type : HIP

Roofing : COMP SHG

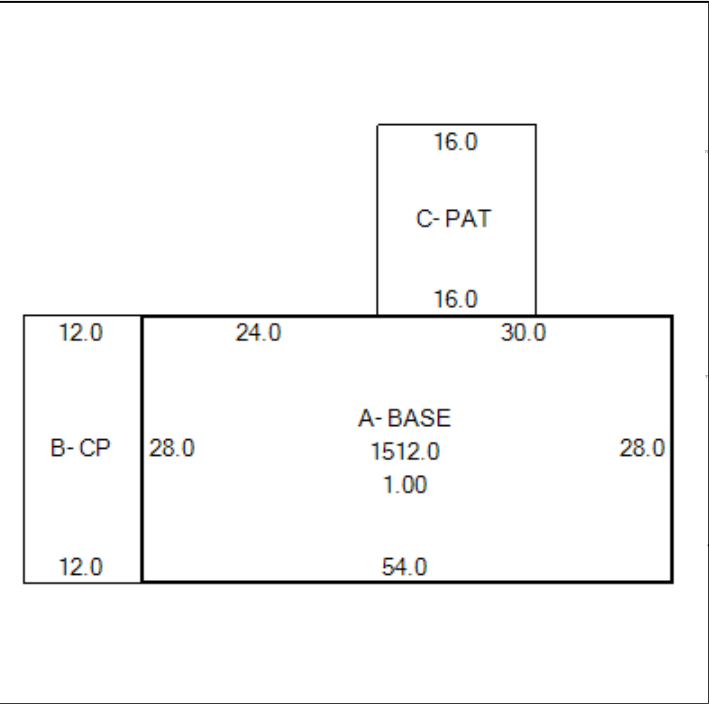
See Back for Sales History



Land Description	Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value
HOME SITE	1.000	80,000	H		80,000	12,000
OTHER	1.995	10,000	P		19,950	

Improvement Description	Unit Length	Unit Width	Unit Condition	Unit Rate	Unit Deprec.	Unit Value
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

Building Description	Section Story	Section Size	Section Class	Section Factor	Section Rate	Section Deprec.	Section Value
A- BASE SECTION	1.00	1,512	C		0.00		0
B- CARPORT	1.00	336	C		40.00		13,440
C- PATIO	1.00	320	C		15.00		4,800



Utility Value		Structural Element				
		% Area	Area SF	Rate SF	Value	
00 50	12,000	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
t c.	Unit Value	Bath Rooms : 1 F / 1 H		Plumbing Value		-1,500
		Type Heat : HEAT PUMP		Heating Value		0
	4,000	Central A/C : Y		Air Condition Value		7,560
	6,144	1 FP, 1 Stack, 0 NV		Fireplace Value		6,000
	1,000	0 Flue, 0 Stack, 0 Metal		Flue Value		0
				Built In Garage		0
				Interior Improvement		0
		Car Port : OPEN		Total S/W/Landscape		20,000
		No. Cars : 1		Extra Kitchen Value		0
				Total Structure Additions		18,240
on c.	Section Value	Class : C		Sub Total		320,449
	0	Factor : 0.10		Adj. Factor 1.10	352,494	
	13,440	Condition : AVERAGE		Phys. Depr. 0.20	-70,499	
	4,800	Year Built : 1963		Func. Depr. 0.00	0	
		Age : 62		Econ. Depr. 0.00	0	
		Effective Age :		Fair Value	n/a	
	User Codes	Value Summary		Total Main Structure		282,000
	-	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.	11,144		
Date Inspected		% Chg	Previous Values			
05/16/2024		0.81	Bldg 162,100	Total Imp. Value	293,100	
At Home		-0.07	Land 120,900	Total Land Value	112,000	
N						
Initials		0.43	Total 283,000	Total Prop. Value	405,100	
SW						
Remarks:						
Other Desc:						

MADISON COUNTY

Record:No 403 Card No : 1

Map No. 40 9B

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



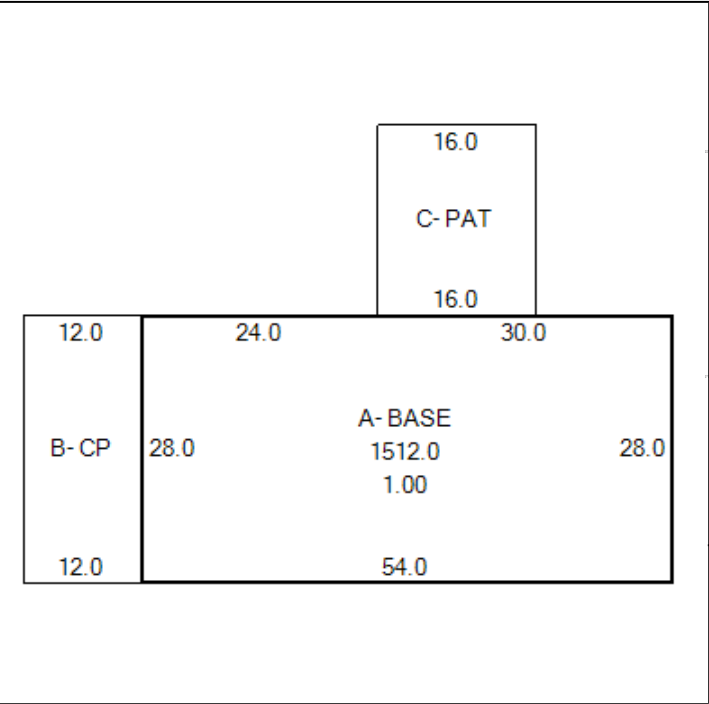
Land Description	Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value
HOME SITE	1.000	85,000	H		85,000	12,000
OTHER	1.995	12,000	P		23,940	

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
SHED-FRAME	24.0	32.0	F	8.00		6,144
SHED-FRAME	0.0	0.0	A	1,000		1,000

Building Description	Section Story	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value
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

Structural Element					
	% 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

Class : C	Sub Total	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



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

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

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

2025 MADISON GEN REASSESSMENT

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 : 3/28/2014
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 : 62
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
HOME SITE	1.000	80,000	H		80,000	12,000
OTHER	1.995	10,000	P		19,950	

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
SHED-FRAME	24.0	32.0	F	8.00		6,144
SHED-FRAME	0.0	0.0	A	1,000		1,000

Building Description	Section Story	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value
A- BASE SECTION	1.00	1,512	C		0.00		0
B- CARPORT	1.00	336	C		40.00		13,440
C- PATIO	1.00	320	C		15.00		4,800

Structural Element				
% 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
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	Total SW/Landscape			20,000
No. Cars : 1	Extra Kitchen Value			0
	Total Structure Additions			18,240

Class : C	Sub Total	320,449
Factor : 0.10	Adj. Factor	1.10
Condition : AVERAGE	Phys. Depr.	0.20
Year Built : 1963	Func. Depr.	0.00
Age : 62	Econ. Depr.	0.00
Effective Age :	Fair Value	n/a

Inst. Number

User Codes

Value Summary	Total Main Structure	282,000
Date of Value : 1/1/2025	NbrHood Adj.	0.00
	Perc. Comp.	n/a
	L/S Adj.	n/a
	Total Other Imp.	11,144

Date Inspected

% Chg

Previous Values

5/16/2024

0.81

Bldg 162,100

Total Imp. Value

293,100

At Home

-0.07

Land 120,900

Total Land Value

112,000

N

0.43

Total 283,000

Total Prop. Value

405,100

Initials

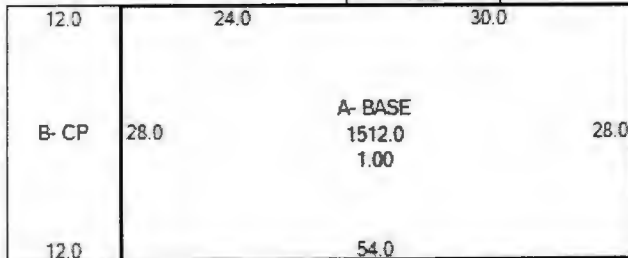
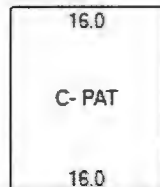
SW

Remarks:

Other Desc:

Assessor

Comments:



2025 MADISON GEN REASSESSMENTRecord: No **403** Card No : 1Map 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

Acreage : 2.995

Record : 403

Acct No : 403

Sub Division: n/a

Owner : SHARP, JOYCE L

911 Addr : 617 CLORE RD
MADISON VA 22727

Sale Price :

Grantor : SHARP, RODERICK E OR JOYCE L

Sale Date : 3/28/2014

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

Stories : 1.00

Year Built : 1963

Public Gas : N

Foundation : CINDERBLOCK

Exterior Walls : BRICK

Roof Type : HIP

Roofing : COMP SHG

See Back for Sales History

Age : 62

Electric : Y



Land Description	Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value
HOME SITE	1.000	85,000	H	80,000	85,000	12,000
OTHER	1.995	12,000	P		23,940	

Improvement Description	Unit Length	Unit Width	Unit Condition	Unit Rate	Unit Deprec.	Unit Value
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

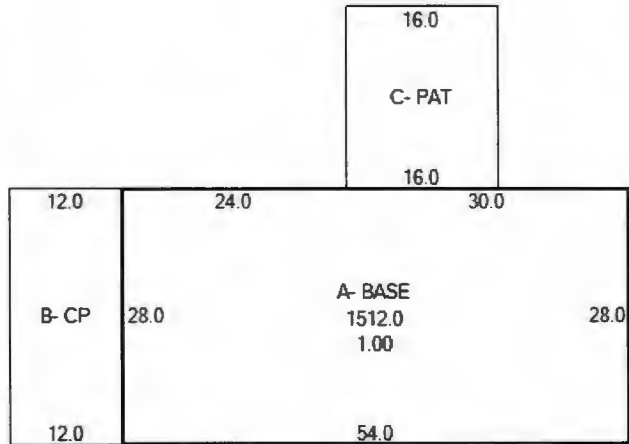
Building Description	Section Story	Section Size	Section Class	Section Factor	Section Rate	Section Deprec.	Section Value
A- BASE SECTION	1.00	1,512	C		0.00		0
B- CARPORT	1.00	336	C		40.00		13,440
C- PATIO	1.00	320	C		15.00		4,800

Structural Element				
% 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
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	Total S/W/Landscape			20,000
No. Cars : 1	Extra Kitchen Value			0
	Total Structure Additions			18,240

Class : C-120	Sub Total	1.10	320,449
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

Value Summary		Total Main Structure	269,200
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

Date Inspected	% Chg	Previous Values	
5/16/24	0.73	Bldg 162,100	Total Imp. Value 280,300
At Home	0.00	Land 120,900	Total Land Value 120,900
No 11:40	0.42	Total 283,000	Total Prop. Value 401,200
Initials SW			



Inst. Number

User Codes

Date Inspected

Remarks: VIEW SITE

Other Desc:

Assessor

Comments:

2025 MADISON GEN REASSESSMENTRecord: No **403** Card No : 1Map 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 F T 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

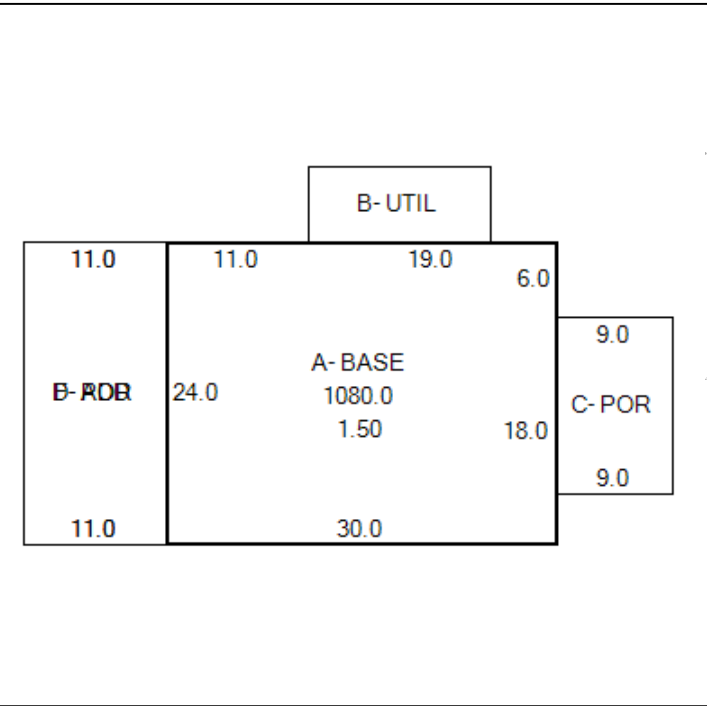
Occupancy : DWELLING Interior Walls : DRYWALL Stories : 1.50
Right of Way : PUBLIC Floor Covering : WOOD Year Built : 1960 Age : 65
Pavement : PAVED Public Gas : N Electric : Y
Terrain : ON Total Rooms : 6 Foundation : CINDERBLOCK
Characteristic : ROLLING/SLOPING Bed Rooms : 3 Exterior Walls : STUCCO
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
HOME SITE	1.000	55,000	H		55,000	12,000
OPEN RESIDUE	0.400	10,000	P		4,000	

Improvement Description	Unit Length	Unit Width	Unit Condition	Unit Rate	Unit Deprec.	Unit Value
SHED-FRAME	0.0	0.0	P	200		200

Building Description	Section Story	Section Size	Section Class	Section Factor	Section Rate	Section Deprec.	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



Utility Value	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		
Unit Value	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				
Section Value	Sub Total				275,930		
	Class : C						
	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 :		Fair Value		n/a		
	Inst. Number	Value Summary				Total Main Structure	217,300
		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.	200				
Date Inspected	% Chg	Previous Values					
12/09/2024	1.19	Bldg	99,200	Total Imp. Value	217,500		
At Home	0.02	Land	69,800	Total Land Value	71,000		
N							
Initials	0.71	Total	169,000	Total Prop. Value	288,500		
SW							
Remarks:							
Other Desc:							

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

2024 LAND BOOK

Map No. : 22 22A Owner : SHARP, JOYCE L
Acreage : 1.400 911 Addr : 1719 S F T 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 : 59
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

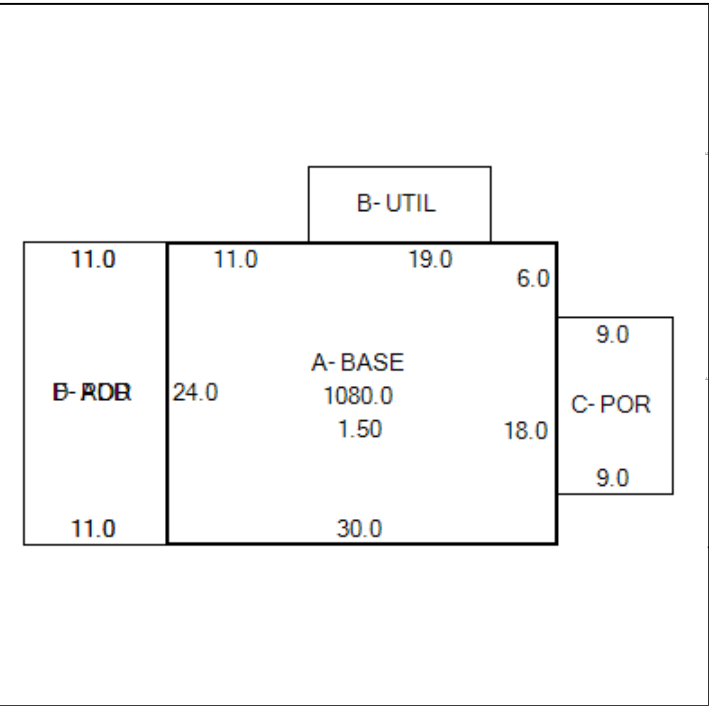


Land Description	Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value
HOME SITE	1.000	55,000	H		55,000	12,000
OPEN RESIDUE	0.400	7,000	P		2,800	

Improvement Description	Unit Length	Unit Width	Unit Condition	Unit Rate	Unit Deprc.	Unit Value
SHED-FRAME	0.0	0.0	P	0.00		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		34.00		2,856
C- PORCH	1.00	126	C		30.00		3,780
D- PORCH	1.00	264	C		30.00		7,920
F- ADDITION	0.50	132	C		0.00		0

Structural Element				
	% Area	Area SF	Rate SF	Value
Building		1,212.0 @	91.11 =	110,425
Basement	1.00	984.0 @	18.00 =	17,712
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		3,500
0 Flue, 0 Stack, 0 Metal		Flue Value		0
Built In Garage No. Cars = 1				3,000
Interior Improvement				0
Total S/W/Landscape				0
Extra Kitchen Value				0
Total Structure Additions				14,556
Class : C		Sub Total		149,193
Factor : -0.05		Adj. Factor	0.95	141,733
Condition : AVERAGE		Phys. Depr.	0.30	-42,520
Year Built : 1960		Func. Depr.	0.00	0
Age : 59		Econ. Depr.	0.00	0
Effective Age :		Fair Value		n/a



Inst. Number				
User Codes				
-				
-				
-				
-				
Date Inspected 10/03/2018 At Home N Initials RC	% Chg	Previous Values		
	0.11	Bldg	89,100	Total Imp. Value 99,200
	0.06	Land	65,600	Total Land Value 69,800
	0.09	Total	154,700	Total Prop. Value 169,000
Remarks:				
Other Desc:				

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 - 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 :

<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		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
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



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

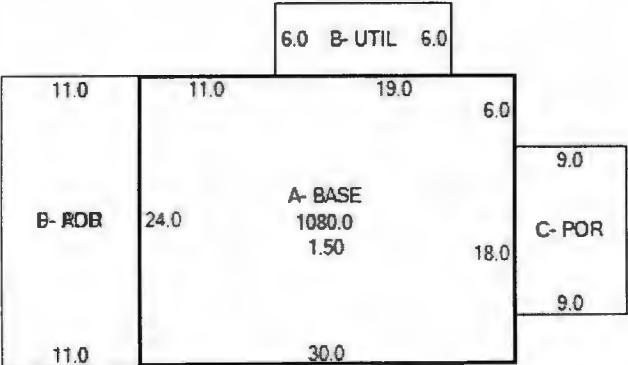
Land Description	Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value
HOME SITE	1.000	55,000	H		55,000	12,000
OPEN RESIDUE	0.400	10,000	P		4,000	

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

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

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

Class : C	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 :	Fair Value	n/a



Inst. Number
User Codes
Date Inspected
12/9/2024
At Home
N
Initials
SW

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
% Chg	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:
Other Desc:
Assessor
Comments:

2025 MADISON GEN REASSESSMENTRecord: No **6189** Card No : 1Map 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 F T 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

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 Roof Type : GABLE
Sewer : SEPTIC Heat : FORCED AIR Roofing : COMP SHG
Zoning : A1 Fuel : OIL
Use Class : 2 - SINGLE FAMILY SUB Air Condition : NO See Back for Sales History



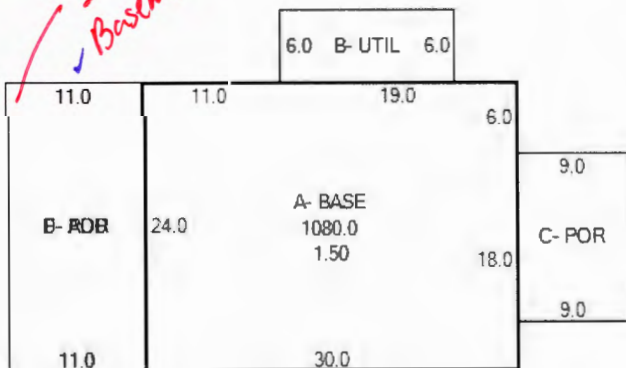
Land Description	Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value
HOME SITE	1.000	55,000	H		55,000	12,000
OPEN RESIDUE	0.400	7,000	P		2,800	

109000

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

✓ 55k add - F
✓ Porch
✓ Basement



Inst. Number

User Codes

Date Inspected

At Home

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 F/P, 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
Class : C			
Factor : -0.05	Adj. Factor	0.95	262,134
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 0
Perc. Comp.	n/a 0
L/S Adj.	n/a 0
Total Other Imp.	0
% Chg	Previous Values
0.85 Bldg	99,200
0.00 Land	69,800
0.50 Total	169,000
Total Imp. Value	183,500
Total Land Value	69,800
Total Prop. Value	253,300

2025 MADISON GEN REASSESSMENTRecord: No **6189** Card No : 1Map 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- 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 :

<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 Deprec.</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



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: 40-9B and 22-22A
(Can be found on your valuation change notice. Separate applications must be submitted for each tax map.)

Record Number: 403 and 6189
(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: 4-4-25

Signature of Owner, Taxpayer, or Officer of Company: Joyce R. Shaw

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

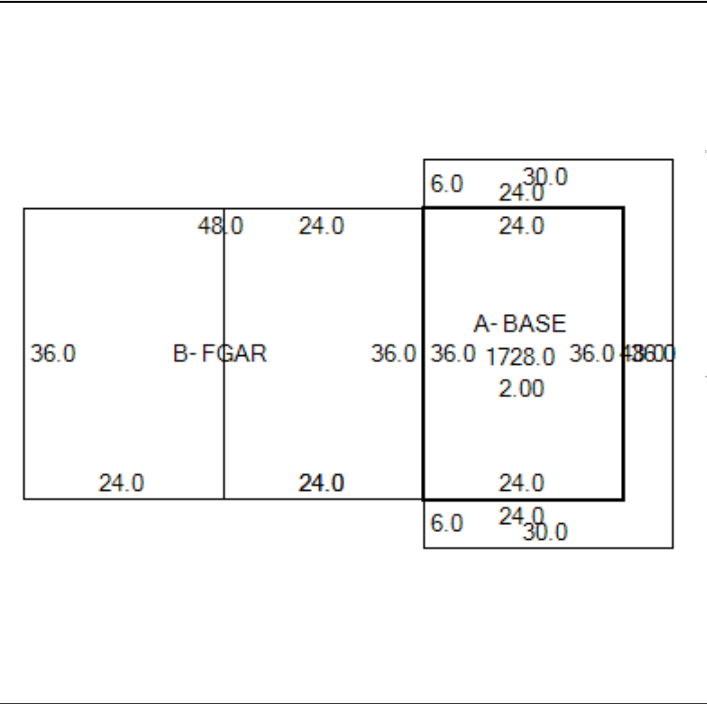
Occupancy : DWELLING Interior Walls : DRYWALL Stories : 2.00
Right of Way : PUBLIC Floor Covering : WOOD Year Built : 2005 Age : 20
Pavement : PAVED Public Gas : N Electric : Y
Terrain : ON Total Rooms : 7 Foundation : SLAB
Characteristic : ROLLING/SLOPING Bed Rooms : 3 Exterior Walls : VINYL SIDING
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
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 Deprec.	Unit Value
DRIVE-PAVED	0.0	0.0	A	4,000		4,000
SHED-FRAME	18.0	14.0	A	4,500		4,500

Building Description	Section Story	Section Size	Section Class	Section Factor	Section Rate	Section Deprec.	Section Value
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



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
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
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
Date Inspected			
04/24/2024	% Chg	Previous Values	
At Home	0.48	Bldg 304,000	Total Imp. Value 451,000
N	0.00	Land 90,000	Total Land Value 90,000
Initials			
SW	0.37	Total 394,000	Total Prop. Value 541,000
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.) 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

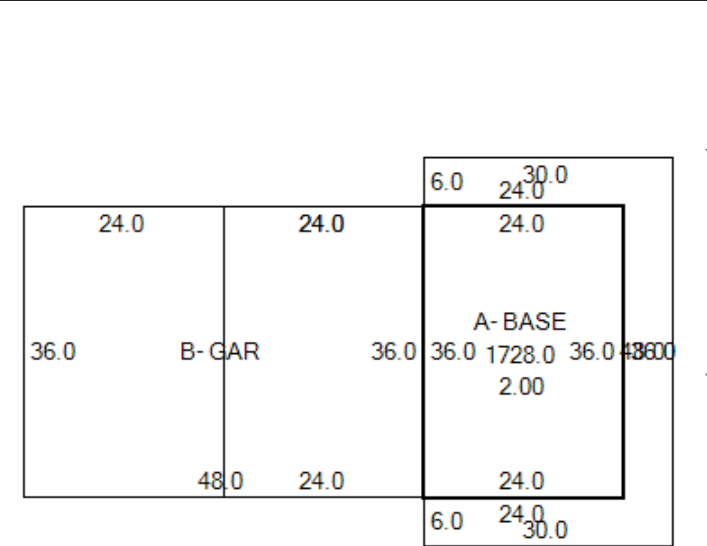


Land Description	Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value
HOME SITE	1.000	50,000	H		50,000	12,000
OTHER	2.797	10,000	P		27,970	

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
SHED-FRAME	18.0	14.0	G	5,000		5,000

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		0
B- GAR BRICK OR F	1.00	1,728	B		24.00		41,472
C- LIVING AREA AB	1.00	864	B		0.00		0
D- PORCH	1.00	576	B		30.00		17,280

Structural Element				
% Area	Area SF	Rate SF		Value
Building	2,592.0 @	69.43 =		179,962
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			6,480
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 : 3	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



<u>Inst. Number</u>	Condition	: AVERAGE	Phys. Depr.	0.05	-15,600
	Year Built	: 2005	Func. Depr.	0.00	0
	Age	: 14	Econ. Depr.	0.00	0
	Effective Age :		Fair Value		n/a
<u>User Codes</u>	<u>Value Summary</u>		<u>Total Main Structure</u>	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
<u>Date Inspected</u>	<u>% Chg</u>	<u>Previous Values</u>			
05/01/2018	0.12	Bldg	270,900	Total Imp. Value	304,000
<u>At Home</u>	0.03	<u>Land</u>	<u>87,200</u>	Total Land Value	90,000
N					
<u>Initials</u>	0.10	Total	358,100	Total Prop. Value	394,000
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
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 : 5/10/2004
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
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
SHED-FRAME	18.0	14.0	A	4,500		4,500

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		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

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

Class : C	Sub Total	446,987
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

Inst. Number

User Codes

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

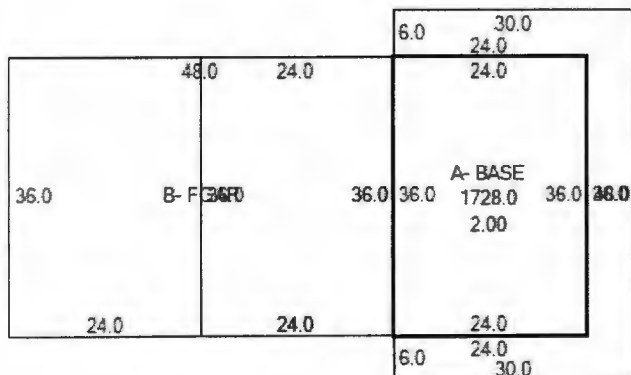
% Chg	Previous Values	
0.48	Bldg 304,000	Total Imp. Value 451,000
0.00	Land 90,000	Total Land Value 90,000
0.37	Total 394,000	Total Prop. Value 541,000

Remarks:

Other Desc:

Assessor

Comments:



2025 MADISON GEN REASSESSMENTRecord: No **6131** Card No : 1Map 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

Map No. : 4029A

Acreage : 3.797

Record : 6131

Card No : 1

Acct No : 6131

Sub Division: n/a

Owner : FOX, JEREMY CURTIS OR STACI RE

911 Addr : 124 LITTLE CHURCH LN

MADISON VA 22727

Sale Price : 6,000

Sale Date : 5/10/2004

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

Floor Covering : WOOD

Total Rooms : 7

Bed Rooms : 3

Bath Rooms : 3 F / 0 H

Heat : HEAT PUMP

Fuel : ELECTRIC

Air Condition : YES

Stories : 2.00

Year Built : 2005

Age : 20

Public Gas : N

Electric : Y

Foundation : SLAB

Exterior Walls : VINYL SIDING

Roof Type : GABLE

Roofing : COMP SHG

See Back for Sales History

Land Description

Unit Size

Unit Value

Unit Method

Unit Adjustment

Unit Total

Utility Value

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 Deprec.

Unit Value

DRIVE-PAVED

0.0

0.0

GA

2,500

400

2,500

SHED-FRAME

18.0

14.0

G

5,000

400

5,000

Building Description

Section Story

Section Size

Section Class

Section Factor

Section Rate

Section Deprec.

Section Value

A- BASE SECTION

2.00

1,728

B

0.00

0

B- GAR BRICK OR F

1.00

1,728

B

45.00

77,760

C- LIVING AREA AB

1.00

864

B

0.00

0

D- PORCH

1.00

576

B

45.00

25,920

24.0

24.0

36.0

36.0

48.0

24.0

6.0

30.0

24.0

24.0

36.0

36.0

24.0

24.0

30.0

FLAR

LAB

FLAR

A- BASE

1728.0

2.00

Inst. Number

User Codes

Date Inspected

% Chg

Previous Values

Total Imp. Value

Total Land Value

Total Prop. Value

517,800

90,000

607,800

Remarks:

Other Desc:

Assessor

Comments:

16-59

Structural Element

% Area

Area SF

Rate SF

Value

Building

2,592.0

@

111.33

=

288,567

Basement

n/a

Slab

@

0.00

=

0

Fin. Bamt.

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 : 3

Interior Improvement

0

Total S/W/Landscape

20,000

Extra Kitchen Value

0

Total Structure Additions

103,680

Class : -B

Sub Total

1.10

429,707

Factor : -0.45

Adj. Factor

1.25

537,134

Condition : AVERAGE

Phys. Depr.

-0.05

-10

-26,857

Year Built : 2005

Func. Depr.

0.00

0

Age : 20

Econ. Depr.

0.00

0

Effective Age :

Fair Value

n/a

Value Summary

Total Main Structure

510,300

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.

7,500

2025 MADISON GEN REASSESSMENTRecord: No **6131** Card No : 1Map 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 - 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 :

<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 Deprec.</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		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
Board of Equalization**

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

Applicant Information

OWNER'S NAME: Jeremy & 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) 718-1799

Email: Staci.Fox76@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): _____

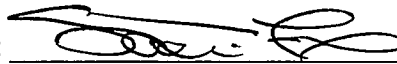

Applicant's total estimated fair market or equalized value of the property: _____

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
5
P

Optional Information:
Other reasons:

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

- 1)
- 2)

Client Gallery

1298 Covered Bridge Dr, Madison, VA 22727

Coming Soon

Residential

\$400,000



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

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

Active

Residential

\$449,900



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

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 reglazed 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

Active

Residential

\$449,000

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

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

Beds: 3 **Baths:** 2
AbvGrd Fin/Total SqFt: 1,865 / 3,076
Acres/Lot SF: 3.00 / 130,680
Structure Type: Detached
Style: Other
Levels/Stories: 3 **Year Built:** 2025
Tax Annual Amt / Year: \$303 / 2022
Condo/Coop:
HOA Fee:
Water Oriented/Name: No
Water/Sewer: Well/ Septic Exists
DOM: 18

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, 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
DOM: 28
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.

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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	124 Little Church Ln	Account#:	6131
Address:	Madison, Va 22727	911 Address:	124 Little Church Ln
Legal Desc.:	In 040001220 3.797 Ac 40-29a Rt 725	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 Full
Baths
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

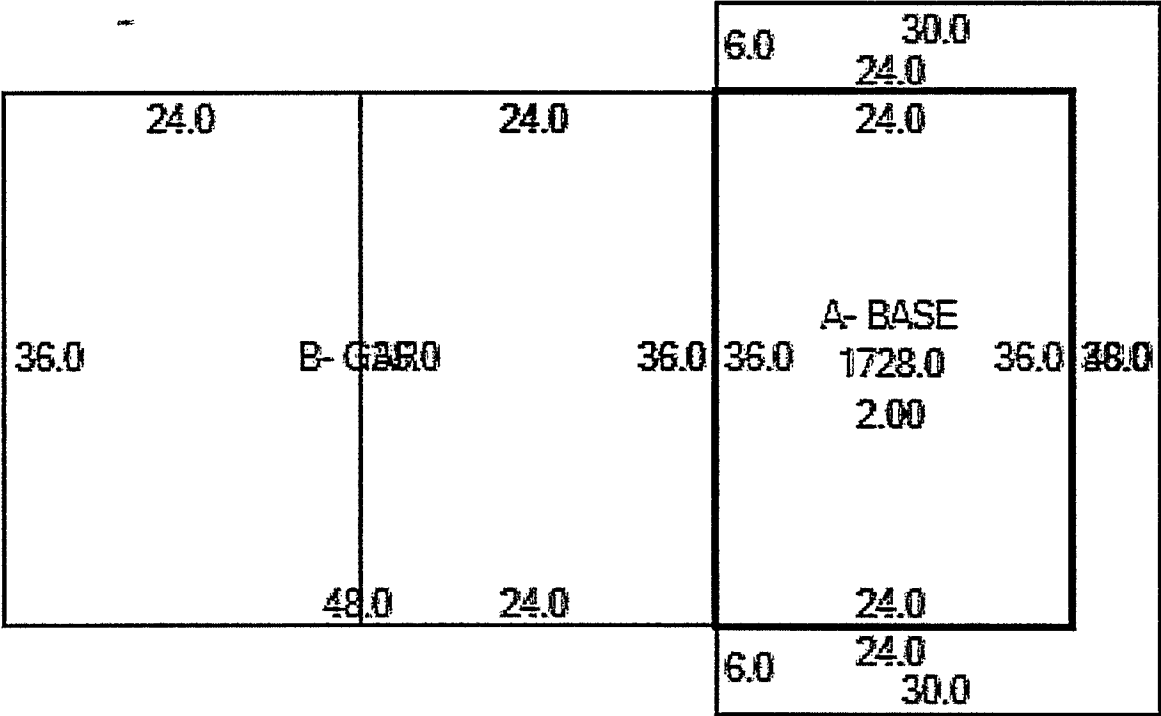
Site Information

Zoning Type: R2
Terrain Char: Rolling/sloping
Right of Way: Public
Easements: Paved

Water: Well
Sewer: Septic
Electric: Yes
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

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MADISON COUNTY

Map No. : 47

Acreage : 3.611

Record : 3772

Acct No : 3772

Sub Division: n/a

5C

Card No : 1

Owner : SAMUELS, LYNN

911 Addr : 64 S WHITE OAK DR

MADISON VA 22727

Sale Price :

Sale Date : 05/16/2011

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

Public Gas : N

Foundation : CINDERBLOCK

Exterior Walls : VINYL SIDING

Roof Type : GABLE

Roofing : METAL

See Back for Sales History

Age : 30

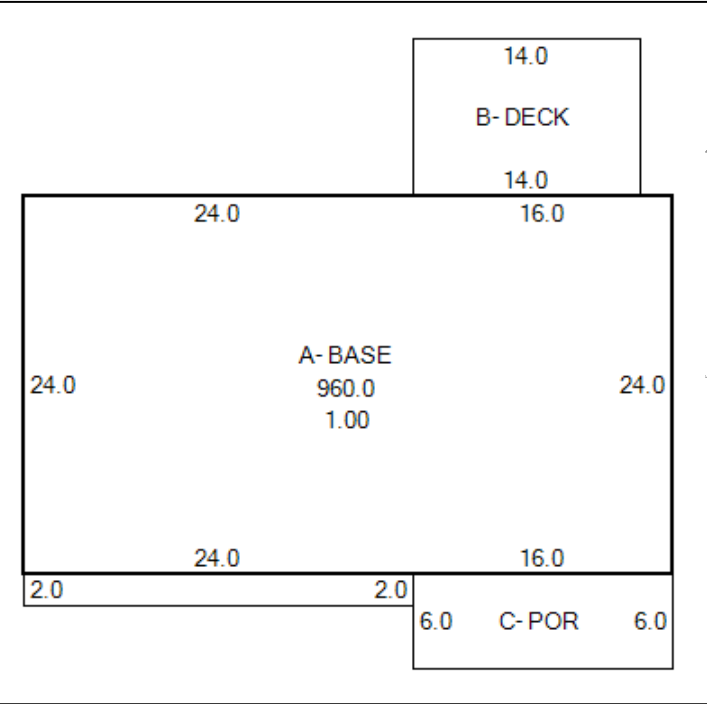
Electric : Y



Land Description	Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value
HOME SITE	1.000	45,000	H		45,000	12,000
OTHER	2.611	10,000	P		26,110	

Improvement Description	Unit Length	Unit Width	Unit Condition	Unit Rate	Unit Deprc.	Unit Value
SHED-FR/MTL 2	0.0	0.0	F	100		100
GAR-VINYL	24.0	24.0	A	30.00		17,280

Building Description	Section Story	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value
A- BASE SECTION	1.00	960	C		0.00		0
B- DECK	1.00	140	C		25.00		3,500
C- PORCH	1.00	96	C		45.00		4,320
D- OVERHANG	1.00	48	C		0.00		0



Structural Element

	% Area	Area SF	Rate SF	Value
Building		1,008.0 @	171.77 =	173,144
Basement	1.00	960.0 @	25.00 =	24,000
Fin. Bsmt.	0.50	480.0 @	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
		Sub Total		242,104
Class : C		Adj. Factor	1.05	254,209
Factor : 0.05		Phys. Depr.	0.10	-25,421
Condition : GOOD		Func. Depr.	0.00	0
Year Built : 1995		Econ. Depr.	0.00	0
Age : 30		Fair Value		n/a
Effective Age :				

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

Date Inspected

07/17/2024

At Home

N

Initials

SW

% Chg	Previous Values	
0.89	Bldg 130,100	Total Imp. Value 246,200
0.23	Land 67,700	Total Land Value 83,100
0.66	Total 197,800	Total Prop. Value 329,300

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.)	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

2024 LAND BOOK

Map No. : 47

Acreage : 3.611

Record : 3772

Acct No : 3772

Sub Division: n/a

5C

Card No : 1

Owner : SAMUELS, LYNN

911 Addr : 64 S WHITE OAK DR
MADISON VA 22727

Sale Price :

Sale Date : 05/16/2011

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

Public Gas : N

Foundation : CINDERBLOCK

Exterior Walls : VINYL SIDING

Roof Type : GABLE

Roofing : COMP SHG

See Back for Sales History

Age : 24

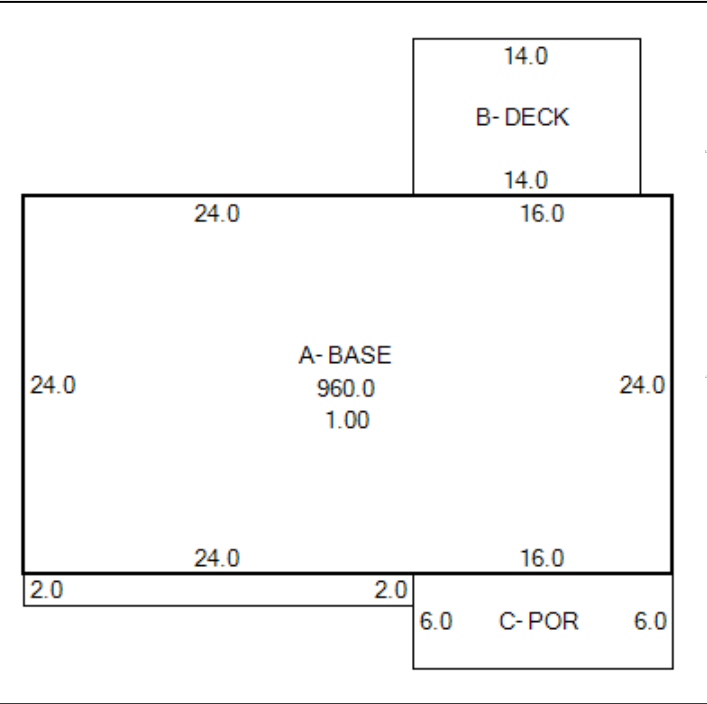
Electric : Y



Land Description	Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value
HOME SITE	1.000	40,000	H		40,000	12,000
OTHER	2.611	6,000	P		15,666	

Improvement Description	Unit Length	Unit Width	Unit Condition	Unit Rate	Unit Deprc.	Unit Value
SHEDS-FR/MTL	2.0	0.0	F	100		100
GAR-VINYL	24.0	24.0	A	20.00		11,520

Building Description	Section Story	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value
A- BASE SECTION	1.00	960	C		0.00		0
B- DECK	1.00	140	C		18.00		2,520
C- PORCH	1.00	96	C		30.00		2,880
D- OVERHANG	1.00	48	C		0.00		0



Structural Element				
	% Area	Area SF	Rate SF	Value
Building		1,008.0 @	96.52 =	97,292
Basement	1.00	960.0 @	18.00 =	17,280
Fin. Bsmt.	0.50	480.0 @	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		2,520
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		0
		Extra Kitchen Value		0
		Total Structure Additions		5,400
Sub Total				134,592
Class : C				
Factor : 0.00		Adj. Factor	1.00	134,592
Condition : GOOD		Phys. Depr.	0.12	-16,151
Year Built : 1995		Func. Depr.	0.00	0
Age : 24		Econ. Depr.	0.00	0
Effective Age :		Fair Value		n/a
Value Summary				
Total Main Structure				118,400
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.			11,620
Date Inspected	% Chg	Previous Values		
05/02/2018	0.12	Bldg	116,400	Total Imp. Value
At Home	-0.21	Land	85,500	Total Land Value
N				67,700
Initials	-0.02	Total	201,900	Total Prop. Value
MS				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 :

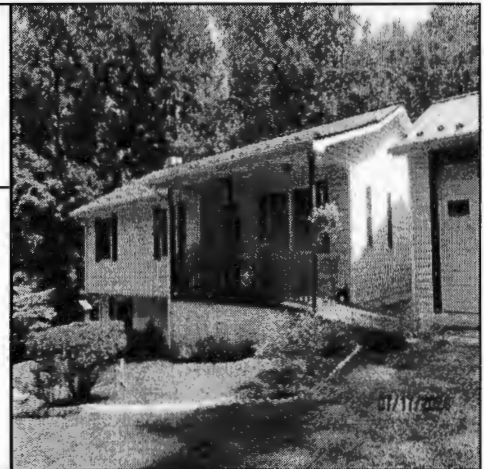
	<u>Year</u>	<u>Value</u>	<u>Total</u>	<u>Explanation</u>
1.)	2019	L - 67700 I - 130100	197,800	REVALUED-GENERAL REASS.
2.)	2013	L - 85500 I - 116400	201900	REVALUED-GENERAL REASS.
3.)	2011	L - 116100 I - 142500	258600	CARPORT ENCL. TO GARAGE
4.)	2009	L - 116100 I - 133000	249100	CARPORT COMPLETE

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

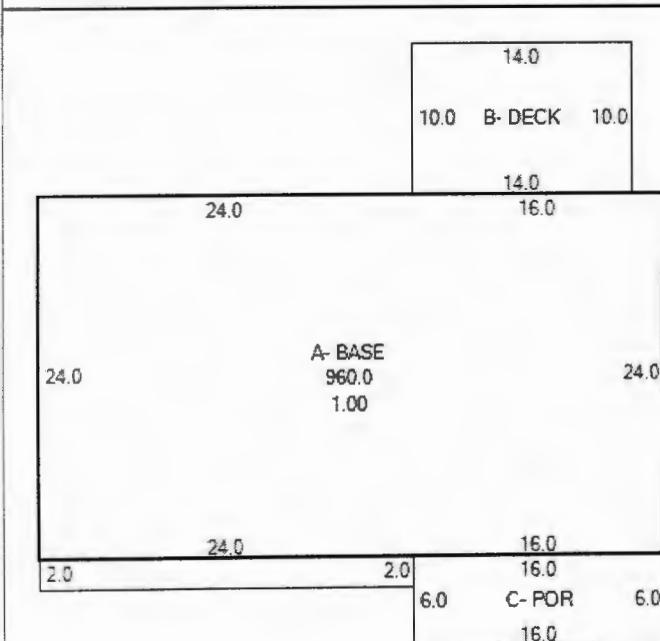
Land Description	Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value
HOME SITE	1.000	45,000	H		45,000	12,000
OTHER	2.611	10,000	P		26,110	

Improvement Description	Unit Length	Unit Width	Unit Condition	Unit Rate	Unit Deprec.	Unit Value
SHED-FR/MTL 2	0.0	0.0	F	100		100
GAR-VINYL	24.0	24.0	A	30.00		17,280

Building Description	Section Story	Section Size	Section Class	Section Factor	Section Rate	Section Deprec.	Section Value
A- BASE SECTION	1.00	960	C		0.00		0
B- DECK	1.00	140	C		25.00		3,500
C- PORCH	1.00	96	C		45.00		4,320
D- OVERHANG	1.00	48	C		0.00		0

Structural Element				
% Area	Area SF	Rate SF		Value
Building	1,008.0 @	171.77	=	173,144
Basement	1.00	960.0 @	25.00	= 24,000
Fin. Bsmt.	0.50	480.0 @	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

Class : C		Sub Total	242,104
Factor : 0.05	Adj. Factor	1.05	254,209
Condition : GOOD	Phys. Depr.	0.10	-25,421
Year Built : 1995	Func. Depr.	0.00	0
Age : 30	Econ. Depr.	0.00	0
Effective Age :	Fair Value		n/a



Inst. Number

User Codes

Date Inspected
7/17/2024
At Home
N
Initials
SW

Value Summary	Total Main Structure	
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.	17,380

% Chg	Previous Values	
0.89	Bldg 130,100	Total Imp. Value 246,200
0.23	Land 67,700	Total Land Value 83,100
0.66	Total 197,800	Total Prop. Value 329,300

Remarks: CARPORT '08 -ENCL INTO GAR '10

Other Desc:
Assessor
Comments:

2025 MADISON GEN REASSESSMENTRecord: No **3772** Card No : 1Map 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.) 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 :

<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

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

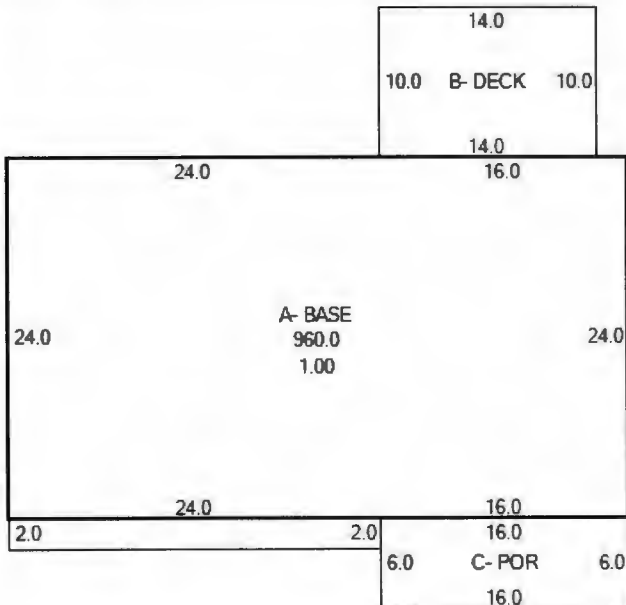
Occupancy : DWELLING Interior Walls : DRYWALL Stories : 1.00
Right of Way : PRIVATE Floor Covering : VINYL Year Built : 1995 Age : 30
Pavement : PAVED (/ /) Public Gas : N Electric : Y
Terrain : ABOVE Total Rooms : 5 Foundation : CINDERBLOCK
Characteristic : ROLLING/SLOPING Bed Rooms : 3 Exterior Walls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



Land Description	Unit Size	Unit Value	Unit Method	Unit Adjustment	Unit Total	Utility Value
HOME SITE	1.000	40,000	H	45,000	40,000	12,000
OTHER	2.611	6,000	P		15,666	

Improvement Description	Unit Length	Unit Width	Unit Condition	Unit Rate	Unit Deprc.	Unit Value
SHEDS-FR/MTL	2.0	0.0	F	100		100
GAR-VINYL	24.0	24.0	A	20.00		11,520

Building Description	Section Story	Section Size	Section Class	Section Factor	Section Rate	Section Deprc.	Section Value
A- BASE SECTION	1.00	960	C		0.00		0
B- DECK	1.00	140	C		25.00		3,500
C- PORCH	1.00	96	C		45.00		4,320
D- OVERHANG	1.00	48	C		0.00		0



Inst. Number

User Codes

Date Inspected

7/12/24
At Home
No - 2:56
Initials
SW

Remarks: CARPORT '08 -ENCL INTO GAR '10

Other Desc:

Assessor

Comments:

Structural Element

% Area	Area SF	Rate SF	Value
Building	1,008.0 @	171.77 =	173,144
Basement	1.00	960.0 @ 25.00 =	24,000
Fin. Bsmt.	0.50	480.0 @ 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 SNW/Landscape		20,000
	Extra Kitchen Value		0
	Total Structure Additions		7,820

Class : C	Sub Total	1.05	242,104
Factor : 0.00	Adj. Factor	1.00	242,104
Condition : GOOD	Phys. Depr.	0.12 - 10	-29,052
Year Built : 1995	Func. Depr.	0.00	0
Age : 30	Econ. Depr.	0.00	0
Effective Age :	Fair Value		n/a

Value Summary	Total Main Structure	213,100
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.	11,620

% Chg	Previous Values	Total Imp. Value	224,700
0.73	Bldg 130,100	Total Land Value	67,700
0.00	Land 67,700	Total Prop. Value	292,400
0.48	Total 197,800		

2025 MADISON GEN REASSESSMENTRecord: No **3772** Card No : 1Map 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.) 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 :

<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 Deprec.</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



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 ~~une~~ 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)