

+OWNERSHIP 1001965 2024 1/04/2024
 HOOKER PROPERTIES AND
 INVESTMENTS LLC
 1501 LOTHBURY LANE
 RICHMOND VA 23238
 DEED: 1793 580

PROPERTY DESCRIPTION
 3262 GRAINGER STATION RD
 L52,000/16
 3262 GRAINGER STATION RD

TAX SUBDIVISIONS
 CONTENTNEA NECK
 COUNTY/SAND HILL FIRE

MAP NUMBER CARD NO
 454700559500 1
 RECORD NUMBER: 1238
 ROUTE 78000
 LISTER: LNLEGLISH 5012023
 REVIEW:

+---16---+
 : 1
 1 2
 2 :
 +---+---16---+
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 : :
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 2 :
 9 3
 : 6
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 : :
 +47 +-45
 7 A :D4+
 : B :
 +4+-----20-----+

TOPO STREET UTILITY ZONING .520 ACRES NBHD
 : : : : : 0992

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	13CBS-PAVED	.52AC	10000	1.48	1.00	1.00	14800 7696

LAND VALUE: 7696

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%*	OFB-VALU
		*						
		*						
		*						
		*						
		*						
		*						

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
CONC-BLK	VINYL	ELECT-BB	COMP SHNG	1.00STHT	
CONIWALL	VINYL	ELECT-BB		'WALL	
				3 BDRM	1.00LFUF

RES - IMP D AYB 1958 EYB 1982
 DIMENSIONS: A-DU7DL4DU29DR24DD36DL20 B-DU7DL4DD7DR4 C-MR20MU36DL16DU12DR16DD12 D-MU36MR20MD33DR4DU5DL4DD5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	836	1.00	79.84	.9052		72.271	836	1.00	60418				
	0102 ELECT-BB			.75			.750	836		627				
	0102 VINYL							836						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	28	1.00	31.91	.8101		25.850	28	1.00	723				
C	01 SINGLE F	192	1.00	79.84	.9052		72.271	192	1.00	13876				
	0102 ELECT-BB			.75			.750	192		144				
	0102 VINYL							192						
D	83 STOOP	20	1.00	14.32	1.0000		14.320	20	1.00	286				
			HSF:	1028.00			%COMP: 100			79074	.86	68003	-.35-	= 44202
							STRUCTURE VALUE:			66.15	OGRCN/HSF	42.99	FMV/HSF	44202

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	7696	7696	100%			51898
OTHERFEAT			%	00000000		
STRUCTURE	44202	44202	100%	-		
TOTAL	51898	51898	100%		0000%	
						APPRaised-VALUE: 51898