

# New Kent

C O U N T Y



V I R G I N I A

## **UNDERSTANDING YOUR PROPERTY RECORD CARD**

**OBJECTIVE:** At first glance, the real estate property assessment record card can be intimidating. There is a wealth of information that can be difficult to read and understand for someone who does not work in real estate. However, this guide was designed to educate those who wish to understand the layout and content of the New Kent County property record card. In the following pages, each component of the record card is explained in detail.

**BACKGROUND:** New Kent County utilizes the Vision Appraisal Computer-Assisted-Mass-Appraisal, or CAMA, system for maintaining property information and for developing the real estate market model. A property record card is typically a two sided sheet of paper that is printed from this CAMA system. The front of the card contains property identification, construction details, and other elements that are used to describe and value the property. The back of the card contains basic definitions as well as a factual error report that can be returned to the Commissioner of Revenue for correction.

**CONTACT:** A copy of your property record card comes with every reassessment notice or value change. However, you may request a property record card to be sent to you at any point during the year. To request a copy of your property record card, the following contact options are available:

**PHONE** (804) 966 – 9611

**FAX** (804) 966 – 5562

**EMAIL** [Reassessment@newkent-va.us](mailto:Reassessment@newkent-va.us)

**MAIL** PO Box 99, New Kent, VA 23124

**ADDITIONAL INFORMATION:** A current copy of the New Kent County Assessment Manual is a great source of information for anyone seeking additional information on the reassessment process. Information can also be found online at <https://www.co.new-kent.va.us/525/Real-Estate>.



The **PROPERTY LOCATION** displays the physical parcel address for the property that the assessment card has been printed for.

The land use code is listed as **STATE USE** on the record card. While this code may not mean much to the average reader, it assists the assessors when reviewing the property records. A full list of all land use codes can be found in the New Kent County Assessment Manual.

The **CLASS** field is a numbered category required by the state to identify a property. A full list of class codes can be found in the New Kent County Assessment Manual.

In the event of a parcel having more than one building located on the property, the Vision software numbers each building and prints each as a separate card. The number of the building you are currently viewing is located on the card with the **Blding #** description.

In the event of a building on a parcel having one or more additions on it, the Vision software numbers each additional section and prints each as a separate card. The section number you are currently viewing is located on the card with the **Sec #** description.

There is a potential for a parcel to print multiple cards depending upon additional buildings, sections, etc. The number of the card you are currently viewing can be found with the **Card** description.

When each property record card is printed, the **Print Date** lists the time and date. Please note that this reflects the time and date of the printing of the card and NOT the effective date of the assessment.








## CONSTRUCTION DETAIL

Adjacent to the **TRANSFER HISTORY** and **NOTES** blocks is the **CONSTRUCTION DETAIL** section. This block provides a detailed breakdown of the characteristics of the home. For reference, this section has been highlighted below.

PID #: 999999		MAP ID: 54A-7-13Z		Area: N		State Use: 2000		Class: 2		Bldg #: 1		Card: 1 of 1																			
BAI ID: 999999		GPIN: 799-9999-9999		Property Location: 1234 ANYWHERE DRIVE		Sec #: 1 of 1		Print Date: 1/7/2016 11:02:56 AM																							
<b>CURRENT OWNER</b>				<b>ASSESSED VALUE SUMMARY</b>								<div style="text-align: center;"> <b>NEW KENT VIRGINIA</b>  </div>																			
SMITH JOHN A 1234 ANYWHERE DRIVE QUINTON VA 23141				Bldg. Value (Card) 127,400 XF Value (Card) 0 OB Value (Card) 0 Land Value (Card) 42,400 <b>Total Parcel Value 169,800</b>																											
<b>TRANSFER HISTORY</b>				<b>DEED</b>		<b>SALE DATE</b>		<b>q/u</b>		<b>v/i</b>		<b>SALE PRICE</b>																			
SMITH JOHN A				610 1		06-26-2012		U I				28,000																			
DOE JANE B				597 25		10-28-2011		U I				159,211																			
JOHNSON ANDREW C				259 1		04-13-1998		Q I				96,812																			
DAWSON JERRY D				1 1								0																			
<b>MARKET VALUATION</b>				<b>NOTES</b>																											
Adj. Base Rate \$1.00				SUBDIVISION FARMS																											
Market Replace 134,137				DB 610/1 PB 4/5																											
AYB 1998				<b>NEIGHBORHOOD</b>																											
Dep Code A				SUBDIVISION FARMS																											
EYB 2004				<b>BUILDING PERMIT RECORD</b>																											
Year Remodel 5				Permit ID Description Date Comp.																											
Market Dep % 0																															
Functional Obsl 0																															
External Obslnc 0																															
Condition % Complete 95																															
Overall % Cond Dep % Ovr																															
Misc Imp Ovr Cost to Cure Ovr																															
<b>OUTBUILDINGS &amp; EXTRA FEATURES</b>				<b>BUILDING SUBSTITUTION</b>																											
Description Units Unit Price Year Assessed Val.				Code Description		Living Area		Gross Area																							
				IST 1 Story		1,400 1,400																									
				FCS FOUNDATION, CRAWL		0 1,400																									
				POF PORCH, OPEN FRAME		0 216																									
				PSF PORCH, SCREEN FRAME		0 276																									
				WDK DECK, WOOD, RAILS		0 228																									
				<b>Total Area</b>		<b>1,400 3,520</b>																									
<b>PROPERTY FACTORS</b>				<b>LAND LINE VALUATION SECTION</b>																											
<b>ROAD UTILITIES</b>				<b>B #</b>		<b>Use Description</b>		<b>Zone D</b>		<b>Land Units</b>		<b>L. Factor</b>		<b>Acre Disc.</b>		<b>C. Factor</b>		<b>NBHD Code</b>		<b>NBHD Adj.</b>		<b>Site Index</b>		<b>Special Calcs</b>		<b>Notes</b>		<b>Adj. Unit Price</b>		<b>Land Value</b>	
Paved Well				1		HSITE W/D MDL-		R1 01		1.000 AC		1.0000 1.000		1.00 190		0.950 1		190		0.950 7				GIS AC		41,705.00		41,700			
Septic Electric				1		OPEN MDL-00		R1 01		0.180 AC		1.1489 1.000		1.00 190		0.950 1		190		0.950 7				GIS AC		3,693.64		700			
<b>TOPO LOCATION</b>				Slopes down																											
				<b>Total Card Land Units</b>		<b>1.180 AC</b>				<b>Parcel Total Land Area: 1.1800</b>																		<b>Total Land Value</b>		<b>42,400</b>	

**Style** refers to the type of house. This includes, but is not limited to, Ranch, Cape Cod, Two Story, Split Level, etc.

**Model** refers to the type and use of structure. This includes, but is not limited to, Residential, Condo, Commercial, Industrial, etc.

**Grade** refers to a classification system used to determine the quality of a structure based upon materials used, workmanship, architectural attractiveness, functional design, etc.

**Exterior Wall A** and **Exterior Wall B** refer to the two most prominent types of exterior walls on the structure. A common misconception is that this refers to the first and second floors but this is inaccurate. This includes, but is not limited to, Vinyl Siding, Brick, Stone, Hardboard, Wood Siding, etc.



**Roof Structure** refers to the shape of roofline. This includes, but is not limited to, Hip, Gable, Gambrel, etc.

**Roof Cover** refers to the materials used on the roof. This includes, but is not limited to, Composite Shingle, Dimensional Shingle, Metal, etc.

**Interior Wall A** and **Interior Wall B** refer to the two most prominent types of interior walls within the home. A common misconception is that this refers to the first and second floors but this is inaccurate. This includes, but is not limited to, Sheet Rock, Plaster, Cinder Block, etc.

**Interior Floor A** and **Interior Floor B** refer to the two most prominent types of interior walls within the home. A common misconception is that this refers to the first and second floors but this is inaccurate. This includes, but is not limited to, Carpet, Vinyl, Hardwood, Tile, etc.

**Heat Fuel** refers to the source of energy for the heating system. This includes, but is not limited to, Oil, Gas, Electric, etc.

**Heat Type** refers to the type of heating system. This includes, but is not limited to, Heat Pump, Electric Baseboard, Forced Air, Geo Thermal, etc.

**AC Type** refers to the type of cooling system. This includes, but is not limited to, Heat Pump, Window Unit, etc.

**Total Bedrooms** refers to the total count of bedrooms in the home. A bedroom is qualified by having a closet and a window that can open and close.

**Total Bthrms** refers to the total count of bathrooms in the home. This number includes only full baths, which are bathrooms with a toilet, sink, and a bath/shower.

**Total Half Baths** refers to the total count of half baths in the home. These bathrooms include only a toilet and sink.

**# of Fireplaces** refers to the number of the fireplaces, if present in the home.

**Fireplace Type** refers to the type of fireplaces, if present in the home. Types include Masonry, Pre-Fabricated, etc.

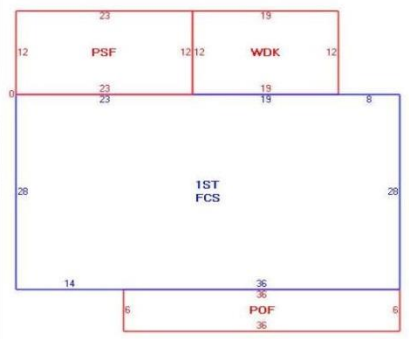
**Extra Kitchens** refers to the number of kitchens beyond 1, if present in the home.

**Extra Heat Pump** refers to the number of heat pumps beyond 2, if present in the home.

**COUNTY AND PHOTO**

Adjacent the **ASSESSED VALUE SUMMARY** and **CONSTRUCTION DETAIL** blocks are the **COUNTY** and **PHOTO** sections. New Kent is displayed with a large font on the property record card to aid those who have numerous properties spanning multiple counties; those who work in a field that would require the printing of numerous record cards from various jurisdictions; etc. A recent photo is also displayed on the property card if it is available. Typically only improved properties will have a photo. For reference, both sections have been highlighted below.

CURRENT OWNER		ASSESSED VALUE SUMMARY		NEW KENT VIRGINIA		CONSTRUCTION DETAIL										
SMITH JOHN A 1234 ANYWHERE DRIVE QUINTON VA 23141		Bldg. Value (Card)	127,400	XF Value (Card)	0	OB Value (Card)	0									
		Land Value (Card)	42,400	Total Parcel Value		169,800										
TRANSFER HISTORY		DEED	SALE DATE	Q/U	V/I	SALE PRICE	CONSTRUCTION DETAIL									
SMITH JOHN A		610	06-26-2012	U	I	28,000	Style Ranch									
DOE JANE B		597	10-28-2011	U	I	159,211	Model Residential									
JOHNSON ANDREW C		259	04-13-1998	Q	I	96,812	Grade C									
DAWSON JERRY D		1				0	Exterior Wall A Vinyl Siding									
							Exterior Wall B Gable									
							Roof Structure Comp Shingle									
							Roof Cover Sheet Rock									
							Interior Wall A Hardwood									
							Interior Wall B Electric									
							Interior Flr A Heat Pump									
							Interior Flr B Heat Pump									
							Heat Fuel Heat Pump									
							Heat Type Heat Pump									
							AC Type Heat Pump									
							Total Bedrooms 3 Bedrooms									
							Total Bthrms 2									
							Total Half Baths 0									
							# of Fireplaces 0									
							Fireplace Type Extra Kitchens									
							Extra Heat Pump									
MARKET VALUATION		NOTES														
Adj. Base Rate	61.00	SUBDIVISION FARMS														
Market Replace	134,137	DB 610/1 PB 4/5														
AYB	1998															
Dep Code	A															
EYB	2004															
Year Remodele																
Market Dep %	5															
Functional Obsl	0															
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Condition																
% Complete	95															
Overall % Cond																
Dep % Our																
Misc Imp Ovr																
Cost to Cure Ovr																
OUTBUILDINGS & EXTRA FEATURES		BUILDING SUB-AREA SUMMARY														
Description	Units	Unit Price	Year	Assessed Val.	Code	Description	Living Area	Gross Area								
					1ST	1 Story	1,400	1,400								
					FCS	FOUNDATION, CRAWL	0	1,400								
					POF	PORCH, OPEN FRAME	0	216								
					PSF	PORCH, SCREEN FRAME	0	276								
					WVK	DECK, WOOD, RAILS	0	228								
Total Area							1,400	3,520								
PROPERTY FACTORS		LAND LINE VALUATION SECTION														
ROAD	UTILITIES	B #	Use Description	Zone	D	Land Units	I.	Acres	C.	NBHD	NBHD	Site Index	Special Calcs	Notes	Adj. Unit Price	Land Value
Paved	Well	1	HSITE W/D MDL-	R1	01	1.000	AC	1.0000	1.000	1.00	190	0.950	1	GIS AC	41,705.00	41,700
	Septic		OPEN MDL-00	R1	01	0.180	AC	1.1489	1.000	1.00	190	0.950	7	GIS AC	3,693.64	700
	Electric															
TOPO	LOCATION															
Slopes down																
Total Card Land Units						1.180	AC	Parcel Total Land Area: 1.1800						Total Land Value		42,400





The Effective Year Built, **EYB**, is the typical age of a structure with respect to condition and utility; acknowledging the difference between a rehabilitated structure and a building with substantial deferred maintenance.

**Year Remodeled** is just that, the year in which a property was remodeled, if applicable.

The **Market Dep %** reflects the overall amount of depreciation on a property. This percentage typically increases as a house ages. However, a rehabilitated property or a substantial amount of deferred maintenance can affect the percentage of depreciation.

Functional Obsolescence is defined as the loss in value of a property resulting from changes in tastes, preferences, technological innovations, or construction standards. If a particular property is affected by functional obsolescence, the property card will list the percentage of influence as **Functional ObsInc**.

External (Economic) Obsolescence is defined as the loss in value stemming from factors external to the property. If a particular property is affected by external (economic) obsolescence, the property card will list the percentage of influence as **External ObsInc**.

**Condition** gives a two-letter code indicating any abnormal condition of a property has. This can include, but is not limited to, abnormal physical depreciation, fire damage, rehabilitation, etc. This field is a label and does not directly tie into any adjustment factors.

A building that has been put in the software system before the construction is completed is adjusted based upon the **% Complete** field.

An overall condition of the property is reflected by the **Overall % Cond** field.


Assessments are based upon computer models that are generated from a market analysis. However, not all properties are going to fit the model. For properties whose depreciation does not fit the model, the **Dep % Ovr** provides the assessor with a way to override the depreciation factor.

**Misc Imp Ovr** and **Cost to Cure Ovr** are two additional override fields used by assessors to adjust building depreciation.



# BUILDING PERMIT RECORD


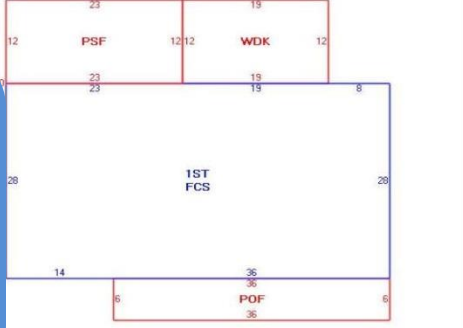
Adjacent the **MARKET VALUATION** block is the **BUILDING PERMIT RECORD** section. The unique identifier assigned for each permit given by the Permitting Department is located under the **Permit ID** column. The **BUILDING PERMIT RECORD** section also includes a **Description** of each permit as well as a date completed, **Date Comp.** For reference, this section has been highlighted below.

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Misc Imp Ovr																																																																																																																																																							
Cost to Cure Ovr																																																																																																																																																							



## BUILDING SUB-AREA SUMMARY

Adjacent to the **OUTBUILDINGS & EXTRA FEATURES** block is the **BUILDING SUB-AREA SUMMARY** section. This block correlates with the **SKETCH** box. Codes used in the sketch are found in the **Code** column. A description of each code is found in the **Description** column. Only the square footage of living area is counted in the **Living Area** column. This is typically the heated and cooled portions of the house, not including finished or unfinished basements. The square footage for all portions sketched on the house is calculated in the **Gross Area** column. For reference, this section has been highlighted below.

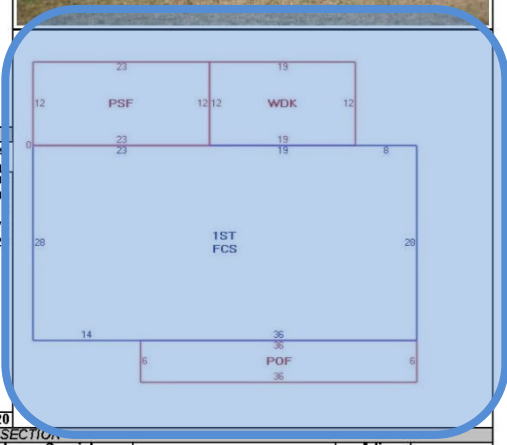
PID #: 999999		MAP ID: 54A-7-13Z		Area: N		State Use: 2000		Class: 2		Bldg #: 1		Card: 1 of 1																	
BAI ID: 999999		GPIN: Z99-9999-9999		Property Location: 1234 ANYWHERE DRIVE																									
<b>CURRENT OWNER</b>				<b>ASSESSED VALUE SUMMARY</b>				<b>NEW KENT VIRGINIA</b>																					
SMITH JOHN A		1234 ANYWHERE DRIVE		Bidg. Value (Card)		127,400										XF Value (Card)		0		OB Value (Card)		0							
QUINTON VA 23141		Total Parcel Value		169,800		Land Value (Card)		42,400																					
<b>TRANSFER HISTORY</b>				<b>DEED</b>				<b>SALE DATE</b>				<b>SALE PRICE</b>																	
SMITH JOHN A		610		1		06-26-2012		U		I		23,000																	
DOE JANE B		597		25		10-28-2011		U		I		159,211																	
JOHNSON ANDREW C		259		1		04-13-1998		Q		I		96,812																	
DAWSON JERRY D		1		1								0																	
<b>MARKET VALUATION</b>				<b>NOTES</b>				<b>CONSTRUCTION DETAIL</b>																					
Adj. Base Rate		61.00		SUBDIVISION FARMS				Element		Ranch						Description		Residential											
Market Replace		134,137		DB 610/1 PB 4/5				Style		C						Vinyl Siding		Gable											
AYB		1998						Model		Comp Shingle						Sheet Rock													
Dep Code		A						Grade		Hardwood																			
EYB		2004						Exterior Wall A		Electric						Heat Pump		Heat Pump											
Year Remodel		5						Exterior Wall B		Heat Type						3 Bedrooms													
Market Dep %		0						Roof Structure		AC Type																			
Functional Obsl		0						Roof Cover		Total Bedrooms						2													
External Obslnc		0						Interior Wall A		Total Bthrms						0													
Condition		95						Interior Wall B		# of Fireplaces		0																	
% Complete								Interior Fir A		Fireplace Type																			
Overall % Cond								Interior Fir B		Extra Kitchens																			
Dep % Ovr								Heat Fuel		Extra Heat																			
Misc Imp Ovr								Heat Type		Pump																			
Cost to Cure Ovr								AC Type																					
<b>OUTBUILDINGS &amp; EXTRA FEATURES</b>				<b>BUILDING SUB-AREA SUMMARY</b>																									
Description		Units		Unit Price		Year		Assessed Va		Code		Description		Living Area		Gross Area													
										1ST		1 Story		1,400		1,400													
										FCS		FOUNDATION_CRAWL		0		1,400													
										POF		PORCH_OPEN_FRAME		0		216													
										PSF		PORCH_SCREEN_FRAME		0		276													
										WDK		DECK_WOOD_RAILS		0		228													
												Total Area		1,400		3,520													
<b>PROPERTY FACTORS</b>				<b>LANDING VALUATION SECTION</b>																									
ROAD UTILITIES		B #		Use Description		Zone D		Land Units		L. Factor		Acre Disc.		C. Factor		NBHD Code		NBHD Adj.		Site Index		Special Calcs		Notes		Adj. Unit Price		Land Value	
Paved		Well		1 HSITE WD MDL-		R1 01		1.000 AC		1.000		1.000		1.00		190		0.950		1				GIS AC		41,705.00		41,700	
		Septic		1 OPEN MDL-00		R1 01		0.130 AC		1.1489		1.000		1.00		190		0.950		7				GIS AC		3,693.64		700	
TOPO LOCATION																													
Slopes down																													



**SKETCH**

Adjacent to the **BUILDING SUB-AREA SUMMARY** block is the **SKETCH**. On a vacant property, this section will be blank. The sketch displays the dimensions of a building as measured from the outside. It is important note this as the assessors do not go inside the homes. Each block is measured out and labeled with a three character code to indicate what the shape is. Details regarding the description of each code and the total square footage can be found in the **BUILDING SUB-AREA SUMMARY** below the **SKETCH**. Also of note is that the Vision software only calculates to whole feet, as such all measurements in inches are rounded to the nearest foot. For reference, the **SKETCH** area has been highlighted below.

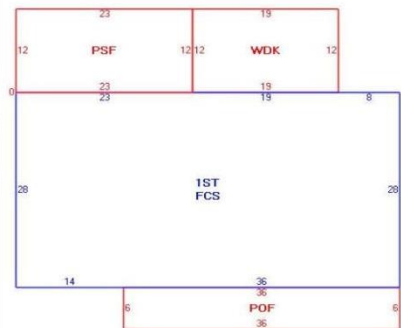
PID #: 999999 MAP ID: 54A-7-13Z Area: N State Use: 2000 Class: 2 Bldg #: 1 Card: 1 of 1		BAI ID: 999999 GPIN: 799-9999-9999 Property Location: 1234 ANYWHERE DRIVE Sec #: 1 of 1 Print Date: 1/7/2016 11:02:56 AM	
<b>CURRENT OWNER</b>		<b>ASSESSED VALUE SUMMARY</b>	
SMITH JOHN A 1234 ANYWHERE DRIVE QUINTON VA 23141		Bldg. Value (Card) 127,400 XF Value (Card) 0 OB Value (Card) 0 Land Value (Card) 42,400 <b>Total Parcel Value 169,800</b>	<b>NEW KENT VIRGINIA</b>
<b>TRANSFER HISTORY</b>		<b>DEED</b>	<b>CONSTRUCTION DETAIL</b>
SMITH JOHN A DOE JANE B JOHNSON ANDREW C DAWSON JERRY D		610 1 06-26-2012 U I 28,000 597 25 10-28-2011 U I 159,211 259 1 04-13-1998 Q I 96,812 1 1	<b>Element Description</b> Style Ranch Model Residential Grade C Exterior Wall A Vinyl Siding Exterior Wall B Roof Structure Gable Roof Cover Comp Shingle Interior Wall A Sheet Rock Interior Wall B Interior Flr A Hardwood Interior Flr B Heat Fuel Electric Heat Type Heat Pump AC Type Heat Pump Total Bedrooms 3 Bedrooms Total Bthrms 2 Total Half Baths 0 # of Fireplaces 0 Fireplace Type Extra Kitchens 0 Extra Heat Pump
<b>MARKET VALUATION</b>		<b>NOTES</b>	
Adj. Base Rate 61.00 Market Replace 134,137 AYB 1998 Dep Code A EYB 2004 Year Remodel 5 Market Dep % 0 Functional Obsl 0 External Obsl 0 Condition % Complete 95 Dep % Ovr Misc Imp Ovr Cost to Cure Ovr		SUBDIVISION FARMS DB 610/1 PB 4/5 <b>NEIGHBORHOOD</b> SUBDIVISION FARMS <b>BUILDING PERMIT RECORD</b> Permit ID Description Date Comp.	
<b>OUTBUILDINGS &amp; EXTRA FEATURES</b>		<b>BUILDING SUB-AREA SUMMARY</b>	
Description Units Unit Price Year Assessed Val.		Code Description Living Area Gross Area	
		1ST 1 Story 1,400 1,400 FCS FOUNDATION, CRAWL 0 1,400 POF PORCH, OPEN FRAME 0 21 PSF PORCH, SCREEN FRAME 0 27 WDK DECK, WOOD, RAILS 0 22	
		<b>Total Area 1,400 3,520</b>	
<b>PROPERTY FACTORS</b>		<b>LAND LINE VALUATION SECTION</b>	
<b>ROAD UTILITIES</b>		B # Use Description Zone D Land Units I. Factor Acre Disc. C. Factor NBHD Code NBHD Adj. Site Index Special Calcs Notes Adj. Unit Price Land Value	
Paved Well Septic Electric		1 HSITE W/D MDL- R1 01 1.000 AC 1.0000 1.000 1.00 190 0.950 1 1 OPEN MDL-00 R1 01 0.180 AC 1.1489 1.000 1.00 190 0.950 7 GIS AC GIS AC 41,705.00 3,693.64 41,700 700	
<b>TOPO LOCATION</b>		Slopes down	
<b>Total Card Land Units 1.180 AC</b>		<b>Parcel Total Land Area: 1.1800</b>	
		<b>Total Land Value 42,400</b>	



**PROPERTY FACTORS**

Beneath the **OUTBUILDINGS & EXTRA FEATURES** block is the **PROPERTY FACTORS** section. This area contains general information regarding the lot. This includes data on the **Road** the property is located on; the **Utilities** utilized by the structure on the property; the **Topography** of the property; and **Location** information (rural, suburban, etc). Please note that this section is not directly tied to any table that derives value and is only used for information purposes. For reference, this section has been highlighted below.

PID #: 999999 MAP ID: 54A-7-13Z Area: N State Use: 2000 Class: 2 Bldg #: 1 Card: 1 of 1		BAI ID: 999999 GPIN: Z99-9999-9999 Property Location: 1234 ANYWHERE DRIVE Sec #: 1 of 1 Print Date: 1/7/2016 11:02:56 AM	
<b>CURRENT OWNER</b>		<b>ASSESSED VALUE SUMMARY</b>	
SMITH JOHN A 1234 ANYWHERE DRIVE QUINTON VA 23141		Bldg. Value (Card) XF Value (Card) OB Value (Card) Land Value (Card)	127,400 0 0 42,400
		<b>Total Parcel Value</b>	<b>169,800</b>
<b>TRANSFER HISTORY</b>		<b>DEED</b>	<b>SALE DATE</b> <b>Q/U</b> <b>V/I</b> <b>SALE PRICE</b>
SMITH JOHN A DOE JANE B JOHNSON ANDREW C DAWSON JERRY D		610 597 259 1	1 25 1 1
			06-26-2012 10-28-2011 04-13-1998
			U U Q I
			I I I I
			28,000 159,211 96,812 0
<b>MARKET VALUATION</b>		<b>CONSTRUCTION DETAIL</b>	
Adj. Base Rate Market Replace AYB Dep Code EYB Year Remodel Market Dep % Functional Obsl External Obsinc Condition % Complete Overall % Cond Dep % Ovr Misc Imp Ovr Cost to Cure Ovr		<b>Element</b> <b>Description</b>	
61.00 134,137 1998 A 2004 5 0 0 0 95		Ranch Residential C Vinyl Siding Gable Comp Shingle Sheet Rock Hardwood Electric Heat Pump Heat Pump 3 Bedrooms 2 0 0 0	
<b>NOTES</b>		<b>NEIGHBORHOOD</b>	
SUBDIVISION FARMS DB 610/1 PB 4/5		SUBDIVISION FARMS	
<b>BUILDING PERMIT RECORD</b>		<b>CONSTRUCTION DETAIL</b>	
Permit ID Description Date Comp.		Roof Structure Roof Cover Interior Wall A Interior Wall B Interior Flr A Interior Flr B Heat Fuel Heat Type AC Type Total Bedrooms Total Bthrms Total Half Baths # of Fireplaces Fireplace Type Extra Kitchens Extra Heat Pump	
		Gable Comp Shingle Sheet Rock Hardwood Electric Heat Pump Heat Pump 3 Bedrooms 2 0 0 0	
<b>OUTBUILDINGS &amp; EXTRA FEATURES</b>		<b>BUILDING SUB-AREA SUMMARY</b>	
Description Units Unit Price Year Assessed Val.		Code Description Living Area Gross Area	
		1ST FCS POF PSF WDK	
		1 Story FOUNDATION, CRAWL PORCH, OPEN FRAME PORCH, SCREEN FRAME DECK, WOOD, RAILS	
		1,400 0 0 0 0	
		1,400 1,400 216 276 228	
		<b>Total Area</b> <b>1,400</b> <b>3,520</b>	
<b>PROPERTY FACTORS</b>		<b>LANDLINE VALUATION SECTION</b>	
ROAD UTILITIES		Use Description Zone D Land Units I. Factor Acre Disc. C. Factor NBHD Code NBHD Adj. Site Index Special Calcs Notes Adj. Unit Price Land Value	
Paved		1 HSITE VMD MDL- R1 01 1.000 AC 1.0000 1.000 1.00 190 0.950 1 GIS AC 41,705.00 41,700	
Well		1 OPEN MDL-00 R1 01 0.130 AC 1.1439 1.000 1.00 190 0.950 7 GIS AC 3,693.64 700	
Septic			
Electric			
TOPO LOCATION			
Slopes down			
<b>Total Card Land Units</b>		<b>1.180 AC Parcel Total Land Area: 1.1800</b>	
		<b>Total Land Value</b> <b>42,400</b>	





The **I. Factor** is the influence factor on land value. This is determined by the Site Index, which is a calculation determined by the assessors opinion of location.

The **Acre Disc.** is the acreage discount factor on the land value. Land lines with more acreage can receive a discount factor. This is modeled after the Law of Diminishing Returns, a market trend in which.

**Condition Factor** is a manual override factor determined by the assessor. Since not all properties can fit the normal computer model, the condition factor enables the assessor to take additional influences on a property into account.

**NBHD Adj.** is the neighborhood adjustment factor. In neighborhoods where land typically sells less than the average, a factor less than one will be applied to the property. Neighborhood factors are uniform within a neighborhood and are determined through a market analysis once every two years.

**Site Index** displays the land quality/location identifier for the land line.

**Special Calcs** are additional codes added to a land line that affects the value. These codes can range from poor access roads, to failed perks, marsh front, steep topography, heavy traffic, etc.

**Notes** displays any notation that an assessor records describing any condition of the property.

The **Adj. Unit Price** is the total price after multiplying all factors as one acre or building lot.

The **Land Value** is determined by multiplying the **Adj. Unit Price** by the **Units** and rounding to the nearest hundred.