

ROCKBRIDGE COUNTY VA

Map#: 76 A 12 **Owner:** PHARR JAMES G
Acreage: .000 **911 Adr:** 536 OLD BUENA VISTA RD
Record: 8691 **Card:** 1 **GIS Pin:** 76-A--12
Sale Price: 0 **Sale Date:** 0 / 0 / 0 **Ratio:** 0
Grantor:

Occupancy: DWELLING	Interior Walls: PLASTER	Stories:	
Right of Way: PUBLIC		Year Built: 1940	Age: 77
Pavement: PAVED	Flooring:	Public Gas: N	Electric: Y
Terrain: ON		Foundation: CINDERBLOCK	
Characteristic: ROLLING/SLOPING	Total Rooms: 5	Exterior Walls: BRICK	
Water Source: WELL	Bed Rooms: 2		
Sewer: SEPTIC	Bath Rooms: 1 F / 0 H	Roof Type: COMP SHG	
Zoning: AT	Heat Type: FORCED AIR	Roofing: GABLE	
Use Class: SINGLE FAMILY	Fuel: OIL	Air Condition: N	

Land Description	Unit Size	Unit Value	Methd	Unit Adj	Unit Total	Uty Value
HOMESITE	0.000	40,000	H	0	40,000	0

Structural Element

	% Area	Area SF	Rate SF	
Building		850 @	80.76 =	68,646
Basement		% @	=	12,750
Fin. Bsmt.	0.00	0 @	0.00 =	0

Bath Rooms: 1 F / 0 H	Plumbing Value:	-2,000
Heat Type:	Heating Value:	0
Air Condition: N	A/C Value:	0
0 FP, 0 Stack, NV	Fireplace Value:	0
0 Flue, 0 Stack, 0 Metal	Flue Value:	0
	Built in Garage:	0
	Interior Improvements:	0
	Total S/W/Landscape:	0
	Extra Kitchen Value:	0
	Total Strucutre Addition:	13,620

Improvement	Length	Width	Condition	Deprc.	Total Value
SHED-FRAME	0.0	0.0	P	0	0
BUILDING-METAL	0.0	0.0	P	0	0
PAVEMENT	0.0	0.0	F	0	1,000

Sub Total:				103,016
Adj Factor:C	Adj. Fctor:	-0.05		103,016
Class:1.00	Phys. Depr.	0.45		-46,357
Condition:F	Func. Depr.	0.00		0
Year Built:1940	Econ. Depr.	0.00		0
Age:77	Fair Value			N/A

Description	Story	Size	Class	Factor	Rate	Value
A - BASE SECTION	1.00	850	C	0.00	0.00	0
B - PATIO	1.00	48	C	0.00	8.00	384
C - ENCLOSED	1.00	170	C	0.00	30.00	5,100
D - ENCLOSED	1.00	96	C	0.00	30.00	2,880
F - DECK-WITH	1.00	144	C	0.00	14.00	2,016
G - ATTIC	0.30	216	C	0.00	15.00	3,240

Value Summary	Total Main Structure:	53,826
Date of Value	NbrHood Adj.	0.00
1 / 1/2017	Perc Comp.	0.00
	L/S Adj.	N/A
	Total Other	1,000

Instrument #
 0 0
 Deed Book
 514 - 591
 User Codes:

Date Inspected
 3142016
At Home
 N
Initials
 DM

% Chg Previous Values			
-0.017	Bldg	55,800	Total Imp. 54,800
0	Land	40,000	Total Land 40,000
	Total	95,800	Total Prop. 94,800
			Land Use Value 0

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Remarks: EST .75 ACRE
RENTAL