Map Lot 15-014 | Account 1608 | Location 81 Poor Farm Road | Card 1 Of 1 | 8/30/2017

McNeil, Lawrence J.

5814 Apache Lane

Lynchburg VA 24502
B6245P212

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
09/14/92 Lawrence to McNeil B6245P212

Lyman

Property Data

Neighborhood **65 KENNEBUNK POND**

Tree Growth Year **0**

Road Frontage/ft **185**

Water Frontage/ft **184**

Zone/Land Use **11 Residential**

Secondary Zone **41 & Shoreland**

Topography **1 Level** **9**

1.Level 4.Low 7.
2.Sloping 5.Swampy 8.
3.Rolling 6.Ledge 9.

Utilities **5 Dug Well** **6 Septic**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.
3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Gravel 5.R O W 8.
3.Semi-Imp 6. 9.None

Waterfront **1**

Reinspection **0**

Sale Data

Sale Date

Price

Sale Type
1.Land 4.Mobile 7.
2.L & B 5.Comm 8.
3.Building 6.Other 9.

Financing
1.Conv 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity
1.Valid 4.Split/Asm 7.Changes
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.questionab

Verified
1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.Confid

Assessment Record

Year	Land	Buildings	Exempt	Total
2005	153,300	19,000	0	172,300
2006	153,300	19,000	0	172,300
2007	153,300	48,300	0	201,600
2008	153,300	48,300	0	201,600
2010	153,300	48,300	0	201,600
2011	153,300	48,300	0	201,600
2012	153,300	48,300	0	201,600
2013	153,300	48,300	0	201,600
2014	153,300	48,300	0	201,600
2015	153,300	48,300	0	201,600
2016	153,300	48,300	0	201,600
2017	153,300	48,300	0	201,600
2018	153,300	48,300	0	201,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Baselot Imp Fr	21	0.92		100 %	0
22.Baselot Unimp	28	0.15		100 %	0
24.Baselot Imp	44	1.50		100 %	0
Acres				%	
25.Baselot Unimp				%	
26.Frontage				%	
27.Secondary Lot				%	
28.Rear 1				%	
29.Rear 2					
30.Water Frontage		**Total Acreage**	1.07		

Influence Codes
1.Misimproved
2.Excess Frontag
3.Topography
4.Size/Shape
5.Access
6.Restrict/Servi
7.Corner
8.View/Environme
9.Fractional Sha
Acres
31.Tillable/Orcha
32.Pasture
33.Horticultural/
34.Blueberry Barr
35.Gravel Pit
36.Farm/Open Spac
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.Wasteland
41.Roadway
42.Mobile Home Si
43.Condominium Si
44.Lot Improvemen
45.Campsite
46.Secondary Use/
47.Softwood (Farm

Lyman

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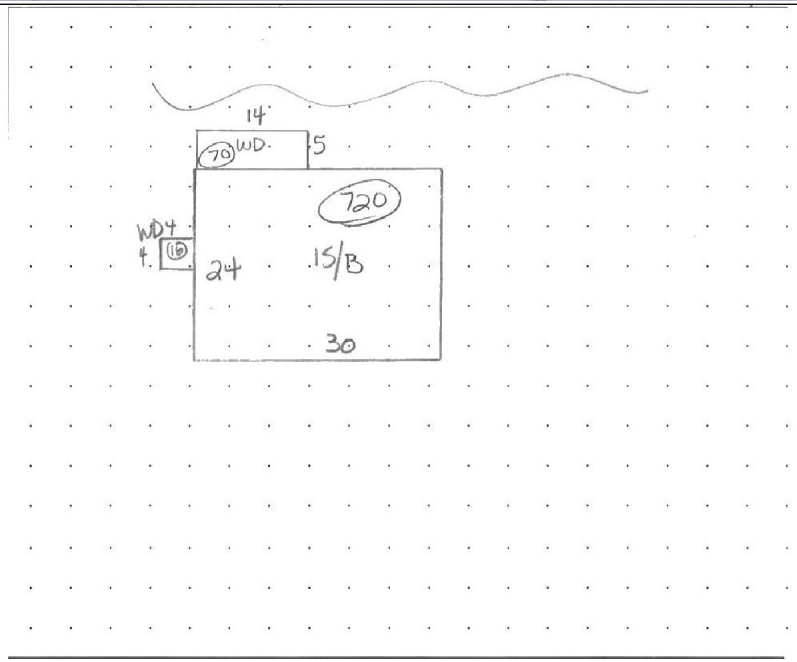
Building Style **1 Conventional**		
1.Conv	5.Log	9.....
2.Bi Level	6.Dbl Wd	10.
3.Split	7.Seasonal	11.
4.Contemp	8.Other	12.
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **2 Aluminum/Vinyl**		
1.Wood	5.Stucco	9.....
2.Al/Vinyl	6.Mas Ven	10.
3.Compostn	7.Masonry	11.
4.Asb/Asp	8.Other	12.
Roof Surface **1 Asphalt**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
DORMER #LF **0**		
CENTRAL **0**		
Year Built **1950**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawlsp	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **3 Wet Basement**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
0		
Heat Type **100%** **8 Floor/Wall Unit**		
1.HW	5.FWA	9.No Heat
2.HW Floor	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style **1 Typical**		
1.Typical	4.	7.
2.Inadequa	5.	8.
3.Modern	6.	9.None
Bath(s) Style **1 Typical**		
1.Typical	4.	7.
2.Inadequa	5.	8.
3.Modern	6.	9.None
# Rooms **4**		
# Bedrooms **2**		
# Full Baths **1**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO Software
A Division of Harris Computer Systems

Date Inspected 1/24/2007

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.Fl/Stair	4.3/4 Fin	7.
2.1/4 Fin	5.Full Fin	8.
3.1/2 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.	7.
2.Capped	5.	8.
3.Minimal	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Fair 100%**		
1.E Grade	4.B Grade	7.A+ Grade
2.D Grade	5.B+ Grade	8.AA Grade
3.C Grade	6.A Grade	9.Same
SQFT (Footprint) **720**		
Condition **6 Good**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Other	7.
2.O-Built	5.	8.
3.Record	6.	9.
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.Services	6.Comm Wal
1.Location	4.Vis Imp	8.Fraction
2.Encroach	5.Multi-fa	9.None
Entrance Code **1 Inspect**		
1.Inspect	4.Estimate	7.
2.Refusal	5.	8.
3.Vacant	6.	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
67 Wood Deck	0	70	0 0	0	0 %	100 %	
67 Wood Deck	0	16	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fr
2.Two Story Fr
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Fr Porch
22.Encl Fr Porch
23.Fr Garage
24.Fr Shed
25.Fr Bay Window
26.1S Fr Overhang
27.Unfinished Bas
28.Unfinished Att
29.Finished Attic