

KING WILLIAM COUNTY VIRGINIA SALES RATIO STUDY (2021 REASSESSMENT)

MAP #	OWNER	PROPERTY ADDRESS	LEGAL	CLASS	ZONE	STYLE	2021 TOTAL ASSESSMENT	2021 SALES RATIO	SALE PRICE	SALE DATE
1 3 1	NELSON SHAWN L	261 STONERIDGE LANE	AYLETT VA 23009	20	A-C		237500	0.9086	261400	20190604
2 2 4B	MICKENS ERIK D	162 FRENCHTOWN ROAD	AYLETT VA 23009	20	A-C	CONTEMP	302100	1.0417	290000	20191119
2 3 7	HALL BRIAN	137 GREEN PASTURES LANE	AYLETT VA 23009	20	A-C	RANCH	200300	1.1930	167900	20190917
3 1A	RATCLIFFE DENNIS LEE JR	206 GREEN PASTURES LANE	AYLETT VA 23009	50	A-C	RANCH	289500	0.9190	315000	20200106
4 12X	LAMB CHRISTOPHER W	2416 HERRING CREEK ROAD	AYLETT VA 23009	20	A-C	RANCH	155800	0.9386	166000	20190912
4 1 B	FLYNT ABBEY LEE	2711 HERRING CREEK ROAD	AYLETT VA 23009	20	A-C	SPLITLEVEL	245000	1.1611	211000	20190626
4 2 6	WAUGERMAN CLARENCE J	4311 HERRING CREEK ROAD	AYLETT VA 23009	20	R-R	RANCH	241600	0.8965	269500	20190926
5 37A	MCGEHEE DANIEL S	1902 DORRELL ROAD	AYLETT VA 23009	20	A-C	RANCH	208700	0.9938	210000	20190815
5 48A	TENCH ROY FRANKLIN SR	1299 LOCUST HILL ROAD	AYLETT VA 23009	50	A-C	RANCH	279300	0.9312	299950	20190926
5 4 2	HOWE JEFFREY A	144 HAZELWOOD ROAD	AYLETT VA 23009	20	A-C	CAPE	225600	0.9600	235000	20200505
5 6 3	WOOD ROSE SHAUNA	2974 DORRELL ROAD	AYLETT VA 23009	20	A-C	DOUBLEWIDE	111900	0.7219	155000	20200124
5 9 1	MAZZA ANDREW L	1782 DORRELL ROAD	AYLETT VA 23009	20	A-C	RANCH	225900	0.9572	236000	20190812
5 10 2	SALMON MITCHELL D	1293 LOCUST HILL ROAD	AYLETT VA 23009	20	A-C	RANCH	269600	1.1074	243450	20190411
5 10 3	GERBER NICOLE J	1295 LOCUST HILL ROAD	AYLETT VA 23009	20	A-C	RANCH	212500	0.9563	222200	20190909
5 10 3A	HALL GERALD LEE JR	1297 LOCUST HILL ROAD	AYLETT VA 23009	20	A-C	RANCH	215000	0.8600	250000	20190625
5A 2	MCINTYRE SAMUEL LANE	430 HAZELWOOD ROAD	AYLETT VA 23009	20	A-C	RANCH	201500	1.4816	136000	20200109
5B 10	DECHEUBEL AUSTIN MITCHELL	5555 HERRING CREEK ROAD	AYLETT VA 23009	20	A-C	RANCH	152400	0.8709	175000	20200312
5D 17	RAUSCH PAUL EDWARD	998 DORRELL ROAD	AYLETT VA 23009	20	A-C	DOUBLEWIDE	106800	0.7026	152000	20190729
5D 25	COLE MICHAEL A	968 DORRELL ROAD	AYLETT VA 23009	20	A-C	COLONIAL	286600	1.2823	223500	20191101
5D 28	WOMACK JOHN B JR	610 DORRELL ROAD	AYLETT VA 23009	20	A-C	CAPE	318600	0.9956	320000	20190624
6 13	WORTHMAN RENA T	3404 W RIVER ROAD	AYLETT VA 23009	20	A-C	RANCH	268700	1.2795	210000	20191101
6 13B	PAYNE JONATHAN B	3406 W RIVER ROAD	AYLETT VA 23009	20	A-C	RANCH	224100	0.9538	234950	20200313
6 13C	MANN MATTHEW H	3408 W RIVER ROAD	AYLETT VA 23009	50		RANCH	291400	1.0225	285000	20191007
6 41A	WILLIAMS KEVIN K	4737 SMOKEY ROAD	AYLETT VA 23009	20	A-C	RANCH	206200	0.9164	225000	20190619
6 46	VAUGHAN LEAH	4985 SMOKEY ROAD	AYLETT VA 23009	20	A-C		225300	1.1858	190000	20190722
6 46A	BEVERLEY CATHY L	5031 SMOKEY ROAD	AYLETT VA 23009	20	A-C	RANCH	166800	0.8340	200000	20191211
6 54D	LILLER DANIEL JOSEPH	4278 DORRELL ROAD	AYLETT VA 23009	20	A-C	DOUBLEWIDE	115500	0.6798	169900	20190603
6 72	BOYLE MATTHEW PAUL	127 BEULAH LANE	AYLETT VA 23009	20	A-C	RANCH	248100	0.8861	280000	20190417
6 72C	HANLIN BRANDEN	94 BEAULAH LANE	AYLETT VA 23009	20	A-C	RANCH	267700	0.9735	275000	20200121
6 2 3	MCCRAY MATTHEW A	5890 DORRELL ROAD	AYLETT VA 23009	20	A-C	CAPE	353400	0.9038	391000	20190516
6 4 8	HUGHES DEVON L	122 DOVER LANE	AYLETT VA 23009	20	R-R		222600	0.8906	249950	20200430
6 6 4	CLOW MATTHEW C	5302 DORRELL ROAD	AYLETT VA 23009	20	A-C	RANCH	178000	0.8812	202000	20190927
6 8 1	HAYWARD ROBERT G	4709 W RIVER ROAD	0	20	A-C	RANCH	278700	0.7851	355000	20200203
7 6	WELLS FARGO BANK, NA	5611 W RIVER ROAD	AYLETT VA 23009	20	A-C	DOUBLEWIDE	174200	1.3399	130007	20200221
10 10	KELLUM HOMES, LLC	0	0	20	A-C		49800	0.9960	50000	20191122
10 12A	CEDARKNOLL PROPERTIES, LLC	0	0	20	A-C		66400	1.2073	55000	20200508
10 28B	WITHEROW TONYA	121 ROBIN LANE	HANOVER VA 23069	20	A-C	RANCH	53400	1.4053	38000	20191003
10 49	PAYNTER RANDY M	372 EDGAR ROAD	HANOVER VA 23069	20	A-C	RANCH	215200	0.9157	235000	20190423
10 50A	MCCONNELL MICHAEL C JR	524 EDGAR ROAD	HANOVER VA 23069	50	A-C	RANCH	597400	1.1948	500000	20200428
10 1 16	JONES THOMAS MATTHEW	2331 CALNO ROAD	HANOVER VA 23069	20	R-R	CONV	282500	0.9912	285000	20190521
10 3 2	BUJE JACOB WAYNE JR	2604 CALNO ROAD	HANOVER VA 23069	20	A-C	RANCH	202600	0.9209	220000	20191217
10 3 4	HOLLOMAN NICHOLAS H	2538 CALNO ROAD	HANOVER VA 23069	20	A-C	RANCH	226000	1.1051	204500	20191202
10A 2 12	SAGE JASON CHRISTOPHER	94 LIBERTY TREE LANE	HANOVER VA 23069	20	R-1	COLONIAL	327400	1.2472	262500	20190801
10A 3 4	BRYANT GREGORY NORRIS	866 EDGAR ROAD	HANOVER VA 23069	20	R-1	RANCH	106200	0.7855	135200	20200225
11 8	ROBEY JOHN RYAN	1617 KING WILLIAM ROAD	HANOVER VA 23069	20	A-C	RANCH	222700	0.9517	234000	20190816
11 89B	OBERHAND MEGAN CS	2964 KING WILLIAM ROAD	AYLETT VA 23009	20	A-C	FARMHOUSE	361200	0.9762	370000	20200416
11 3 2A	BALLESTEROS NATALIE LAUREN	77 NELSON ROAD	AYLETT VA 23009	20	A-C	RANCH	153900	1.1485	134000	20200221
11 5 2	LEWIS CARTER J	1600 HERRING CREEK ROAD	AYLETT VA 23009	20	A-C	RANCH	190400	0.9067	210000	20191003
11B 2B	PURCHASE VICTOR R JR	335 SAPLING LANE	AYLETT VA 23009	20	HP	RANCH	191700	0.8714	220000	20200528
12 11A	MAYHEW KRISTI	1220 SMOKEY ROAD	AYLETT VA 23009	20	A-C	RANCH	224000	0.8453	265000	20200518
12 11C	RIGSBY KENNETH L	1222 SMOKEY ROAD	AYLETT VA 23009	20	A-C	RANCH	252900	0.8648	292450	20191203
12 24C	STEWART JOSHUA MARK	95 EPWORTH ROAD	AYLETT VA 23009	20	A-C	COLONIAL	325000	0.7927	410000	20191227
12 40F	STONY PONY PROPERTIES LLC	152 SHIRE LANE	AYLETT VA 23009	20	A-C	RANCH	165800	1.3817	120000	20190827

*MEDIAN SALES RATIO IS 99.50%

*500 Sales in Sample in Order by Map#

*Summary Located on Page 10

KING WILLIAM COUNTY VIRGINIA SALES RATIO STUDY (2021 REASSESSMENT)

MAP #	OWNER	PROPERTY ADDRESS				LEGAL		CLASS	ZONE	STYLE	2021 TOTAL ASSESSMENT	2021 SALES RATIO	SALE PRICE	SALE DATE
13 4E	O'NEAL EDWARD L JR	2866	SMOKEY ROAD	AYLETT	VA	23009	HENSHAW TRACT SUBDIVISION	20	A-C	CAPE	227600	1.0586	215000	20200518
13 6	CUTRIGHT WAVERLY L	0				0	ADJ MCGEORGE	60	A-C		386500	0.9202	420000	20200330
13 37	REID KEITH	0				0	ADJ MCGEORGE	50	A-C		102300	1.4614	70000	20190528
13 42D	POWELL JONATHAN W	2100	MITCHELLS MILL ROAD	AYLETT	VA	23009	ADJ LAREW	20	A-C	DOUBLEWIDE	79200	1.5840	50000	20191126
13 70	EDWARDS BERNARD SCOTT	860	UPSHAW ROAD	AYLETT	VA	23009	LOT 3	20	A-C	RANCH	200200	0.8898	225000	20200331
13 1 B 3	MOORE WILLIAM F	1204	EPWORTH ROAD	AYLETT	VA	23009	LOT 3 BLK B	20	R-R	RANCH	225800	0.9216	245000	20190927
13 2 2	JONES ANTOINE	47	MITCHELLS MILL ROAD	AYLETT	VA	23009	LOT 2	20	A-C	CAPE	168500	1.0525	160101	20200212
13 9 4	TRIBBLE CHRISTOPHER N	4522	SMOKEY ROAD	AYLETT	VA	23009	LOT 4	20	A-C	RANCH	276400	0.8989	307500	20200514
13 11 4	TURNER AUSTIN M	382	MITCHELL'S MILL ROAD	AYLETT	VA	23009	LOT 4	20	A-C	RANCH	186300	0.8665	215000	20200327
13A 9	NALLEY JOSEPH S	3162	SMOKEY ROAD	AYLETT	VA	23009	LOT 9	50	A-C	COLONIAL	428400	0.9354	458000	20190621
14 4B	AFFELDT NATHAN CHRISTOPHER	7376	W RIVER ROAD	AYLETT	VA	23009	RETREAT FARMS SUBDIVISION	20	A-C	COLONIAL	255300	0.8806	289900	20190805
14 13A	KNIGHT WILLIAM DOUGLAS	1379	UPSHAW ROAD	AYLETT	VA	23009	ADJ SIZER	20	A-C	RANCH	204800	0.9526	215000	20200219
14 4 5C	LIPSCOMB LAWRENCE A V	8702	W RIVER ROAD	AYLETT	VA	23009	THE MILLPOND ON HERRING	20	A-C	RANCH	212400	0.9620	220800	20190826
14 7 A 2	NORMAN WILLIAM	215	WOODRUFF DRIVE	AYLETT	VA	23009	SECTION 1 BLOCK A	20	R-R	TWO STORY	281600	1.0547	267000	20191223
14 9 A 8	DONOHUE EDWARD J	453	WOODRUFF DRIVE	AYLETT	VA	23009	WOODRUFF SECTION 2 PART A	20	R-R	CAPE	287500	1.0268	280000	20190619
14 9 A 18	BALDWIN PAUL M	442	WOODRUFF DRIVE	AYLETT	VA	23009	WOODRUFF SECTION 2 PART A	20	R-R	RANCH	306300	0.9977	307000	20200403
14 9 B 6	PHILLIPS AARON T	150	LAUREL DRIVE	AYLETT	VA	23009	WOODRUFF SECTION 2 PART B	20	R-R	RANCH	296600	0.9269	320000	20200420
14 9 D 20	BAILEY ROBERT S	307	LAUREL DRIVE	AYLETT	VA	23009	WOODRUFF SECTION 3 PART D	20	R-R	RANCH	337600	1.0293	328000	20191029
14 11 2	GWATHMEY JOHN OWEN	0				0	MIDWAY	20	A-C		52200	0.8031	65000	20190418
14A 1 13	LINGUS MICHELLE S	0				0	LOT 13	20	A-C	RANCH	122400	1.3600	90000	20190920
15 13	SMITHSON JAMI L	9762	W RIVER ROAD	AYLETT	VA	23009	PART EDGE HILL	20	A-C	RANCH	135300	0.8054	168000	20190729
15A 1 A 1	WORLEY CHRISTIAN KEITH	34	EDGE HILL FARMS DRIVE	AYLETT	VA	23009	LOT 1 BLK A SECT B	20	A-C	RANCH	131100	0.6638	197500	20200421
17 11B	KILLMEIER LUCAS	816	CALNO ROAD	HANOVER	VA	23069		20	A-C	RANCH	208600	1.0589	197000	20190418
18 29	HEATH JOHN WESLEY	0				0	ADJ MONCURE	20	A-C		29300	0.8618	34000	20191219
18 57	TOLER AUBREY E	3093	NELSONS BRIDGE ROAD	HANOVER	VA	23069	ADJ JOHNSON	20	A-C	CONV	140500	0.8314	169000	20190830
18 61A	TRIVETTE JASON	24	WILL DAVIS ROAD	HANOVER	VA	23069	DAVIS ESTATES LOT 2	20	A-C	RANCH	177400	0.8654	205000	20190903
19 7A	STEINER JAMES A	9100	DABNEYS MILL ROAD	MANQUIN	VA	23106	ADJ CORINTH PARCEL 2	20	A-C	GAR/APT	155600	0.9725	160000	20190816
19 21B	STANLEY CARY L	283	MEHIXON CREEK LANE	MANQUIN	VA	23106	PT PLAIN DEALING	20	A-C	RANCH	173700	0.9926	175000	20191217
19 3 3	DARRELL KELLUM, INC	0				0	LOT 3 POLLARD SUBDIVISION	20	A-C		35200	0.5029	70000	20191127
19A 10	FOSTER JOHN M	129	HILL DRIVE	MANQUIN	VA	23106	LOT 10 SECTION A	20	R-R	RANCH	142300	0.8373	169950	20190604
19A 25	FREEDOM MORTGAGE CORPORATION	60	CORINTH DRIVE	MANQUIN	VA	23106	LOT 25 SECTION B	20	R-R	RANCH	147500	1.1980	123120	20191218
19B 1 2	STALLINGS AUSTIN E	8031	DABNEYS MILL ROAD	MANQUIN	VA	23106	LOT 2 BLOCK A SECTION 1	20	R-R	RANCH	178500	0.8707	205000	20191107
19B 1 21A	SWIFT DARI N	164	WOODLIN LANE	MANQUIN	VA	23106	LOT 21A	20	R-R	CAPE	274500	1.1438	240000	20200218
19D 3	MUNDIE DAVID W	239	ETNA MILLS ROAD	MANQUIN	VA	23106	LOT 3	20	A-C	RANCH	129900	1.2612	103000	20191029
20 4B	KING GEOFFREY KYLE	74	ESTATES ROAD	AYLETT	VA	23009	MANGOCHICK ESTATES	20	A-C	RANCH	157600	0.8812	178850	20190603
20 4H	CARLSON-MORRISON ZACHARY T	308	ESTATES ROAD	AYLETT	VA	23009	MANGOCHICK ESTATES	20	A-C	CONV	178800	1.1462	156000	20190805
20 7B	MACHADO EMANUEL	3198	ENFIELD ROAD	AYLETT	VA	23009	PARCEL 1	20	A-C	RANCH	166600	1.0925	152500	20190923
20 7M2	LIONSGATE PROPERTY SOLUTIONS	110	HIDEWAY LANE	AYLETT	VA	23009	LOT 2	20	A-C	CAPE	192700	1.2313	156500	20200224
20 16	PKJ PROPERTIES, LLC	5816	KING WILLIAM ROAD	AYLETT	VA	23009	ADJ MITCHELL	20	M		88100	0.5684	155000	20190429
20 20	MID ATLANTIC TREE HARVESTORS INC 0	0				0	PART POOR HOUSE TRACT	20	A-C		38000	1.2667	30000	20200309
20 23C	ALEXANDER JUSTIN M	268	UPSHAW ROAD	AYLETT	VA	23009	GWATHMEY'S CREST	20	A-C	DOUBLEWIDE	105200	0.7306	144000	20190903
20 43	STONE ADAM T	777	VENTER ROAD	AYLETT	VA	23009	ADJ ABRAMS LOT 19 T A	20	R-R	RANCH	296500	0.9123	325000	20200310
20 1 2	EGGER BONNIE	154	SPRING HILL LANE	AYLETT	VA	23009	LOT 2	20	R-R	RANCH	204900	0.8967	228500	20190724
21 16	LUSK BROOKS E	230	DABNEY ROAD	AYLETT	VA	23009	PART DABNEYS	20	A-C	CAPE COD	379600	0.9038	420000	20191015
21 21B	HILL WESLEY ALBERT	9853	KING WILLIAM ROAD	AYLETT	VA	23009		50	A-C	RANCH	389000	0.8189	475000	20190506
21 25C	LYNCH KIMBERLY A	2027	VENTER ROAD	AYLETT	VA	23009	LOT 1 SECTION 1	20	A-C	RANCH	185200	1.0232	181000	20200408
21 95	LANKFORD MATTHEW D	3914	UPSHAW ROAD			0	RESIDUAL	20	A-C		51100	0.6388	80000	20200115
21 95E	THORNTON ANDREW J	3938	UPSHAW ROAD	AYLETT	VA	23009	WARSAW FARM	50	A-C	COLONIAL	339100	1.5071	225000	20190409
21 2 F	CRAIN STEVEN LEE	402	MIDWAY LANE	AYLETT	VA	23009	SECTION B LOT F	20	R-1	RANCH	219300	0.8451	259500	20200406
21 2 G	REIFF JUSTIN MICHAEL	398	MIDWAY LANE	AYLETT	VA	23009	SECTION B LOT G	20	R-1	RANCH	180500	0.8636	209000	20191114
21 4 5	CLIFFORD KIANA M	2246	COMMINS ROAD	AYLETT	VA	23009	LOT 5	20	A-C	CAPE	170700	0.9896	172500	20190521
21 9 10	BARRETT SCOTT E	10	WHITE PINE COURT	AYLETT	VA	23009	PARKWOOD ESTATES	20	R-1	COLONIAL	230100	0.9588	240000	20190626
21 9 14	BOUNDY PAULA ANN TRUST	111	PARKWOOD DRIVE	AYLETT	VA	23009	LOT 14	20	R-1	CAPE COD	307300	1.0142	303000	20191122

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21 9 26	MINSON CHAD M	136 PARKWOOD DRIVE	AYLETT VA 23009 LOT 26	20	R-1	COLONIAL	256300	0.9672	265000	20191028
21 10 5	CATLETT JUSTIN W	243 PARKWOOD DRIVE	AYLETT VA 23009 PARKWOOD ESTATES II	20	R-1	COLONIAL	255300	0.9726	262500	20200518
21 10 16	WATSON MATTHEW T	265 PARKWOOD DRIVE	AYLETT VA 23009 PARKWOOD ESTATES II	20	R-1	RANCH	289400	1.0719	270000	20200529
21 10 21	HOLMES DYNEKA	272 PARKWOOD DRIVE	AYLETT VA 23009 PARKWOOD ESTATES II	20	R-1	COLONIAL	298600	1.0898	274000	20190830
21 11 3 29	LANGFORD CHARLES R	334 SHELTON COURT	AYLETT VA 23009 LOT 29	20	R-1	RANCH	239600	1.0132	236480	20191211
21 11 3 32	PACE CURTIS N III	340 SHELTON COURT	AYLETT VA 23009 LOT 32	20	R-1	TWO STORY	234600	1.0431	224900	20190930
21 11 3 47	HORNING JUSTIN A	340 SHELTON PLACE	AYLETT VA 23009 LOT 47	20	R-1	COLONIAL	217800	0.9388	232000	20190621
21 11 3 69	SHEPPERD FREDERICK JR	304 MADISON COURT	AYLETT VA 23009 LOT 69	20	R-1	RANCH	223400	0.9193	243000	20190618
21 11 3 70	BASS JASON LYN	306 MADISON COURT	AYLETT VA 23009 LOT 70	20	R-1		226400	0.9513	238000	20190909
21 11 A 2	DODSON JOSEPH W	102 POLLARD PLACE	AYLETT VA 23009 LOT 2 BLOCK A	20	R-1	RANCH	222700	1.0123	220000	20200428
21 11 A 3	TEMPLE CHANETIA	96 SHELBY COURT	AYLETT VA 23009 LOT 3 BLOCK A	20	R-1	2-STORY	231400	1.0061	230000	20190926
21 11 A 13	GILBERT CHARLES	112 POLLARD PLACE	AYLETT VA 23009 LOT 13 BLOCK A	20	R-1	RANCH	200200	0.9312	215000	20200127
21 11 B 3	MERIWEATHER JACK D	105 MCCAULEY PARKWAY	AYLETT VA 23009 LOT 3 BLOCK B	20	R-1	2-STORY	250100	0.9431	265200	20200508
21 11 B 19	FEDERAL NATIONAL MORTGAGE ASSO	102 CARLTON COURT	AYLETT VA 23009 LOT 19 BLOCK B	20	R-1	COLONIAL	276700	1.1863	233255	20200204
21 11 C 1	FLETCHER CHRISTOPHER L	91 EULA COURT	AYLETT VA 23009 LOT 1 BLOCK C	20	R-1	COLONIAL	268300	1.0125	265000	20190926
21 11 C 5	ADAMS JOHN M	90 EULA COURT	AYLETT VA 23009 LOT 5 BLOCK C	20	R-1	RANCH	236800	1.0296	230000	20190612
21 11 C 28	HARRISON RYAN	106 MCCAULEY PARKWAY	AYLETT VA 23009 LOT 28 BLOCK C	20	R-1	RANCH	244600	0.9699	252200	20191230
21 11 C 29	KASHEN PETER E	104 MCCAULEY PARKWAY	AYLETT VA 23009 LOT 29 BLOCK C	20	R-1	CONTEMP	349400	1.1092	315000	20200331
21 11 C 30	LYNCH ELIZABETH C	102 MCCAULEY PARKWAY	AYLETT VA 23009 LOT 30 BLOCK C	20	R-1	RANCH	291400	1.0996	265000	20190925
21 12 A 6	LANHAM JOSHUA W	310 DYLAN DRIVE	AYLETT VA 23009 LOT 6 BLOCK A	20	R-1	RANCH	213900	0.9949	215000	20200210
21 12 A 16	FALONEY DONOVAN M	330 DYLAN DRIVE	AYLETT VA 23009 LOT 16 BLOCK A	20	R-1	RANCH	228500	1.0386	220000	20191217
21 12 B 34	MILLS ROY J	306 TYLER TRAIL	AYLETT VA 23009 LOT 34 BLOCK B	20	R-1	RANCH	406800	1.1773	345540	20191122
21 12 B 37	CAMPBELL AUSTIN JAMES	307 TYLER TRAIL	AYLETT VA 23009 LOT 37 BLOCK B	20	R-1	CAPE	253100	1.0126	249950	20200512
21 12 B 46	HELLER RACHEL LEE	317 DYLAN DRIVE	AYLETT VA 23009 LOT 46 BLOCK B	20	R-1	RANCH	207300	1.0237	202500	20190701
21A 2 5	LOVING ROLAND C	1126 COMMINS ROAD	AYLETT VA 23009 PARCEL 5	20	A-C	CAPE	240100	1.1433	210000	20190722
21C 2 A 4	INGLE GENNY LEE	94 TERRA ALTA DRIVE	AYLETT VA 23009 LOT 4 BLK A SECT 2	20	R-R	RANCH	193300	0.9309	207650	20190403
21C 2 B 8	BURGESS JESSE M	217 TERRA ALTA DRIVE	AYLETT VA 23009 LOT 8 BLK B SECT 2	20	R-R	CAPE	183800	0.9259	198500	20190621
21C 3 5	JOBB VICTOR	592 TERRA ALTA DRIVE	AYLETT VA 23009 LOT 5 BLK C SECT 4	20	R-R	CAPE	133300	1.2720	104799	20200401
21C 3 10	MCGHEE HOUSTON ANDREW	434 TERRA ALTA DRIVE	AYLETT VA 23009 LOT 10 BLK C SECT 5	20	R-R	CAPE	188200	1.1071	170000	20200214
21C 3 D 5	PACINI BRITTNEY MARIE	461 TERRA ALTA DRIVE	AYLETT VA 23009 LOT 5 BLK D SECT 5	20	R-R		130200	0.6677	195000	20190926
21D 2 A 17	FLIP4GOOD	77 HOLLY ROAD	AYLETT VA 23009 LOT 17 BLK A SECT 3	20	R-1	RANCH	145500	1.3798	105450	20200416
21D 2 A 24	WETZLER KAITLYN P	88 MAPLE ROAD	AYLETT VA 23009 LOT 24 BLK A SECT 3	20	R-1		187900	1.0157	185000	20190424
21D 2 B 20	SANDERS DAVID HARLEY	308 POPLAR ROAD	AYLETT VA 23009 LOT 20 BLK B SECT 3	20	R-1	RANCH	199400	0.9970	200000	20190924
21D 2 C 6	MANFLO CHRISTOPHER SHAWN	322 LA MAE CIRCLE	AYLETT VA 23009 LOT 6 BLK C SECT 3	20	R-1	RANCH	184000	0.9534	193000	20191125
21D 2 E 7	BALL NATHAN PAGE	194 POPLAR ROAD	AYLETT VA 23009 LOT 7 BLK E SECT 3	20	R-1	CAPE	190500	1.0583	180000	20190516
21E 23	STEVENS WILLIAM RYLAND JR	626 CHERRY HILL DRIVE	AYLETT VA 23009 LOT 23	20	R-R	RANCH	245600	0.9746	252000	20191218
21F 1 2	BURCH JESSE L	1536 COMMINS ROAD	AYLETT VA 23009 LOT 2 SECT A	20	R-1	RANCH	164300	1.5032	109300	20200113
21F 1 11	ERB BRUCE	1270 COMMINS ROAD	AYLETT VA 23009 LOT 11 SECT A	20	R-1	RANCH	178800	1.0246	174500	20191227
21F 1 12	JETER MATHEW L	1242 COMMINS ROAD	AYLETT VA 23009 LOT 12 SECT A	20	R-1	RANCH	163600	0.9349	175000	20191015
21F 2 D 6	WHEELAND HOYT A	332 OAK SPRINGS DRIVE	AYLETT VA 23009 LOT 6 BLK D SECT B	20	R-1	CAPE	184100	1.0228	180000	20190808
21F 3 D 16	BARRON ELAINA KATHLEEN CALLAH	244 CORANN DRIVE	AYLETT VA 23009 LOT 16 BLK D SECT C	20	R-1	RANCH	136800	0.7600	180000	20191106
21F 4 25	ELMORE CALLIE F	391 CORANN DRIVE	AYLETT VA 23009 LOT 25 SECT E	20	R-1	RANCH	164700	0.9952	165500	20190805
21F 4 26	COURTNEY KENNETH T	381 CORANN DRIVE	AYLETT VA 23009 LOT 26 SECT E	20	R-1	RANCH	195400	0.9532	205000	20190605
21F 5 9	LIONSGATE PROPERTY SOLUTIONS LLC	39 GWYNNE DRIVE	AYLETT VA 23009 LOT 9 SECT D	20	R-1	RANCH	193300	1.6108	120000	20191227
21F 5 11	OGLE CHARLES R	75 GWYNNE DRIVE	AYLETT VA 23009 LOT 11 SECT D	20	R-1	RANCH	169200	0.9669	175000	20190620
21F 5 35	BURNOPP KYLE LEE	164 GWYNNE DRIVE	AYLETT VA 23009 LOT 35 SECT D	20	R-1	CAPE	196000	1.0182	192500	20190815
21F 6 7	LUCAS JOSHUA A	744 OAK SPRINGS DRIVE	AYLETT VA 23009 LOT 7 SECT F	20	R-1	RANCH	168900	1.1112	152000	20190906
21F 6 10	CROUCH DEBRA P	668 OAK SPRINGS DRIVE	AYLETT VA 23009 LOT 10 SECT F	20	R-1	RANCH	196300	1.0177	192883	20190507
21K 1 7	BELVIN CHARLES J	460 ROSEBUD RUN	AYLETT VA 23009 ROSE GARDEN ESTATES	20	R-1	RANCH	195300	1.0018	194950	20190819
21K 1 40	O'BERRY GREGORY TODD	743 ROSEBUD RUN	AYLETT VA 23009 ROSE GARDEN ESTATES	20	R-1	CAPE	190400	1.0697	178000	20190419
21K 1 48	ROBERTS SHAWN W	1009 ROSEBUD RUN	AYLETT VA 23009 ROSE GARDEN ESTATES	20	R-1	RANCH	175000	0.9943	176000	20200401
21K 2 65	SHAW ERIC D	68 ROSEBUD RUN	AYLETT VA 23009 ROSE GARDEN ESTATES	20	R-1	CAPE	219300	1.0698	205000	20190426
21K 4 9	WERNER LOUIS L JR	95 ROSEWOOD COURT	AYLETT VA 23009 ROSEWOOD ESTATES	20	R-1	RANCH	157900	0.8972	176000	20200121

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MAP #	OWNER	PROPERTY ADDRESS	LEGAL	CLASS	ZONE	STYLE	2021 TOTAL ASSESSMENT	2021 SALES RATIO	SALE PRICE	SALE DATE
21K 4 11	FLOURNOY DONNA L	68 DOGWOOD COURT	AYLETT VA 23009	20	R-1	RANCH	166100	1.1000	151000	20200204
21K 4 19	RICCHEZZA SHANNA M	141 DOGWOOD COURT	AYLETT VA 23009	20	R-1	CONV	235200	0.9484	248000	20190625
21K 4 20	FISHER DOUGLAS J	121 DOGWOOD COURT	AYLETT VA 23009	20	R-1	VICTORIAN	234400	1.0191	230000	20191112
21K 4 23	PREDDY ASHLEY L	178 COURTNEY LANE	AYLETT VA 23009	20	R-1	CAPE	212900	1.0390	204900	20190927
21K 4 36	DODSON JUSTIN TAYLOR	421 COURTNEY LANE	AYLETT VA 23009	20	R-1	RANCH	202000	1.0919	185000	20190408
21K 4 41	NORTON COLBY W	35 WILLOW COURT	AYLETT VA 23009	20	R-1	CAPE	215900	0.9600	224900	20190520
22 5B	MILLER BARRY A	4082 UPSHAW ROAD	AYLETT VA 23009	20	A-C	RANCH	309200	1.0535	293500	20191127
22 5C	JESTER DAVID C JR	4133 UPSHAW RD	0	20	A-C	RANCH	290600	0.9868	294500	20200204
22 5E	HOLDERIED KENNETH A	0	0	50	A-C		98700	0.7311	135000	20200106
22 17F	SHEDMAN LAND, LLC	0	0	40	M		81000	1.0887	74400	20200326
22 19	STORE-MORE, INC	0	0	40	B-2		280000	2.8000	100000	20190410
22 20I	ALLEN MILLER INVESTMENTS, LLC	0	0	40	B-2		363800	1.6536	220000	20190507
22 34A	BOARD OF SUPERVISORS OF	7890 RICHMOND TAPPAHANNOCK	AYLETT VA 23009	74	B-1	COMMERCIAL	356300	0.7918	450000	20200210
22 45	BROWN LATESHA J	11542 W RIVER ROAD	AYLETT VA 23009	20	R-1	TWO STORY	158300	0.9312	170000	20191118
22 52C	RUFFIN CHARLES M SR	11026 W RIVER ROAD	AYLETT VA 23009	20	R-1	RANCH	203000	1.0074	201500	20191203
22 56A	POLLARD JEFFREY LEE JR	11063 W RIVER ROAD	AYLETT VA 23009	20	R-1	RANCH	176100	1.0545	167000	20200325
22 81	TALLEY EDWARD G	0	0	20	A-C	COLONIAL	102600	1.0209	100500	20190703
22 89A1	KELLUM HOMES, LLC	0	0	20	A-C		126800	0.9754	130000	20190924
22 89A4	CORBETT LYDIA B	0	0	20	A-C		59500	0.7933	75000	20200204
22 1 2	MEK, LLC	0	0	20	R-1		51000	1.0200	50000	20200330
22 1 B2	PRINCE JACOB	910 MILL ROAD	KING WILLIAM VA 23086	20	R-1	RANCH	182100	0.8723	208750	20200304
22 1 53	JOBB VICTOR	174 MILL ROAD	KING WILLIAM VA 23086	20	R-1	RANCH	143800	1.1550	124500	20190531
22 3 3	FORTUNE CHASTITY YVETTE	110 LOOMIS DRIVE	AYLETT VA 0	20	A-C	CAPE	214400	0.8409	254950	20191104
22 5 2	BLAND LORI L	940 COMMINS ROAD	AYLETT VA 23009	20	A-C	RANCH	200900	1.1480	175000	20190717
22 7 1	TAYLOR CHRISTOPHER D	12216 W RIVER ROAD	AYLETT VA 23009	20	A-C	RANCH	301200	1.0042	299950	20190801
22 7 8	LONGEST DYLAN A	1315 MILL ROAD	KING WILLIAM VA 23086	20	R-1	RANCH	236300	1.0364	228000	20200319
22 8 8	HARRIS STEVEN TODD SR	100 AYLETT'S MILL DRIVE	AYLETT VA 23009	20	R-1	RANCH	201800	0.9656	209000	20190606
22 9 5	JOHNSTON MATTHEW	0	0	20	A-C		68700	0.7942	86500	20200526
22 11 1 2	MARTIN GRACE L	2204 KENNINGTON PARKWAY	HANOVER VA 23069	20	R-1	RANCH	224300	1.0198	219950	20200121
22 11 1 17	WILSON VINCENT E	2204 SARA ANN COURT	AYLETT VA 23009	20	R-1	RANCH	242700	1.0524	230625	20191001
22 11 1 20	BAKER JOHN T	2210 SARA ANN COURT	AYLETT VA 23009	20	R-1	TWO STORY	235400	0.9810	239950	20190515
22 11 1 22	NUGENT MARYLEE	2211 SARA ANN COURT	AYLETT VA 23009	20	R-1	RANCH	248400	1.0139	245000	20190618
22 11 1 29	LOGAN RICHARD	2202 SILVER STREET	AYLETT VA 23009	20	R-1	ONE STORY	315000	1.0161	310000	20191021
22 11 1 30	RAC RENTALS, LLC	2204 SILVER STREET	AYLETT VA 23009	20	R-1	TWO STORY	236700	1.3150	180000	20190718
22 11 B 4	HICKS JORDAN E	2106 CHAUCER COURT	AYLETT VA 23009	20	R-1		159100	0.9947	159950	20200304
22 11 C 3	MIMS ANITA P	2107 CORNWALL COURT	AYLETT VA 23009	20	R-1		159100	1.0265	155000	20191113
22 11 C 4	JONES CHRISTINNA M	2105 CORNWALL COURT	AYLETT VA 23009	20	R-1		159100	1.0265	155000	20190617
22 11 D 4	FORD DEVALLE R	2106 CORNWALL COURT	AYLETT VA 23009	20	R-1	TOWNHOUSE	163100	1.0523	155000	20190424
22 11 K 3	STURGIS JOHNNIE BRAD	2159 KENNINGTON PARK ROAD	AYLETT VA 23009	20	R-1	TOWNHOUSE	210600	1.0199	206500	20190403
22 11 L 4	DAVISON BARRY	3211 KENNINGTON PARK ROAD	AYLETT VA 23009	20	R-1	TOWNHOUSE	224400	1.0688	209950	20200528
22 11 M 3	MARSTON CRYSTAL H	3317 KENNINGTON PARK ROAD	AYLETT VA 23009	20	R-1	TOWN HOUSE	217200	0.9403	231000	20200417
22 11 N 3	PEEBLES ROBERT A	4735 KENNINGTON PARK ROAD	AYLETT VA 23009	20	R-1	TOWNHOUSE	253700	0.9833	258000	20190524
22 11 O 4	MCGHEE RICHARD ANTHONY	4740 KENNINGTON PARK ROAD	AYLETT VA 23009	20	R-1	TOWN HOUSE	256900	1.0075	255000	20191219
22 11 P 1	LINDBLAD JAMES W	725 ANNE LANE	AYLETT VA 23009	20	R-1	TOWNHOUSE	236500	0.9895	239000	20190731
22 11 S 1	ALLEY DEBRA HELEN	724 ANNE LANE	AYLETT VA 23009	20	R-1	TOWN HOUSE	232400	0.9724	239000	20191210
22 11 W 3	LEWTER RAYMOND G JR	544 SARA COURT	AYLETT VA 23009	20	R-1	TOWN HOUSE	253700	0.9949	255000	20200218
22 11 W 5	GIANNINI GILES	540 SARA COURT	AYLETT VA 23009	20	R-1	TOWN HOUSE	222400	0.9729	228600	20190610
22 11 X 1	HUNT ROCHELLE A	1990 KENNINGTON PARK ROAD	AYLETT VA 23009	20	R-1	PATIO HOME	167300	1.6564	101000	20191126
22 11 X 3	ATKINSON CAROLYN WADE	1994 KENNINGTON PARK ROAD	0	20	R-1	PATIO HOME	183300	1.0298	178000	20200429
22 11 X 4	TAVARES BRUCE M	1996 KENNINGTON PARK ROAD	0	20	R-1	PATIO HOME	182000	1.0254	177500	20200429
22 11 X 5	JENKINS SUSAN C	1998 KENNINGTON PARK ROAD	AYLETT VA 23009	20	R-1	PATIO HOME	196600	1.1514	170750	20191227
22 11 X 6	ELLIOTT ROBERT S	2000 KENNINGTON PARK ROAD	AYLETT VA 23009	20	R-1		167300	1.0464	159875	20191126
22 112A 63	RCI BUILDERS LLC	0	0	20	A-C		60000	0.9231	65000	20200515

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22 113A M3	EARY RICHARD GORDON	304 WENDENBURG TERRACE	AYLETT VA 23009	KENNINGTON SECTION 3-A	20	R-1	PATIO HOME	279400	1.0279	271810	20200316
22 113A O10	RCI BUILDERS LLC	0	0	KENNINGTON SECTION 3-A	20	R-1		60000	1.0000	60000	20191211
22 113A O11	RCI BUILDERS LLC	0	0	KENNINGTON SECTION 3-A	20	R-1		60000	1.0000	60000	20191211
22A 2 12A	SMITH WILLIAM JACKSON PARKER	223 NEWMAN DRIVE	AYLETT VA 23009	LOT 12A	20	R-1	RANCH	223200	0.9223	242000	20200220
22A 2 17	COLLIER TONY R	196 MARTINS BRANCH	AYLETT VA 23009	LOT 17	20	R-1	RANCH	244000	0.9569	255000	20190617
22A 2 20	JANKE DANIEL J	16 MARTINS BRANCH	AYLETT VA 23009	LOT 20	20	R-1	CAPE	314600	1.0848	290000	20190702
22A 2 23A	EDWARDS LINDA B	340 NEWMAN DRIVE	AYLETT VA 23009	LOT 23A	20	R-1	SPLITLEVEL	205500	1.1417	180000	20190612
22A 2 27A	PREVIS DAVID JSCOTT	174 NEWMAN DRIVE	AYLETT VA 23009		20	R-1	RANCH	458700	1.0831	423500	20190828
22C 1 A 12	ADKINS BRANDON L	191 WALNUT LANE	KING WILLIAM VA 23086	LOT 12 BLK A	20	R-1	RANCH	213200	1.0660	200000	20190415
22C 1 B 1	PITTS CHARLES DOUGLAS III	5754 RICHMOND TAPPAHANNOCK H	AYLETT VA 23009	LOT 1 BLK B	20	R-1	RANCH	200900	1.1382	176500	20190619
22C 2 A 23	DONNELLY JAMES M	565 WALNUT LANE	KING WILLIAM VA 23086	LOT 23 BLK A SECTION 2	20	R-1	CAPE	267900	0.8385	319500	20200416
22C 2 B 11	WOODS DAVID	398 WALNUT LANE	KING WILLIAM VA 23086	LOT 11 BLK B SECTION 2	20	R-1	RANCH	190900	0.9641	198000	20190603
22D 1 3	HILL JAMES C	51 BRAXTON DRIVE	AYLETT VA 23009	LOT 3	20	R-1	RANCH	157100	0.8058	194950	20191220
26 6	CRABBE AVIATION, LLC	0	0	ADJ DAVENPORT TRACT	60	A-C		192200	0.5266	365000	20190816
26 21	TEMPLE DEVONTE	2516 MAHIXON ROAD	MANQUIN VA 23106	ADJ HARRIS	20	A-C	BUNGALOW	165900	0.9217	180000	20200505
26 30D	CHILDRESS VIRGINIA MICHELLE	121 MOORE LANE	MANQUIN VA 23106	ADJ TOMPKINS	20	A-C	RANCH	124200	0.9200	135000	20191227
26 44E2	MYERS WILLIAM CHRISTOPHER	0	0	RIVER HILL FARMS	20	A-C		104000	0.9455	110000	20191021
26 44L	MCAVINEY SUSANA DANIEL	5154 DABNEY'S MILL ROAD	MANQUIN VA 23106	PARCEL 1 SECT A	20	A-C	RANCH	157400	0.7604	207000	20200522
26 47B	KOVACIK JOHN E	4218 DABNEYS MILL ROAD	MANQUIN VA 23106	ADJ CAMPBELL	20	A-C	RANCH	191200	0.8498	225000	20200107
26 48	COASTAL FARM SERVICE, LLC	0	0	ADJ DABNEYS MILL	60	A-C		446300	0.8189	545000	20191024
26 2 5	ARNOLD ERIK CASEY	5751 DABNEYS MILL ROAD	MANQUIN VA 23106	LOT 5 BEAR RUN SUBDIVISIO	20	A-C	MODULAR	347700	1.0226	340025	20191204
26 2 6	FAIR LUKE	5599 DABNEY'S MILL ROAD	MANQUIN VA 23106	LOT 6 BEAR RUN SUBDIVISIO	20	A-C	RANCH	234900	0.9788	240000	20190801
26 4 6	GIVENS JONATHAN N	144 VALLEY FOREST ROAD	MANQUIN VA 23106	VALLEY FOREST ESTATES	20	A-C	RANCH	304600	1.0325	295000	20190712
26 5 9	BOULDEN JOHN T	275 RIVER BLUFF DRIVE	MANQUIN VA 23106	PARCEL I	20	A-C	CAPE COD	414700	1.0177	407500	20190415
26A 6	JORDAN KAITLYN	5805 DABNEY'S MILL ROAD	MANQUIN VA 23106	LOT 6	20	A-C	RANCH	177200	0.9326	190000	20200310
27 30A	DARRELL KELLUM INC	0	0		20	A-C		81300	0.8789	92500	20200214
27 36	BROOKS LAWRENCE D III	0	0	ADJ BRANDYWINE	50	A-C		122400	1.2884	95000	20200428
27 1 8	BERBERT NATHAN C	211 BLACK CREEK LANE	AYLETT VA 23009	BLACK CREEK ESTATES	20	R-1	COLONIAL	209200	0.9641	217000	20200506
27 1 9	TAYLOR JONATHAN ALEXANDER	213 BLACK CREEK LANE	AYLETT VA 23009	BLACK CREEK ESTATES	20	R-1	COLONIAL	229400	1.0198	224950	20190903
27 1 19	FORTUNE MAVRICK	76 OAK CREEK LANE	AYLETT VA 23009	BLACK CREEK ESTATES	20	R-1	COLONIAL	229100	1.0184	224950	20191112
27 3 B 2	DAVIS DONALD WAYNE	116 PINE HAVEN ROAD	AYLETT VA 23009	LOT 2	20	R-1		236500	0.9460	250000	20190729
27 3 B 3	EVANS ELTON M III	118 PINE HAVEN ROAD	AYLETT VA 23009	LOT 3	20	R-1	RANCH	274200	1.0228	268095	20190408
27 3 B 5	BALDUCCI BUILDERS INC	122 PINE HAVEN ROAD	0	LOT 5	20	R-1		46000	0.9200	50000	20200515
27 3 B 12	ARVIDSON JONATHAN MILLER	108 PLEASANT GROVE COURT	AYLETT VA 23009	LOT 12	20	R-1	RANCH	224400	1.0031	223700	20200107
27 3 B 17	SMITH CHARLES	101 PLEASANT GROVE COURT	AYLETT VA 23009	LOT 17	20	R-1	2 STORY	294100	1.0524	279450	20200121
27 3 B 18	WALTER KATHERINE T	107 PINE HAVEN ROAD	AYLETT VA 23009	LOT 18	20	R-1	RANCH	204000	1.0200	200000	20200501
27 3 C 3	HOGGE JESSIE	105 CEDAR CREST ROAD	0	LOT 3	20	R-1	COLONIAL	298600	0.8435	354000	20200518
27 3 D 4	COLEMAN ERIC ANTONIO	120 CEDAR CREST ROAD	AYLETT VA 23009	LOT 4	20	R-1	RANCH	268300	1.1110	241500	20190524
27 4 E 11	DREXHAGEN RICHARD ROBERT	207 OAK RIDGE COURT	AYLETT VA 23009	LOT 11 BLOCK E	20	R-1	RANCH	266200	1.0160	262000	20191118
27 4 F 6	STALLINGS TRAVIS	204 WOODLAND COURT	AYLETT VA 23009	LOT 6 BLOCK F	20	R-1	RANCH	252200	1.1595	217500	20191202
27 4 F 15	BALDUCCI BUILDERS, INC	222 PINE RIDGE ROAD	0	LOT 15 BLOCK F	20	R-1		48000	1.0667	45000	20200515
27 4 F 22	LONGEST ELLEN BYRD	208 PINE RIDGE ROAD	AYLETT VA 23009	LOT 22 BLOCK F	20	R-1	RANCH	231100	0.9439	244845	20200319
27 4 G 3	SWINSON ERIKA MICHELLE	209 PINE RIDGE ROAD	AYLETT VA 23009	LOT 3 BLOCK G	20	R-1	RANCH	236400	1.0323	229000	20190429
27 4 G 5	HAYES PAMELA LYNN	213 PINE RIDGE ROAD	0	LOT 5 BLOCK G	20	R-1	RANCH	230000	1.0000	230000	20190711
27B 2 A 5	PASOWICZ SHANNON	68 MANQUIN DRIVE	AYLETT VA 23009	LOT 5 BLK A SECT B	20	R-1	RANCH	212300	1.0887	195000	20190906
27B 2 A 6	VAUGHAN GEOFFREY W	96 MANQUIN DRIVE	AYLETT VA 23009	LOT 6 BLK A SECT B	20	R-1	SPLITLEVEL	203200	1.0399	195400	20190422
27B 2 B 6	HOFFMAN LINDA L	96 KENDAL DRIVE	AYLETT VA 23009	LOT 6 BLK B SECT B	20	R-1	RANCH	187000	0.8148	229500	20190408
27B 2 C 17	STALEY ROBERT RAY JR	235 DEVONSHIRE DRIVE	AYLETT VA 23009	LOT 17 BLK C SECT B	20	R-1	COLONIAL	189500	0.9976	189950	20200423
27B 2 C 31	PACE KENDALL	101 WYSOR DRIVE	AYLETT VA 23009	LOT 31 BLK C SECT B	20	R-1	RANCH	187000	0.9692	192950	20190628
27B 2 C 37A	WATSON HUNTER S	260 MANQUIN DRIVE	AYLETT VA 23009	LOT 37A BLK C SECT B	20	R-1	RANCH	197500	1.0000	197500	20191031
27B 2 C 53	TUCK WESLEY F	58 N MONCUIN DRIVE	AYLETT VA 23009	LOT 53 BLK C SECT B	20	R-1	RANCH	156300	0.8937	174900	20200311
27B 3 C 1	MEYERS GARREN R C	124 MONCUIN DRIVE	AYLETT VA 23009	LOT 1 BLK C SECT C	20	R-1	RANCH	205600	1.0358	198500	20190920
27B 3 C 5	MILLER DAVID	224 N MONCUIN DRIVE	AYLETT VA 23009	LOT 5 BLK C SECT D	20	R-1	RANCH	218800	1.0177	215000	20200115

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28 20	ALLEN LISA G	1193 MANFIELD ROAD	MANQUIN VA 23106	20	A-C	RANCH	93000	0.7045	132000	20190802	
28 35A	BURGESS JASON LEE	1278 MT PLEASANT ROAD	MANQUIN VA 23106	ADJ PART MARL HILL	20	B-1	CAPE	217200	1.0865	199900	20190903
28 49	KING WILLIAM FLORIST LLC	527 SHARON ROAD	KING WILLIAM VA 23086	ADJ ALEXANDER	20	R-1	RANCH	104900	0.8392	125000	20190726
28 59B	PRIMAX PROPERTIES LLC	12285 KING WILLIAM ROAD	KING WILLIAM VA 23086	ADJ KELLY	40	B-1	COMMERICAL	3553500	0.6940	5120000	20200129
28 1 2	MARQUE BRYCE	170 CLARKS LANE	AYLETT VA 23009	LOT 2	20	R-1	CAPE	207100	1.0102	205001	20191126
28 2 5	WALKER AMBER E	551 MOUNT PLEASANT ROAD	KING WILLIAM VA 23086	LOT 5	20	A-C	RANCH	144700	0.9246	156500	20190730
28 2 6	TOMS-LUCY JONATHAN T	695 MOUNT PLEASANT ROAD	KING WILLIAM VA 23086	LOT 6	20	A-C	RANCH	158900	1.5733	101000	20190429
28 3 2	CENTRAL GARAGE, LLC	0	0	LOT 2	40	B-1		153500	0.9029	170000	20190911
28 8 A 7	MANCUSO CHRISTINA MORGAN	114 CENTRAL CROSSING TERRAC	AYLETT VA 23009	LOT 7 BLOCK A	20	R-1	RANCH	189400	1.0249	184800	20200107
28 8 A 11	FARROW SHANE RAWLEY	122 CENTRAL CROSSING TERRAC	AYLETT VA 23009	LOT 11 BLOCK A	20	R-1	RANCH	182200	0.9851	184950	20200203
28 8 B 2	WRIGHT MAITLAND D	106 ST CHARLES PLACE	AYLETT VA 23009	LOT 2 BLOCK B	20	R-1	RANCH	191100	0.9014	212000	20190806
28 8 B 6	WEEKS FRANKLIN E	114 ST CHARLES PLACE	AYLETT VA 23009	LOT 6 BLOCK B	20	R-1	TWO STORY	250500	1.0566	237085	20190429
28 8 B 11	MORALES IAN GABRIEL	104 ST CHARLES COURT	AYLETT VA 23009	LOT 11 BLOCK B	20	R-1	RANCH	193200	1.0168	190000	20190510
28 8 B 15	LALIBERTE AMANDA BLAIR	101 ST CHARLES COURT	AYLETT VA 23009	LOT 15 BLOCK B	20	R-1	RANCH	211600	1.0964	193000	20191203
28 8 B 16	BANKS KALEY A	107 ST CHARLES PLACE	AYLETT VA 23009	LOT 16 BLOCK B	20	R-1	TWO STORY	230200	1.0009	230000	20200203
28 9 4	SMITH KODY L	132 W LIBERTY FARMS DRIVE	MANQUIN VA 23106	WEST LIBERTY FARMS	20	R-1	RANCH	234400	1.0191	230000	20200413
28 9 7	PRITT CHRISTOPHER J	182 W LIBERTY FARMS DRIVE	MANQUIN VA 23106	WEST LIBERTY FARMS	20	R-1	RANCH	229200	0.9965	230000	20191002
28 9 15	VEITTE RICHARD A	205 W LIBERTY FARMS DRIVE	MANQUIN VA 23106	WEST LIBERTY FARMS	20	R-1	RANCH	235400	1.0604	222000	20190830
28 10 2	KING WILLIAM MANOR, LLC	0	0	LOT 2 PINECREST	30	R-1		232000	0.7712	300830	20200305
28A 1 9	GORDON GERALD	172 CHOCTAW RIDGE	AYLETT VA 23009	LOT 9	20	R-1	RANCH	211500	1.0074	209950	20191021
28A 1 12	CUFFLEY DAVID	80 CHOCTAW RIDGE	AYLETT VA 23009	LOT 12	20	R-1	TRILEVEL	197500	1.0133	194900	20191104
28B 1 A 1	MAYO BEVERLY W	30 LANCASTER ROAD	KING WILLIAM VA 23086	LOT 1 BLK A SECT 1	20	R-1	COLONIAL	267400	0.8626	310000	20200330
28B 1 A 19	CARSON KALLIE	61 ESSEX COURT	KING WILLIAM VA 23086	LOT 19 BLK A SECT 1	20	R-1	RANCH	215500	1.0117	213000	20191211
28B 3 A 10	FOX IAN E	380 OXFORD LANE	KING WILLIAM VA 23086	LOT 10	20	R-1	COLONIAL	224200	1.0237	219000	20190923
28B 3 A 16	HERSHBERGER TAYLOR N	377 OXFORD LANE	KING WILLIAM VA 23086	LOT 16	20	R-1	2-STORY	218900	1.0181	215000	20190819
28B 3 A 31	REAMER CHAD W	357 NOTTOWAY LANE	KING WILLIAM VA 23086	LOT 31	20	R-1	2-STORY	213700	0.9871	216500	20200422
28B 3 A 32	HAYES KEITH A	355 NOTTOWAY LANE	KING WILLIAM VA 23086	LOT 32	20	R-1	RANCH	200700	0.9887	203000	20190809
28B 4 21	BOZE EVAN	923 MONCUIN COURT	MANQUIN VA 23106	LOT 21 SEC.4	20	R-1	TWO STORY	200500	1.0204	196500	20190703
29 8D	FOXWORTH CHRISTOPHER G	257 INDIAN CHURCH RD	0	LOT 1 INDIAN WOODS	20	A-C		51000	1.3821	36900	20200518
29 12M	KIRKLAND JANE	12870 KING WILLIAM ROAD	KING WILLIAM VA 23086	PART WALKERS	20	R-R	CAPE	166300	1.7144	97000	20190923
29 43G	OLIVA FUNES JUAN FRANCISCO	13994 KING WILLIAM ROAD	KING WILLIAM VA 23086	ADJ KELLEY	20	A-C	RANCH	191600	0.7664	250000	20200317
29 63	BEAZLEY JOHN S	15126 W RIVER ROAD	KING WILLIAM VA 23086	PART GREGGGS	50	A-C	CAPE	343500	0.7633	450000	20200407
29 64A	KELLUM HOMES, LLC	15296 W RIVER ROAD	0	ADJ GREGGGS	20	A-C		39500	0.7900	50000	20200124
29 6 4	SPENCER MATTHEW E	82 KELLEYS COURT	KING WILLIAM VA 23086	KELLY'S PLACE LOT 4	20	A-C	COLONIAL	273700	1.3033	210000	20191018
29 7 7	REED MATTHEW L	113 INDIAN FIELDS DRIVE	KING WILLIAM VA 23086	LOT 7	20	R-1	COLONIAL	268500	0.9262	289900	20200211
29A 1 16	AVILA JACOB	412 KELLEY LANE	KING WILLIAM VA 23086	LOT 16	20	R-1	RANCH	161800	0.9248	174950	20190812
29B 1 19	GAUTHIER ELDEN	283 FOREST LANE	KING WILLIAM VA 23086	TRACT 19	20	R-R	COLONIAL	241900	1.0079	240000	20191031
29B 1 20A	DESPER LLOYD	89 FOREST LANE	KING WILLIAM VA 23086	CORR-WALKER TRACT	20	R-R	CAPE	320300	1.0009	320000	20190911
29B 1 31	RUZEK GEORGE	220 PINE LANE	KING WILLIAM VA 23086	TRACT 31	20	R-R	CAPE	218900	1.0945	200000	20190612
30 44	OLIVER DEAN KEVIN JR	741 W SPRING FOREST	KING WILLIAM VA 23086	SPRING MEADOWS	20	A-C	RANCH	250100	0.8964	279000	20191220
30 44A	COSBY DUSTIN R	707 W SPRING FOREST ROAD	KING WILLIAM VA 23086	SPRING MEADOWS	20	A-C	RANCH	213600	0.9709	220000	20200221
30 65B	LOWE LINDA	40 CEDAR LANE	KING WILLIAM VA 23086	PARCEL 2B	20	A-C	RANCH	200600	1.0287	195000	20190607
30 65D	REYNOLDS PHILIP WADE	84 CEDAR LANE	KING WILLIAM VA 23086	PARCEL #2	20	A-C	RANCH	161200	0.9211	175000	20200108
30 79A	GRAY GEORGE W	643 E SPRING FOREST ROAD	KING WILLIAM VA 23086	ADJ CAMPBELL	20	A-C	RANCH	253700	0.9064	279900	20200123
30 79B	WALPOLE JESSE COLE	751 E SPRING FOREST ROAD	0	LOT 2 SPRING FOREST PLACE	20	A-C	RANCH	148700	0.5007	297000	20200406
30 2 7	CAUDELL WILLIAM E	240 JONES ROAD	KING WILLIAM VA 23086	CARTERTOWN ESTATES	20	R-1	RANCH	159200	0.9020	176500	20190702
30A 1 1	BANTON CHARLIE G JR	376 E CHINQUAPIN ROAD	KING WILLIAM VA 23086	LOT 1	20	A-C	RANCH	253500	0.9941	255000	20190903
30B 1 7	SERRANO DANIEL JAMES	189 PATTEN ROAD	KING WILLIAM VA 23086	LOT 7	20	A-C	RANCH	216000	0.9270	233000	20200417
33 11B1	J DIXON HOLDINGS, LLC	0	0		40	B-2		570200	2.2808	250000	20200312
34 7G	WATKINS FARMS, LLC	1020 OLD NEWCASTLE ROAD	KING WILLIAM VA 23086	TRACT 1 BLAKE FARM	50	B-2		143600	1.1488	125000	20200324
34 9C	COFFEE GRANT ALLEN	187 BASSETTAIRE LANE	MANQUIN VA 23106	COFFEE DIVISION	20	A-C	RANCH	53000	1.0600	50000	20190715
35 1D	ANDREWS KYLE DAVID	122 YANKEE DRIVE	KING WILLIAM VA 23086	STEVEN MARK HAMILL SUBDIV	20	A-C	RANCH	187200	1.0017	186890	20190801
35 3A	DEACY JOHN	5739 E RIVER ROAD	KING WILLIAM VA 23086	PARCEL A	20	A-C	RANCH	168300	1.3750	122400	20200102

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KING WILLIAM COUNTY VIRGINIA SALES RATIO STUDY (2021 REASSESSMENT)

MAP #	OWNER	PROPERTY ADDRESS	LEGAL	CLASS	ZONE	STYLE	2021 TOTAL ASSESSMENT	2021 SALES RATIO	SALE PRICE	SALE DATE
35	7	HAILE MICHAEL J	5397 E RIVER ROAD KING WILLIAM VA	0	ADJ PAMPATIKE		135000	1.0800	125000	20190612
35	4 2	DARRELL KELLUM, INC	137 HICKORY KNOLL COURT KING WILLIAM VA	23086	HICKORY KNOLL		69600	0.9039	77000	20191127
36	15	SMITH JASON R	0	0	ADJ EDWARDS		143700	1.1731	122500	20200518
36	21	WHITEHURST THOMAS JOSEPH	17373 KING WILLIAM ROAD KING WILLIAM VA	23086	ADJ EDWARDS		198400	0.9683	204900	20190723
36	2 3	HENNING PETER T	0	0	LOT 3		99800	0.8678	115000	20191021
36	4 3	HENLEY PHILIP JOSEPH	539 FLOTBECK ROAD KING WILLIAM VA	23086	PARCEL C		428300	0.8448	507000	20191122
36	4 6	BEDINGER ROBERT W III	0	0	PARCEL F		171800	1.1127	154400	20200218
36	6 5	CAMPBELL JAMES E III	125 ALTON LANE KING WILLIAM VA	23086	MORRIS FAMILY DIVISION		246600	1.1884	207500	20190409
36	6 6	MATTHEWS STERLING J	411 ALTON LANE KING WILLIAM VA	23086	MORRIS FAMILY DIVISION		229100	1.0414	220000	20191223
36	6 7	LEE MATTHEW GREGORY	755 ALTON LANE KING WILLIAM VA	23086	MORRIS FAMILY DIVISION		242800	1.0119	239950	20190416
36	6 8	ALFONSO ALEXANDER C	803 ALTON LANE KING WILLIAM VA	23086	MORRIS FAMILY DIVISION		234000	1.0736	217950	20190924
36	6 9	WEATHERFORD ADAM LESLIE	1157 ALTON LANE KING WILLIAM VA	23086	MORRIS FAMILY DIVISION		220300	1.0108	217950	20190416
36	6 10	FERRELL RICHARD C	0	0	MORRIS FAMILY DIVISION		241700	0.9610	251500	20200106
36	6 11	TAYLOR TABITHA M	224 ALTON LANE KING WILLIAM VA	23086	MORRIS FAMILY DIVISION		229100	1.0414	220000	20191008
36	6 12	CARSON DAVID JR	94 ALTON LANE KING WILLIAM VA	23086	MORRIS FAMILY DIVISION		243100	0.9726	249950	20200302
36	6 13	PARSLEY SHAWN	96 ALTON LANE KING WILLIAM VA	23086	MORRIS FAMILY DIVISION		246800	0.9860	250300	20190918
37	11A	ELIAS CALEB	71 GARLICK ROAD KING WILLIAM VA	23086	ADJ TAYLOR		144900	0.8524	170000	20200422
37	11D	GARRETT CELESTE	75 GARLICK ROAD KING WILLIAM VA	23086	ADJ TAYLOR		141000	0.8294	170000	20191104
37	13	BAKER HEATING & AIR CONDITIONING	0	0	ADJ ENFIELD-KINGS LOT 2		36000	1.2857	28000	20200518
37	17A	TNT LAND RESOURCES, LLC	0	0	ADJ ENFIELD KINGS		36000	1.4400	25000	20191030
37	21D	SHIFLETT JOSEPH	200 WALKERTON ROAD	0	ADJ ENFIELD LOT 3		33600	1.1789	28500	20200204
37	22A	COOKE VICTORIA D	280 WALKERTON ROAD WALKERTON VA	23177	ADJ MORRIS		90300	0.5523	163500	20191113
37	40	TNT LAND RESOURCES LLC	0	0	RESIDUAL		56300	0.8668	64950	20200527
37	41	JENKINS MICHAEL W	702 WALKERTON ROAD WALKERTON VA	23177	LOT 1		305400	1.0533	289950	20190920
37	41A	BOSWORTH BRENT	748 WALKERTON ROAD WALKERTON VA	23177	LOT 2		248300	0.8712	285000	20190702
37	50A	NORMAN ROY D	0	0			218300	0.9096	240000	20190718
37	103A	MEMORIALS, INC	20275 KING WILLIAM ROAD KING WILLIAM VA	23086	ADJ HARGROVE LOT 103 &		280200	1.1675	240000	20190917
37	122	WILLINGER HEATHER	20797 KING WILLIAM ROAD KING WILLIAM VA	23086	ADJ KENT		112800	0.7231	156000	20200409
37	5 4	STEPHENS ERIC WILLIAM	176 COURTHOUSE ESTATES ROAD KING WILLIAM VA	23086	LOT 4 COURTHOUSE ESTATES		222900	0.9629	231500	20190715
38	4 2	ROBERTSON KEVIN SEAN	367 BLACK GUM ROAD WEST POINT VA	23181	LOT 2		180900	0.9834	183950	20191203
39	12A	DWYER-CAPP PAULA	639 SANDY POINT ROAD WEST POINT VA	23181	ADJ CANTON		630800	0.8300	760000	20200424
43	5	SCHOLL GARY L	2079 E RIVER ROAD KING WILLIAM VA	23086	ADJ HOGAN		236900	1.0102	234500	20191010
43	28	GARNETT GREGORY WAYNE	320 PAMUNKEY RIDGE ROAD KING WILLIAM VA	23086	ADJ REED		237300	1.0811	219500	20190819
43	4 3	OTTO MICHAEL A	247 PAMUNKEY RIDGE ROAD KING WILLIAM VA	23086	LOT 3		205700	0.9795	210000	20190603
44	10A	ANDREWS SARAH O	1283 JACKS CREEK ROAD KING WILLIAM VA	23086	ADJ SWEET AIR		167000	1.0774	155000	20200424
44	35C	DARRELL KELLUM, INC	2220 GREEN LEVEL ROAD KING WILLIAM VA	23086			64100	1.0683	60000	20191127
44	42	TRAINER MICHAEL	3067 GREEN LEVEL ROAD KING WILLIAM VA	23086	PARCEL B		226900	1.0316	219950	20191202
44	45	VAN ZILE JEREMIAH W	1530 MT OLIVE COHOKE ROAD	0	ADJ HOUSE TRACT		97900	1.0878	90000	20200325
44	49B2	MAYES COLIN P	4631 GREEN LEVEL ROAD KING WILLIAM VA	23086	LOT 2		226400	0.9974	227000	20190501
44	51	MCINTEER JAMES F III	5205 GREEN LEVEL ROAD KING WILLIAM VA	23086	HAYFIELD		1116200	0.7698	1450000	20190617
44	86	HAUSER ALFRED; TRUSTEE	0	0	ADJ PIEDMONT		35100	2.3400	15000	20190401
44	1 3A	ANKNEY JULIE ANNA	250 SWEET AIR LANE KING WILLIAM VA	23086	SWEET AIR LOT 3A		173000	1.0058	172000	20200511
44	3 1	MIDATLANTIC BUILDERS LLC	0	0	PARCEL A LOT 1		48000	0.5908	81250	20190805
45	10C	CARTER RAYMOND HUDSON JR	2898 GREEN LEVEL ROAD KING WILLIAM VA	23086	LOT 11		261900	0.9904	264450	20190716
45	37	POST ALBERT	507 HILLS FORK LANE KING WILLIAM VA	23086	PARCEL F		181400	0.9326	194500	20191223
45	38A	ODOM ROBIN L	101 HILLS FORK COURT KING WILLIAM VA	23086	PARCEL G		200200	1.1572	173000	20190628
45	2 2	MYER WALTER	1798 GREEN LEVEL ROAD KING WILLIAM VA	23086	LOT 2		192800	0.9642	199950	20200320
47	59	THE MATTAPONI INDIAN TRIBE	0	0	ADJ ACREE LONG BOTTOM		124200	1.2420	100000	20191030
47	71F	WHITAKER KATLYN	968 E ROSE GARDEN ROAD WEST POINT VA	23181	LOT 8A		187400	1.0469	179000	20190827
48	7	UPSHAW EVERETT P	5428 CUSTIS MILLPOND ROAD WEST POINT VA	23181	ADJ GWATHMEY		277400	1.0274	270000	20200211
48	5 3	LANE NOAH A	3938 CUSTIS MILLPOND ROAD WEST POINT VA	0	LOT 3		228300	0.9132	250000	20200228
48	10 1	ADKINS NICHOLAS H	3999 CUSTIS MILLPOND ROAD WEST POINT VA	23181	LOT 1		206600	1.0279	201000	20190607
49A	4	SPRENKLE SYDNEY A	22 FOXES TRACT WEST POINT VA	23181	LOT 4 FOXES TRACT		452000	1.0998	411000	20190812

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52 38	DRAKE WILLIAM GARY JR	0	0 LANESVILLE AREA	60	A-C		295900	0.9454	313000	20191120
52 59D	GRAINGER RYAN JORDAN	1043	UNION HOPE ROAD KING WILLIAM VA	23086	A-C	RANCH	231500	0.9262	249950	20200421
53 7A	SMITH KATLYN	4912	POWHATAN TRAIL KING WILLIAM VA	23086	A-C	RANCH	183500	1.0890	168500	20191018
53 7B	BOWMAN JAMES	4942	POWHATAN TRAIL KING WILLIAM VA	23086	A-C	RANCH	147900	0.9244	160000	20190517
53 49A	STOVER RYAN H	834	SHOOTING BOX ROAD KING WILLIAM VA	23086	A-C	CAPE	437700	1.5358	285000	20190926
53 1 1	SHOAF TODD CLAYTON	6585	MOUNT OLIVE COHOKE ROAD KING WILLIAM VA	23086	A-C	RANCH	286900	0.9563	300000	20200323
53 2 2	PAZ ANNA	6653	MOUNT OLIVE COHOKE ROAD KING WILLIAM VA	23086	A-C	COLONIAL	315900	0.9027	349950	20190910
53 5 4	BARTON HOWARD EARL JR	0	0 LOT 4	20	A-C		54100	0.9017	60000	20191002
54 1G	BURCH CHRISTOPHER	0	0 PARCEL C	50	A-C		102300	0.8024	127500	20190516
54 3	NAGAR ASHWIN	1196	MARL HILL ROAD WEST POINT VA	23181	A-C	RANCH	186700	0.9243	202000	20190926
54 19B	9818 MOUNT OLIVE COHOKE ROAD SER 9818	0	MOUNT OLIVE-COHOKE ROAD WEST POINT VA	23181	A-C	RANCH	231000	1.0267	225000	20191127
54 25	JOHNSON R BRUCE	0	0 ADJ FROG LEVEL	20	A-C		72000	1.4400	50000	20190515
54 3 1	FEDERAL NATIONAL MORTGAGE ASSO	1352	ROSE GARDEN ROAD WEST POINT VA	23181	A-C	RANCH	175900	1.2904	136312	20190802
55 15J	SEAVEY DANIEL L	540	BRANTLEY ROAD WEST POINT VA	23181	A-C	DOUBLEWIDE	111700	1.0155	110000	20190422
55 40B	WILBURN THOMAS J	0	0 LOT 2	20	A-C		47900	0.9580	50000	20200102
55 52C	BOHANNON PARKER R	403	SEATONS LANE WEST POINT VA	23181	A-C	RANCH	158300	0.8994	176000	20191023
55 6 1	MCDOWELL KAREN R	44	SAINT JOHN'S CHURCH WAY WEST POINT VA	23181	A-C	RANCH	206200	0.9937	207500	20200423
55 6 4	ROPER JACOB T	227	SAINT JOHN'S CHURCH WAY WEST POINT VA	23181	A-C	RANCH	206800	1.0137	204000	20191104
55 9 1	OLGERS JESSICA CAROLE	13258	MOUNT OLIVE COHOKE ROAD WEST POINT VA	23181	A-C	RANCH	251500	0.9675	259950	20200302
55 9 3	WALTON SCOTT R	12881	MT OLIVE COHOKE ROAD WEST POINT VA	23181	A-C	RANCH	191900	1.0661	180000	20190702
56 8D	WESTROCK CP, LLC	30776	KING WILLIAM ROAD	0	A-C	RANCH	188300	0.9656	195000	20190523
56 1 11A	NESBITT ADAM L	1806	CUSTIS MILLPOND ROAD WEST POINT VA	23181	R-R	CAPE	318300	0.9389	339000	20190926
56 3 7	BARTLETT JASON	161	KENTUCKY ROAD WEST POINT VA	23181	A-C	MODULAR	219000	0.8172	268000	20191021
56 5 2A	ELLIS JASON	14	MANN HILL FARM CT WEST POINT VA	23181	A-C	RANCH	236000	1.0156	232375	20190610
56 5 6	ALLAIN SHERRY ANN	241	CUSTIS MILLPOND ROAD WEST POINT VA	23181	A-C	RANCH	215500	1.1166	193000	20200326
56 5 7	DUVALL KEVIN	227	CUSTIS MILLPOND ROAD WEST POINT VA	23181	A-C	COLONIAL	252200	0.9973	252891	20190531
61 11A	ANASTASIOU ANDREANNA HELEN	1571	SWEET HALL ROAD WEST POINT VA	23181	HP	CAPE	431300	0.7914	545000	20190531
62A 2 4	GREEN LESLIE E	33152	KING WILLIAM ROAD WEST POINT VA	23181	R-1	CAPE	149300	0.8158	183000	20200319
62A 3 8	EPPS DONNA H	0	0 LOT 8	20	A-C		13500	2.3705	5695	20190530
63 6	NIXON WILLIAM	0	0 ADJ MOORFIELD PARCEL #1	20	A-C		86800	1.2580	69000	20200522
63A1 2 A	JENNINGS KEVIN C	510	RIVERBEND ROAD WEST POINT VA	23181	R-1	CAPE	467000	1.0614	440000	20190530
63A1 2 DA	YEARY JOHN D	450	W EUCLID BOULEVARD WEST POINT VA	23181	R-1	RANCH	200600	1.3382	149900	20200113
63A1 3 W1	SANDERS DANIEL C	670	RIVER ROAD WEST POINT VA	23181	R-1	COLONIAL	436800	1.0641	410500	20190927
63A1 4 13	BOHANNON BRENTON J	710	RIVER ROAD WEST POINT VA	23181	R-1	2-STORY	495600	0.6081	815000	20200127
63A1 5 A 17	DANIEL DEANNA A	4030	DOGWOOD DRIVE WEST POINT VA	23181	R-1	COLONIAL	274300	1.7144	160000	20200109
63A1 6 C 5	SELIG DUSTIN	4040	AZALEA CRESCENT WEST POINT VA	23181	R-1	RANCH	275500	0.9214	299000	20200529
63A2 1 9	CARROLL JUSTIN S	34067	KING WILLIAM ROAD WEST POINT VA	23181	A-C	CAPE	223700	1.0478	213500	20200122
63A2 1 19	WALDEN CHRISTOPHER A	34273	KING WILLIAM ROAD WEST POINT VA	23181	A-C	CAPE	188500	0.9924	189950	20190509
63A2 5 17	BAILEY REAL ESTATE INVESTMENTS	3700	KING WILLIAM AVENUE WEST POINT VA	23181	MU-1	COMMERCIAL	132584	1.3235	100180	20190401
63A2 6 9	JACOBS MICHAEL G	280	CYPRESS AVENUE WEST POINT VA	23181	R-1	RANCH	216000	0.9664	223500	20190610
63A2 8 2	GILES CARRIE R	230	PATRIOTS VILLAGE COURT WEST POINT VA	23181	SD-1	TOWNHOUSE	168800	1.1887	142000	20200331
63A3 5 202	GARBETT JENNIFER	3370	KING WILLIAM AVENUE WEST POINT VA	23181	MU-1	RANCH	166200	1.2114	137200	20200103
63A3 5 204	KIDD AUSTIN M	3345	KING WILLIAM AVENUE WEST POINT VA	23181	MU-1	COLONIAL	190500	0.9293	205000	20191120
63A3 5 227	WILLIS REAL ESTATE LLC	3070	KING WILLIAM AVENUE WEST POINT VA	23181	MU-1	RANCH	166700	1.5127	110201	20200225
63A3 5 272	YEARY JOHN DARRELL	3262	TAYLOR AVENUE WEST POINT VA	23181	SD-1	COMMERCIAL	95388	1.0257	93000	20190821
63A3 5 358	DAVIS LINDA B	250	MAGNOLIA AVENUE WEST POINT VA	23181	M-2	RANCH	82400	0.7184	114700	20200108
63A3 6 92	MOORE WALTER JAMES II	240	W MAGNOLIA AVENUE WEST POINT VA	23181	R-2	RANCH	170800	0.9235	184950	20190715
63A3 7 12A	HALL TERRY NUNNELLY	350	W EUCLID BOULEVARD WEST POINT VA	23181	R-1	RANCH	377500	0.9704	389000	20190404
63A310 9	CAYNOR JESSICA	3114	TAYLOR AVENUE WEST POINT VA	23181	MU-1	TOWNHOUSE	149300	1.0297	145000	20191230
63A310 10	LEACH SAMUEL J	3112	TAYLOR AVENUE WEST POINT VA	23181	MU-1	TOWNHOUSE	148200	1.0299	143900	20190429
63A310 11	HESTER GARY ROBERT III	3110	TAYLOR AVENUE WEST POINT VA	23181	MU-1	TOWNHOUSE	148200	1.0221	145000	20190711
63A4 1 95F	BOLAM RANDALL D	2605	ODI STREET WEST POINT VA	23181	R-2	CAPE	167800	0.8740	192000	20191209
63A4 1 96B	CUSTALOW BRANDON	510	THOMPSON AVENUE WEST POINT VA	23181	R-2	CONTEMP	79900	1.1414	70000	20190801

*MEDIAN SALES RATIO IS 99.50%

*500 Sales in Sample in Order by Map#

*Summary Located on Page 10

KING WILLIAM COUNTY VIRGINIA SALES RATIO STUDY (2021 REASSESSMENT)

MAP #	OWNER	PROPERTY ADDRESS	LEGAL	CLASS	ZONE	STYLE	2021 TOTAL ASSESSMENT	2021 SALES RATIO	SALE PRICE	SALE DATE
63A4 1 96D	HART BRENT M JR	490 THOMPSON AVENUE	WEST POINT VA 23181 LOT 96D	10	R-2	RANCH	161100	0.7859	205000	20200501
63A4 3 62	GEORGE JONATHAN J	138 OGDEN STREET	WEST POINT VA 23181 OGDEN STREET	10	R-2	TWO STORY	192100	0.9431	203700	20190718
63A4 5 8	LOCKLEY TAYLOR R	355 THOMPSON AVENUE	WEST POINT VA 23181 W.P. DE SHAZO, TRUSTEE	10	R-2	RANCH	190100	0.9052	210000	20200304
63A4 6 6 18	NGUYEN HUNG V	210 BELLWOOD STREET	WEST POINT VA 23181 LOT 18 BK 6 SUB C E H	10	R-3	RANCH	86200	1.4367	60000	20190618
63A5 1 23	BARROW KAREN M	785 THOMPSON AVENUE	WEST POINT VA 23181 LOTS 23, 24, 25, 26, 27,	10	R-1	RANCH	164300	0.8670	189500	20190903
63A5 2 3	NGUYEN HUNG V	0	0 WESTHAWA SUB	10			27000	0.7714	35000	20190617
63A5 2 168	SNIEGON JOSEPH E	0	0 LOTS 168 & 169 P R	10	R-2	RANCH	115200	0.7945	145000	20190711
63A5 5 16	DRUMM BRAEDEN P	850 WESTWOOD COURT	WEST POINT VA 23181 LOT 16	10	R-1	COLONIAL	180200	0.9101	198000	20190729
63A5 6 8	SCHUMACHER JOSEPH F	670 RIVERGATE TERRACE	WEST POINT VA 23181 LOT 8	10	R-2	2 STORY	392900	1.0205	385000	20190614
63A5 6 22	MCKENZIE ROBERT P	580 BRIDGEWAY COURT	WEST POINT VA 23181 LOT 22	10	R-2	COLONIAL	311800	0.9623	324000	20190603
63A7 2 26E	GIFFORD SHARON T	3320 MATTAPONI AVENUE	WEST POINT VA 23181 LOT 4	10	R-1	RANCH	305200	0.8919	342200	20190927
63A7 2 110	KEATING JASON	660 THOMPSON AVENUE	WEST POINT VA 23181 LOT 3	10	R-1	RANCH	190800	0.8793	217000	20191121
63A7 2 128C	LOCKLEAR SHAUN R	2710 MATTAPONI AVENUE	WEST POINT VA 23181 LOT 128C RE SUBD P R	10	R-1	CAPE	184800	0.9726	190000	20190703
63A7 2 129E	SMITH SEAN M	2610 MATTAPONI AVENUE	WEST POINT VA 23181 PARCEL E	10	R-1	RANCH	219200	1.0009	219000	20191213
63A7 3 1	SLONIKER DAVID	2790 MATTAPONI AVENUE	WEST POINT VA 23181 LOTS 1 2 & 3 PART OF OLD	10	R-1	RANCH	147700	0.8957	164900	20200122
63A7 6 B 11	WHITE CHRISTINA ANNE	2835 MATTAPONI AVENUE	WEST POINT VA 23181 LOT 11 BK B	10	R-1	COLONIAL	238300	0.8992	265000	20190613
63A7 6 C 1	NGUYEN TUAN D	3220 MATTAPONI AVENUE	WEST POINT VA 23181 LOT 1 BK C	10	R-1	RANCH	115700	1.0615	109000	20200325
63A7 7 3	GIBBS DANIEL C	2835 CHELSEA ROAD	WEST POINT VA 23181 LOT 3	10	R-1	COLONIAL	261300	0.9714	269000	20200417
63A7 8 23	LOVELL JOSHUA T	3020 ODI STREET	WEST POINT VA 23181 LOT 23	10	R-1	CAPE	176800	0.9090	194500	20190821
63A710 33	GOURLEY DAVID THOMAS	645 CRESSFIELD DRIVE	WEST POINT VA 23181 LOT 33 CRESSFIELD	10	R-1	2-STORY	200000	0.8866	225570	20191009
63A710 38	SWEETIN JOHNNY ERIN	610 CRESSFIELD DRIVE	WEST POINT VA 23181 LOT 38 CRESSFIELD	10	R-1	2-STORY	201800	0.8238	244950	20200521
63A710 49	SMITH GRANT K	760 CRESSFIELD DRIVE	WEST POINT VA 23181 LOT 49 CRESSFIELD	10	R-1	COLONIAL	301900	0.9898	305000	20190927
63A711 55	SCHLIE COREY M	846 E MAGNOLIA AVENUE	WEST POINT VA 23181 LOT 55	10	A-C		243800	1.0509	232000	20200501
63A8 1 29D	HOANG NGOC BAO	0	0 LOT 29D P R	10	R-1		28500	0.6319	45100	20191202
63A8 1 144A	MOONEY JOEL PATRICK	3990 CHELSEA ROAD	WEST POINT VA 23181 LOT 1	10	R-1	RANCH	196400	0.9534	206000	20190711
63A8 3 2 48	PARSLEY RUTH S	610 PROSPECT STREET	WEST POINT VA 23181 LOTS 48 & 49	10	R-1	RANCH	185900	1.0328	180000	20190916
63A9 2 1	WILKERSON BROOKE RENEE	3740 CHELSEA ROAD	WEST POINT VA 23181 LOT 1 RE SUBD OF LOT 201	10	R-1	RANCH	62000	0.4960	125000	20200529
63A9 2 7	DAWSON JAMES M	3580 CHELSEA ROAD	WEST POINT VA 23181 LOT 7 PORT RICHMOND VA	10	R-1	RANCH	167500	0.8820	189900	20200508
63A9 3 13A	BREWITT HALEY RENE-SEALANDER	1380 E EUCLID BOULEVARD	WEST POINT VA 23181 LOT 13A	10	R-1	RANCH	212800	1.0587	201000	20190408
63A9 3 15E	ROUSE DONALD ROGERS JR	3740 BLUE HERON LANE	WEST POINT VA 23181 LOT 15E PARCEL E	10	R-1	COLONIAL	367100	1.2237	300000	20190821
63A9 4 1	JAMES JESSE J	1250 RIVERVIEW DRIVE	WEST POINT VA 23181 LOT 1 SUB OF LOT 20	10	R-1	RANCH	264600	0.9800	270000	20190723
63A9 4 7	STURTZ STEPHEN W	1350 RIVERVIEW DRIVE	WEST POINT VA 23181 LOTS 7 & 9 RE SUBD 20	10	R-1	COLONIAL	236700	0.9356	253000	20190423
63A9 4 8	BOWIS MEGHAN J	1320 RIVERVIEW DRIVE	WEST POINT VA 23181 LOT 8 SUB OF LOT 20	10	R-1	RANCH	228900	0.9740	235000	20190723
63A9 4 11	HEALY WILFORD WAYNE	0 RIVERVIEW DRIVE	0 LOT 11 SUB OF LOT 20	10	R-1	RANCH	193700	0.9224	210000	20191011
63A9 4 14	WLB ENTERPRISES, INC	0	0 LOT 14 SUB OF LOT 20	10	R-1	SPLIT FOYR	191500	1.2276	156000	20190502
69A1 3 K	STANLEY BRIELLE M	236 1ST STREET	WEST POINT VA 23181 1 ST FRONTING ON YORK	10	R-4	CONTEMP	567100	1.2066	470000	20191105
69A1 5 18	PARKER COREY M	121 LEE STREET	WEST POINT VA 23181 E ST BK 5 LOT 18	10	R-4	COLONIAL	192900	1.1691	165000	20191210
69A1 6 44	EBERSOLE DAVID W	126 KIRBY STREET	WEST POINT VA 23181 C ST BK 6 LOTS 44 & 45A	10	R-4	CAPE	262500	1.1667	225000	20200309
69A1 6 47	FUDELA LAUREN NOLA	307 1ST STREET	WEST POINT VA 23181 C ST LOTS 47 & 48	10	R-4	COLONIAL	309900	0.8970	345500	20190605
69A1 9 79	SAVAGE JA'EL I	321 SECOND STREET	WEST POINT VA 23181 2ND ST LOTS 79 & 82	10	R-4	CAPE	182500	1.0735	170000	20200124
69A1 10 100	WALLMEYER VICTORIA ROSE	429 2ND STREET	WEST POINT VA 23181 2ND ST LOT 100	10	R-4	COLONIAL	140600	0.7811	180000	20190524
69A1 13 138	ELLENBERGER KYLE P	440 4TH STREET	WEST POINT VA 23181 E ST BK 13	10	R-4	COLONIAL	251100	1.0046	249950	20191112
69A1 13 142	COLE RICHARD JEFFREY	303 LEE STREET	WEST POINT VA 23181 E ST BK 13 LOT 142	10	R-4	RANCH	108500	0.8037	135000	20200227
69A1 18 225	ROBBINS LINDSAY R	423 4TH STREET	WEST POINT VA 23181 4TH ST LOT 225	10	R-4	COLONIAL	141300	0.8831	160000	20190416
69A1 22 271	FOWLER COLLEEN	525 LEE STREET	WEST POINT VA 23181 E ST LOTS 271-272 & N	10	R-4	COLONIAL	294300	1.2161	242000	20191024
69A1 22 273	BULLINGTON JAY A	428 6TH ST	WEST POINT VA 23181 6TH ST LOTS 273 & E HALF	10	R-4	CONV	204800	0.8715	235000	20200529
69A1 22 278	BRISTOW ASHLEY E	417 5TH STREET	WEST POINT VA 23181 5TH ST LOT 278	10	R-4	COLONIAL	199800	1.0768	185551	20191220
69A1 22 281	DALTON SEAN R	516 MAIN STREET	WEST POINT VA 23181 D ST LOT 281	10	R-4	COLONIAL	164000	0.8159	201000	20190904
69A1 27 339	DAVIS MARK S	313 6TH STREET	WEST POINT VA 23181 C ST LOTS 339 & 340	10	B-2	RANCH	103600	1.4800	70000	20190523
69A1 28 367	ON POINT PROPERTY SOLUTIONS, LLC	621 LEE STREET	WEST POINT VA 23181 E ST LOT 367	10	R-4	CONV	186900	1.2890	145000	20190626
69A1 28 369	MAINOR THOMAS M	609 LEE STREET	WEST POINT VA 23181 E ST N 43FT OF LOT 369	10	R-4	RANCH	126400	0.6653	190000	20190701
69A1 29 372	BRELSFORD JANIS	608 LEE STREET	WEST POINT VA 23181 E ST BK 29	10	R-4	CAPE	199000	0.7683	259000	20191118
69A1 39 528	MCCRACKEN GEORGE T	0	0 D ST LOTS 528 (N HALF) &	40	B-2	COMMERCIAL	131400	2.3891	55000	20200212

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KING WILLIAM COUNTY VIRGINIA SALES RATIO STUDY (2021 REASSESSMENT)

MAP #	OWNER	PROPERTY ADDRESS	LEGAL	CLASS	ZONE	STYLE	2021 TOTAL ASSESSMENT	2021 SALES RATIO	SALE PRICE	SALE DATE
69A1 52 715	FRANKLIN WILBUR R	1018 KIRBY STREET	WEST POINT VA 23181 C ST BK 52 LOT 715	10	R-4	RANCH	185700	0.9285	200000	20200115
69A1 52 723	ROARK PATTON HOWELL III	1003 TENTH STREET	WEST POINT VA 23181 D ST LOTS 723 & 724 (S	10	R-4	COLONIAL	232500	0.6951	334500	20200519
69A1 59 817	HAYNES SHAWN	534 12TH STREET	WEST POINT VA 23181 F ST LOT 817 818 & 819	10	R-4	CAPE	210400	1.1689	180000	20200107
69A1 60 845	DELOACH WENDELL BRATTEN II	1102 MAIN STREET	WEST POINT VA 23181 D ST BK 60 LOT 845	10	R-4	COLONIAL	214900	0.8817	243725	20191220
69A1 60 848	LANGSTON NATASHA L	0	0 D ST LOT 848	10	R-4	COLONIAL	157000	0.9458	166000	20190422
69A2 1151524	HILDEBRAND BENJAMIN J	405 GLASS ISLAND	WEST POINT VA 23181 17TH ST LOTS 1524 1525 &	10	SD-1	RANCH	286300	0.8546	335000	20200128
69A3 65 929	FORMAN JAY M	1203 KIRBY STREET	WEST POINT VA 23181 C ST LOT 929	30	R-4	QUADPLEX	247800	0.6420	386000	20190423
69A3 67 946	TOWN OF WEST POINT, VIRGINIA	1226 MAIN STREET	WEST POINT VA 23181 D ST LOTS 946 & 947	74	R-4	COLONIAL	224400	1.4477	155000	20190909
69A3 771111	THE TOWN OF WEST POINT	0	0 D ST LOT 1111	74	B-1		51200	1.2800	40000	20200227
69A3 991393	LANTZ RANDY ALAN	516 16TH STREET	WEST POINT VA 23181 16TH ST BK 99 LOT 1393	10	R-3	CAPE	138400	1.3980	99000	20200303
69A3 991394	VILLA JOSE G VELAZQUEZ	517 15TH STREET	WEST POINT VA 23181 15TH ST LOTS 1394 1395	10	R-3	COLONIAL	60700	1.3489	45000	20200131
69A3 991402	NGUYEN TU T	1525 F STREET	WEST POINT VA 23181 F ST BK 99	10	R-3	CAPE	146600	1.4096	104000	20190425
69A3 1001385	HARPER SARA RAINE	1515 LEE STREET	WEST POINT VA 23181 E ST LOT 1385	10	R-3	CAPE	184200	1.0233	180000	20190401
69A3 1021346	NGUYEN HOA THI	216 16TH STREET	WEST POINT VA 23181 16TH ST ALL OF LOTS 1346	10	M-2	RANCH	87700	1.2710	69000	20191118
69A3 1081631	GARCIA VIDAL	440 17TH STREET	WEST POINT VA 23181 E ST LOT 1631	10	R-3	RANCH	159100	0.8839	180000	20190603
69A3 1281757	BRUNER BREANNE E	1703 LEE STREET	WEST POINT VA 23181 E ST LOTS 1757	10	R-3	COLONIAL	167700	1.1187	149900	20200103
69A3 1372041	PETRIE LYNDA M	1827 LEE STREET	WEST POINT VA 23181 E ST	10	R-3	CAPE	157400	1.5431	102000	20191031
69A3 1372045	FERGUSON AJA C	420 19TH STREET	WEST POINT VA 23181 19TH ST BK 137	10	R-3	COLONIAL	180100	0.9735	185000	20191011
69A3 1372046	COFIELD RICHARD B JR	418 19TH STREET	WEST POINT VA 23181 LOT 2046	10	R-3	COLONIAL	183400	0.8903	206000	20200417
69A3 1381697	FRAZIER MICHAEL A	528 19TH STREET	WEST POINT VA 23181 19TH ST BK 138	10	R-3	RANCH	227800	0.9948	229000	20191011
69A3 1532183	WILLIAMS NICHOLAS T	1927 F STREET	WEST POINT VA 23181 F ST LOTS 2183 2184	10	R-3	RANCH	221100	1.0429	212000	20190529
69A3 1642345A	JACKSON TAMIKA R	2004 LEE STREET	WEST POINT VA 23181 E ST BK 164 LOTS 2345A &	10	R-3	RANCH	165300	1.0018	165000	20190613
69A3 1872687	WESTROCK CP LLC	0	0 D ST LOTS 2687 2688 2689	10	SD-1		51000	0.9273	55000	20190628

SUMMARY

Ratios	
<u>Mean</u>	<u>1.0189</u>
<u>Median</u>	<u>0.9950</u>
<u>Mode</u>	<u>1.0000</u>
<u>Direct Median</u>	<u>0.9849</u>
<u>Sales Weighted Mean</u>	<u>0.9723</u>
Value Indicators	
<u>Sum of All Sale Prices in Sample</u>	<u>110,260,866</u>
<u>Sum of All Assessed Values in Sample</u>	<u>107,208,272</u>
<u>Median Sale Price</u>	<u>205,000</u>
<u>Median Assessed Value</u>	<u>201,900</u>
<u>Median Raw Land Sale Price</u>	<u>74,700</u>
<u>Median Raw Land Assessed Value</u>	<u>70,800</u>

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