



MLS Beds <b>3</b>	MLS Full Baths <b>2</b>	Half Baths <b>N/A</b>	MLS List Price <b>\$50,000</b>	MLS List Date <b>05/14/2025</b>
MLS Sq Ft <b>2,542</b>	Lot Sq Ft <b>103,237</b>	MLS Yr Built <b>1870</b>	Type <b>N/A</b>	

**OWNER INFORMATION**

Owner Name	<b>Wilson Margaret B</b>	Mailing Zip	<b>23874</b>
Mailing Address	<b>Po Box 298</b>	Mailing Zip + 4 Code	<b>0298</b>
Mailing City & State	<b>Newsoms, VA</b>	Owner Occupied	<b>No</b>

**COMMUNITY INSIGHTS**

Median Home Value	<b>\$199,552</b>	School District	<b>SOUTHAMPTON COUNTY PUBLIC SCHOOLS</b>
Median Home Value Rating	<b>3 / 10</b>	Family Friendly Score	<b>50 / 100</b>
Total Crime Risk Score (for the neighborhood, relative to the nation)	<b>56 / 100</b>	Walkable Score	<b>20 / 100</b>
Total Incidents (1 yr)	<b>7</b>	Q1 Home Price Forecast	<b>\$202,508</b>
Standardized Test Rank	<b>41 / 100</b>	Last 2 Yr Home Appreciation	<b>14%</b>

**LOCATION INFORMATION**

Magisterial	<b>Town Of Newsoms</b>	Census Tract	<b>2005.00</b>
Zip Code	<b>23874</b>	Parcel Comments	<b>RR ACROSS ROAD HVAC 2016OV ERGROWN, APPR VAC</b>
Zip + 4	<b>3010</b>	Most Hazardous Flood Zone	<b>X</b>
Zoning	<b>R-1</b>	Flood Zone Panel	<b>51175C0380C</b>
Topography	<b>On Street</b>		

**TAX INFORMATION**

PID	<b>102A-2-55</b>	% Improved	<b>86%</b>
Old Map #	<b>970194500</b>	Lot	<b>2</b>
Parcel ID	<b>102A-2-55</b>		
Legal Description	<b>J.B. EVERETT LOT 2.37 AC.</b>		

**ASSESSMENT & TAX**

Assessment Year	2024	2023	2022
Assessed Value - Total	<b>\$181,300</b>	<b>\$108,500</b>	<b>\$108,500</b>
Assessed Value - Land	<b>\$25,500</b>	<b>\$16,100</b>	<b>\$16,100</b>
Assessed Value - Improved	<b>\$155,800</b>	<b>\$92,400</b>	<b>\$92,400</b>
Market Value - Total	<b>\$181,300</b>	<b>\$108,500</b>	<b>\$108,500</b>
Market Value - Land	<b>\$25,500</b>	<b>\$16,100</b>	<b>\$16,100</b>
Market Value - Improved	<b>\$155,800</b>	<b>\$92,400</b>	<b>\$92,400</b>
YOY Assessed Change (%)	<b>67.1%</b>	<b>0%</b>	
YOY Assessed Change (\$)	<b>\$72,800</b>	<b>\$0</b>	

Tax Year	Total Tax	Change (\$)	Change (%)
2022	<b>\$966</b>		
2023	<b>\$966</b>	<b>\$0</b>	<b>0%</b>
2024	<b>\$1,287</b>	<b>\$322</b>	<b>33.3%</b>

**CHARACTERISTICS**

Lot Acres	<b>2.37</b>	Heat Type	<b>Heat Pump</b>
Lot Sq Ft	<b>103,237</b>	Heat Fuel Type	<b>Electric</b>
Land Use - County	<b>Single Family Residential-Urb</b>	Roof Type	<b>Gable</b>
Stories	<b>2</b>	Roof Frame	<b>Metal</b>
Year Built	<b>1870</b>	Roof Shape	<b>Gable</b>
Effective Year Built	<b>1959</b>	Interior Wall	<b>Plaster</b>
Bldg Area - Finished Sq Ft	<b>2,542</b>	Exterior	<b>Vinyl</b>
Bldg Area - Total Sq Ft	<b>2,542</b>	Floor Cover	<b>Wood</b>
Bldg Area - Main Floor Sq Ft	<b>828</b>	Foundation	<b>Brick</b>
Bldg Area - Ground Fl Sq Ft	<b>1,714</b>	Water	<b>Well</b>

Bldg Area - Above Grade Sq Ft	2,542
Basement Type	Crawl
Total Rooms	8
Bedrooms	3
Baths - Total	2
Baths - Full	2
NumFireplaces	2
Cooling Type	Central

Sewer	Septic Tank
Electric Service Type	Type Unknown
Condition	Average
Porch Type	Porch
Patio/Deck 2 Area	160
Porch	Porch
Porch 1 Area	304
MLS Baths - Total	2

**FEATURES**

Feature Type	
Sheds-2	

Building Description	Building Size
Base	1,656
Addition-No Basement	886
Porch	304
Enclosed Porch	160

**SELL SCORE**

Rating	N/A	Value As Of	N/A
Sell Score	N/A		

**ESTIMATED VALUE**

RealAVM™	\$72,000	Confidence Score	29
RealAVM™ Range	\$64,200 - \$79,700	Forecast Standard Deviation	11
Value As Of	05/05/2025		

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

**RENTAL TRENDS**

Estimated Value	1258	Cap Rate	13.3%
Estimated Value High	1523	Forecast Standard Deviation (FSD)	0.21
Estimated Value Low	993		

- (1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.
- (2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

**LISTING INFORMATION**

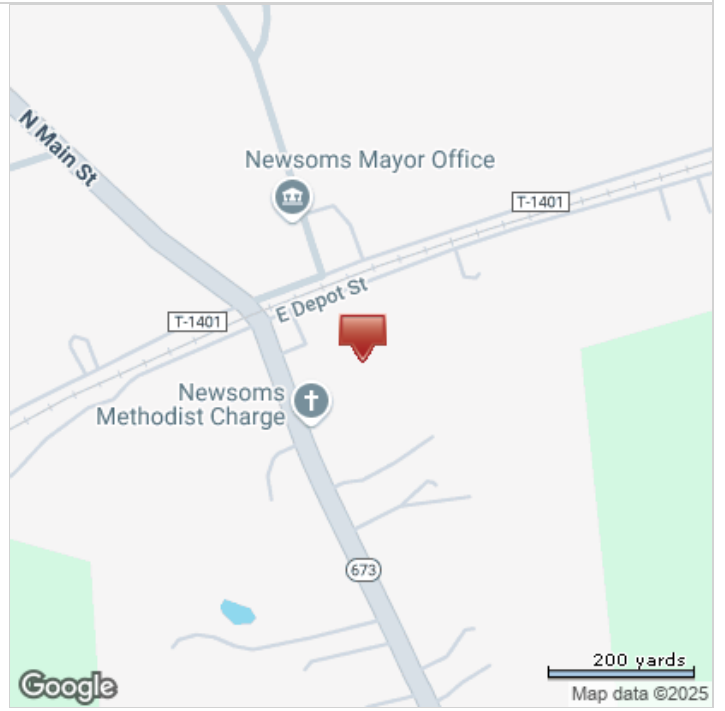
MLS Listing Number	<a href="#">BRTVASU2000024</a>	MLS Orig. List Price	\$50,000
MLS Status	Active	MLS Status Change Date	05/14/2025
MLS Listing Date	05/14/2025	MLS List. Agent Name	Br3265136-Tim O. Dudley
MLS Current List Price	\$50,000	MLS List. Broker Name	DUDLEY AUCTIONS INC

MLS Listing #	2513575	Rein10558921
MLS Listing Date	05/14/2025	11/13/2024
MLS Listing Price	\$50,000	\$75,000
MLS Orig Listing Price	\$50,000	\$99,900
MLS Close Date		04/10/2025
MLS Listing Close Price		\$70,000
MLS Listing Expiration Date		03/13/2025
MLS Status	Active	Sold

**LAST MARKET SALE & SALES HISTORY**

Owner Name	Wilson Margaret B	
Nominal		Y
Buyer Name	Wilson Margaret B	
Seller Name	Mickey Andrew D	
Document Number	333-361	
Document Type	Deed (Reg)	

PROPERTY MAP



\*Lot Dimensions are Estimated