

DATE: January 27, 1965

SCALE: 1" = 100'

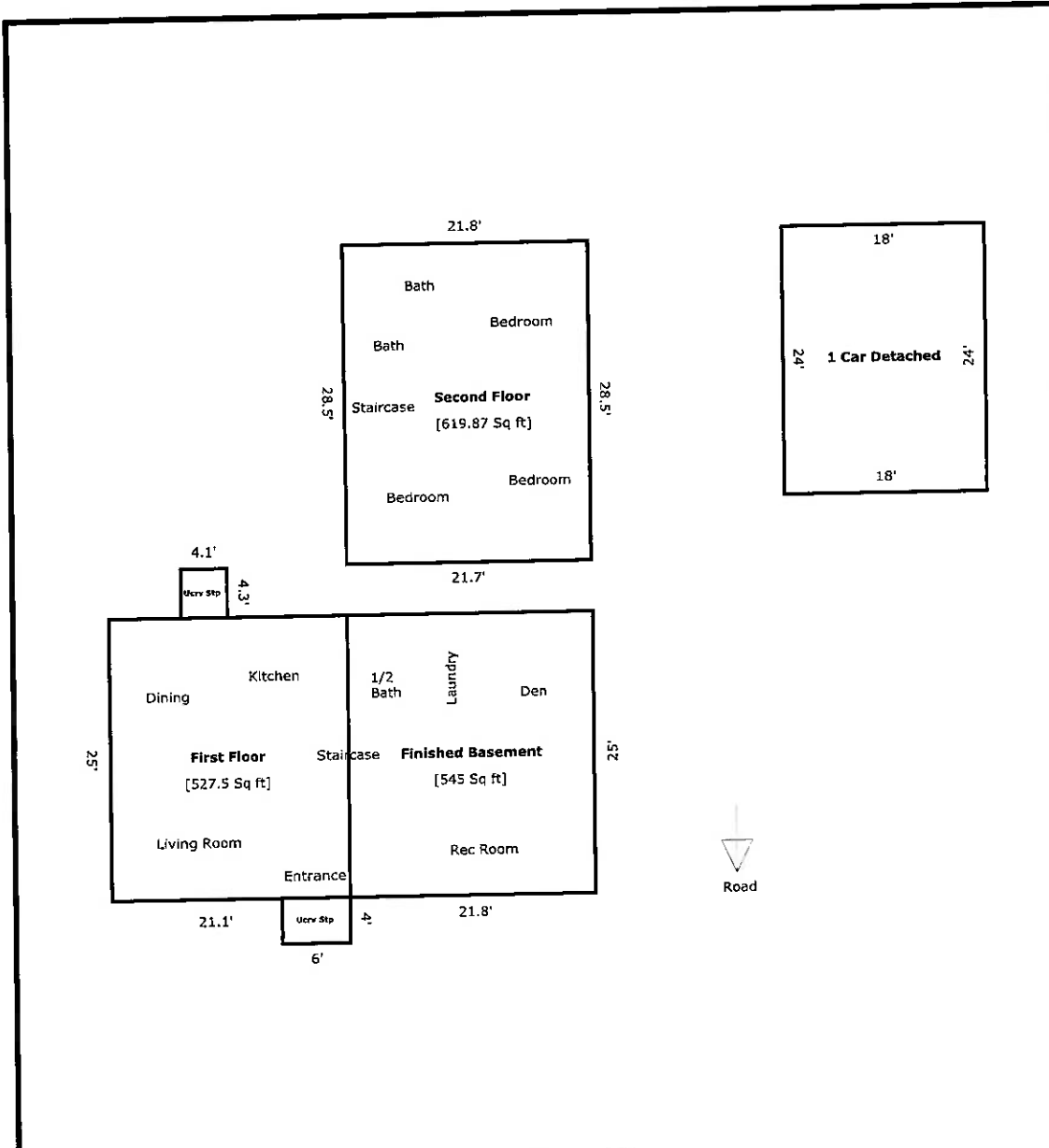
FILE: 01564-17, 21964-18

TOWN & CO.
 A SUB
 OF A TRACT OF LAND
 LIMITS OF THE TOWN OF

NOTE: For February 13, 1963 Plat
 Revised March 15, 1963 and
 Corrected August 8, 1963
 - D.H. Hall D. ... 79J

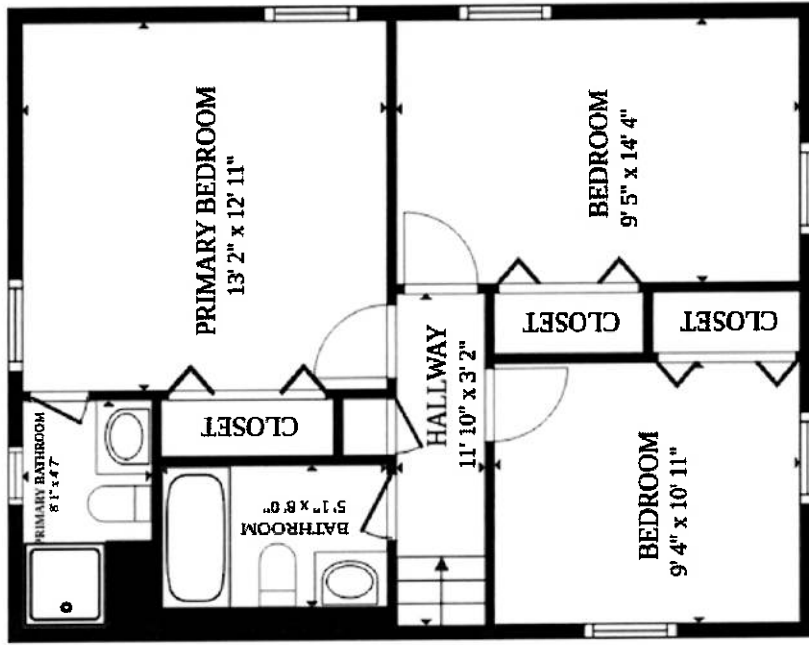
Building Sketch

Borrower			
Property Address	243 Craddock St	County	Mecklenburg
City	Boydton	State	VA
Lender/Client	N/A	Zip Code	23917

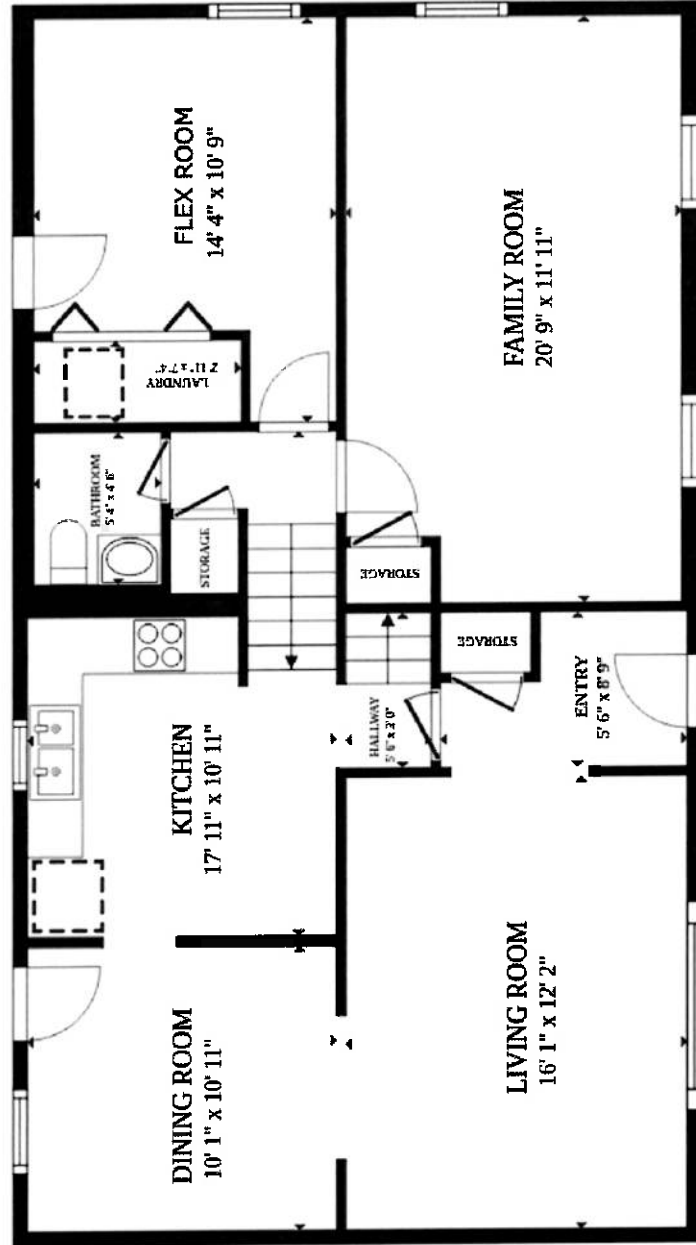


TOTAL Sketch by a la mode		Area Calculations Summary	
		Calculation Details	
Living Area			
First Floor	527.5 Sq ft	25×21.1	= 527.5
Second Floor	619.9 Sq ft	28.5×21.7	= 618.4
		$0.5 \times 28.5 \times 0.1$	= 1.4
Total Living Area (Rounded):	1147 Sq ft		
Non-living Area			
1 Car Detached	432 Sq ft	24×18	= 432
Finished Basement	545 Sq ft	25×21.8	= 545
Ucrv Stp	24 Sq ft	6×4	= 24
Ucrv Stp	17.6 Sq ft	4.3×4.1	= 17.6

--- 243 CRADDOK ST ---
TOTAL APPROXIMATE FLOOR AREA: 1,587 SQ.FT



FLOOR 2:
590 SQ.FT



FLOOR 1:
998 SQ.FT

PROPERTY

Parcel Information

Parcel Record Number (PRN) **31214** District **BOYDTON TOWN**
 Account Name **TERRY, FREDDIE E & VIOLA E**
 CareOf
 Address1 **243 CRADDOCK STREET**
 Address2
 City, State Zip **BOYDTON, VA 23917-0000**
 Business Name
 Location Address(es) **243 CRADDOCK STREET**

Map Number

Map Number	Sheet	Insert	DoubleCircle	Block	Lot	SubLot
110A10-01--A3	110	A10	01		A3	

Total Acres **1.32**
 Deed **DEED B&P-485-531**
 Will **NONE**
 Plat **NONE**
 Route 1218
 Legal Desc 1 LOT 24 TOWN & COUNTRY
 Legal Desc 2 TERRACE
 Zoning R1
 State Class SINGLE FAMILY RESIDENCE (URBAN)
 Topology LEVEL
 Utilities ALL PUBLIC UTILITIES

Assessed Values

Type	Proposed 2026 Reassessment
Land	\$20,000
Main Structures	\$195,500
Other Structures	\$4,500
TOTALS	\$220,000

Sales History

Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
PETERSON, DAVID W	\$79,900	DEED BOOK AND DEED PAGE (OLD)-485-531	1	07/06/1995

Land Segments

Seg	Description	Size	Value
1	LOT VALUE	1.00	\$20,000

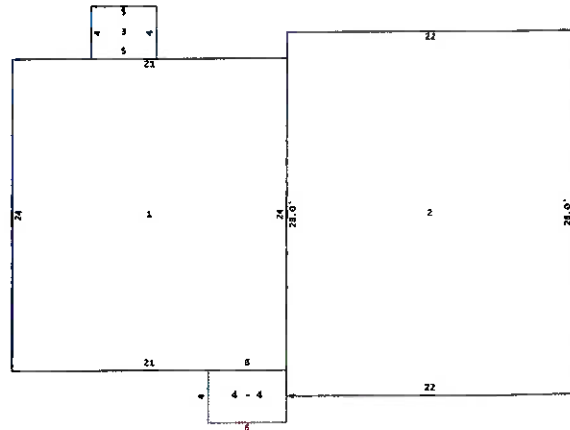
Main Structures

Main Structure 1	Rooms	6	Deprec Schedule	AVERAGE DEPRECIATION
	Bedrooms	3	Heated Sq Ft	1,648
	Cost/Heated SqFt	\$167.98	Constr Style	SPLIT LEVEL

Main Structure Photo



Main Structure Sketch



Main Structure Attributes

Type	Code	# Of
BASEMENTS	WALK-OUT BASEMENT UNFINISHED	616
BASEMENTS	WALKOUT HIGH END	528
FLOOR	CARPET	1,648
FLOOR	VINYL	1,648
FOUNDATION	BRICK	1,648
FUEL	ELECTRIC	1,648
PLUMBING	2 FIXTURE BATHROOM	1
PLUMBING	3 FIXTURE BATHROOM	2
ROOF MATERIAL	COMPOSITION SHINGLE	1,648
ROOF TYPE	GABLE	1,648
WALL	DRY WALL	1,648
WALL	PANEL	1,648

Main Structure Sections

Sec	% Cmpl	Description	HVAC	Ext Finish	Grade	Area	Story Hgt	Wall Hgt	Yr Built	Eff Yr
1-0	100	SINGLE FAMILY	CENTRAL AIR CENTRAL HEAT	BRICK VENEER	C	504	1.00	1.00	1981	1990
2-0	100	SINGLE FAMILY	CENTRAL AIR	ALUMINUM/VINYL	C	616	1.00	1.00	1981	1990

			CENTRAL HEAT							
3-0	100	STOOP			C	20	1.00	1.00	1981	1990
4-0	100	STOOP			C	24	1.00	1.00	1981	1990

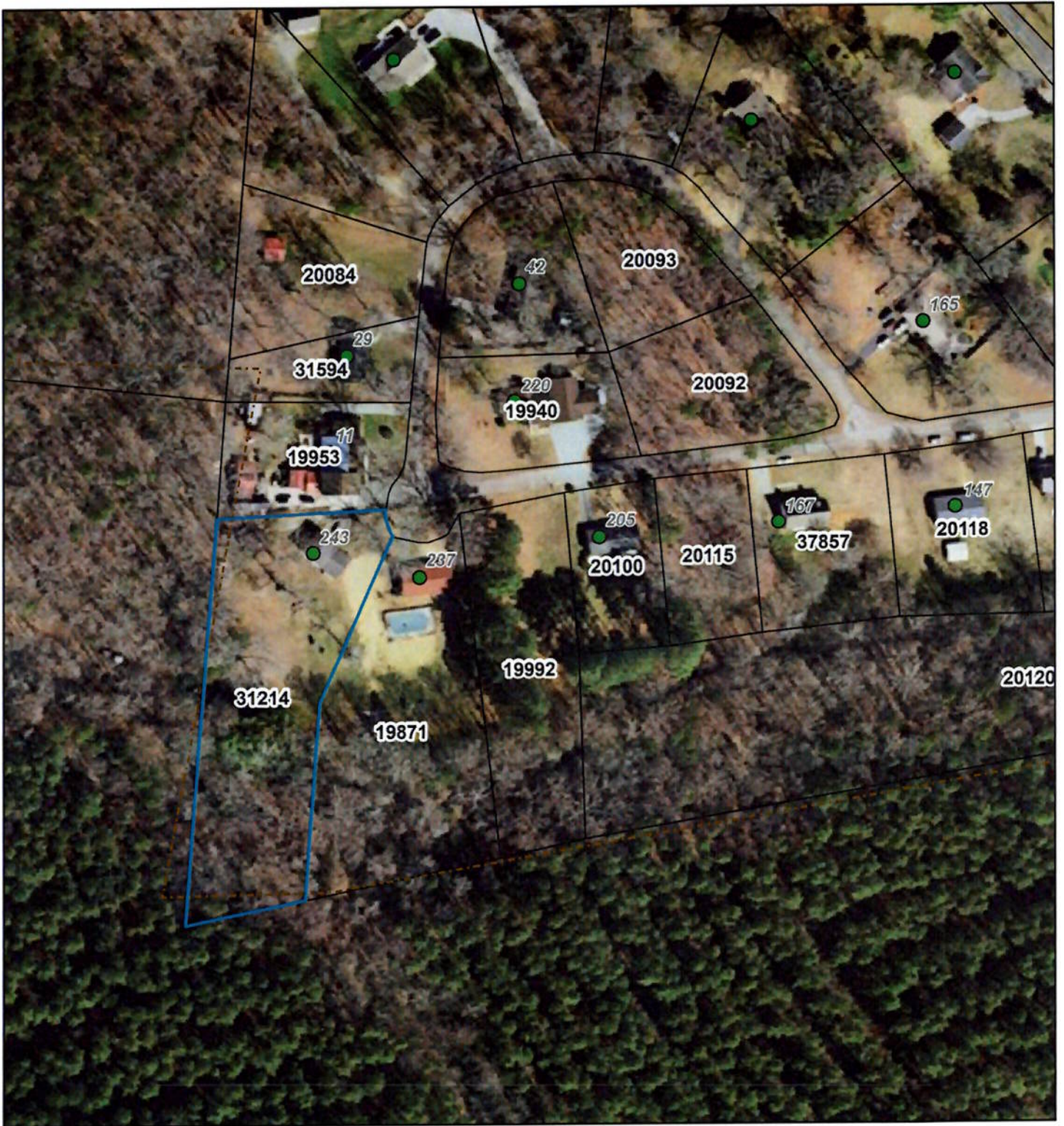
Other Structures

Sec	Description	Grade	Area	Story Height	YearBlt
1	GARAGE - UNFINISHED FRAME/CIN BLOCK	D	384	1.00	1990

Data last updated: 05/09/2026

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 Concise Systems, LLC * www.concisesystems.com * (540)776-1800 * sales@concisesystems.com

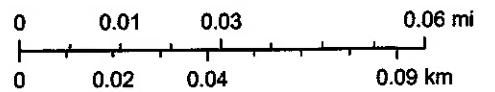
Mecklenburg County GIS



5/11/2026, 2:35:01 PM

1:2,257

- 911 Address Point
- Town Boundary
- Tax Parcels



Virginia Geographic Information Network (VGIN)

BOOK 485 PAGE 531

002436

THIS DEED made and entered into this 14TH day of JUNE, 1995, by and between DAVID W PETERSON AND KATHY B PETERSON, Husband and Wife, herein the Grantor and FREDDIE E. TERRY VIOLA E. TERRY, HIS WIFE herein the Grantee(s), whose address is 1105 PACE DRIVE, SOUTH HILL VIRGINIA 23970.

WITNESSETH

That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey with GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE unto the Grantees, as tenants by the entireties with the right of survivorship as at common law, the following described real estate, to-wit

All that certain lot or parcel of land located in the Town of Boynton, Mecklenburg County, Virginia, being Lot #24 of the Town & Country subdivision and shown on a plat recorded in Deed Book 193 Page 541, and the parcel of land lying immediately south of Lot #24, and being more particularly described by metes and bounds as follows: BEGINNING at a point on Craddock Court, which is a common corner between Lots #24 and #25, thence southeasterly along the boundary line of Craddock Court where it adjoins Craddock Street as it curves to the left for a distance of 41.06 feet to a point where Lot #24 adjoins Lot #23, thence south 30-16-36 west 194.26 feet, and thence a new line, south 10-10-20 west 210 feet to line of W S Hundley, Jr.; thence along Hundley line, south 54-00-10 west 125 feet to corner; thence with Hundley, north 10-10-20 east 219.88 feet to point at southwest corner of Lot #24, and continuing with Hundley, north 10-10-20 east 203.79 feet to corner with Lot #25, thence north 89-06-00 east 183.79 feet to the point of beginning and containing ONE AND 32/100 (1.32) ACRES, more or less.

This is the identical property which was conveyed to David W Peterson and Kathy B. Peterson, his wife, as Tenants by the Entirety, by deed dated June 11, 1991 and of record in the Office of the Clerk of the Circuit Court of Mecklenburg County, Virginia, in Deed Book 408, pages 811 and 812.

Being in all respects the same and identical real estate conveyed to Grantor by deed from Charles R. Tuten and Christine Tuten, his wife, dated June 11, 1991, and recorded in the Clerk's Office of the Circuit Court of Mecklenburg County, Virginia, in Deed Book 408, pages 811 and 812, reference to all of which is here made for a more complete description as well as derivation of title.

The real estate conveyed is made subject to the easements, conditions, restrictions and reservations of record in the chain of title to the property hereby conveyed, which have not expired by limitation of the time contained therein or otherwise become ineffective.

BOOK 485 PAGE 532

David W. Peterson (SEAL)
DAVID W. PETERSON
Kathy B. Peterson (SEAL)
KATHY B. PETERSON

North Carolina
STATE OF VIRGINIA AT LARGE
CITY/COUNTY OF *Roanoke* to-wit.

The foregoing instrument was acknowledged before me this *14th* day of *June* 199*5* by DAVID W PETERSON AND KATHY B PETERSON, Husband and Wife

My commission expires *6.23.98*

Charles B. Stalling
Notary Public



VIRGINIA
IN THE CLERK'S OFFICE OF
HENRICH COUNTY
CIRCUIT COURT ON THE 6TH DAY OF
JULY 1995 AT 02:41PM
INSTRUMENT #950002426 HAS RECEIVED AND
UPON CERTIFICATION OF ACKNOWLEDGEMENT
THERE TO WITNESSED, ADMITTED TO RECORD.
THE STATE TAX IMPOSED BY SEC. 58.1-802
OF THE VIRGINIA CODE, HAS BEEN PAID IN
THE AMOUNT OF: 180.00
STATE: 340.00 LOCAL: 340.00
TESTE: E. E. COLEMAN,
CLERK OF CIRCUIT COURT

BY: *EEC* D.C.

*Del. to:
R. A. Keel*