

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	5	2	2	\$139,500	08/1996
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	3,370	51,314	1988	N/A	

OWNER INFORMATION			
Owner Name	Anderson Nadia Manifold	Mailing Zip	22963
Mailing Address	3 Elm Ct	Mailing Zip - 4 Code	2107
Mailing City & State	Palmyra, VA	Owner Occupied	Yes

COMMUNITY INSIGHTS			
Median Home Value	\$402,647	School District	FLUVANNA COUNTY PUBLIC SCH OOLS
Median Home Value Rating	6 / 10	Family Friendly Score	86 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	79 / 100	Walkable Score	15 / 100
Total Incidents (1 yr)	21	Q1 Home Price Forecast	\$410,804
Standardized Test Rank	55 / 100	Last 2 Yr Home Appreciation	11%

LOCATION INFORMATION			
Magisterial	Lake Monticello	Topography	Rolling/Hilly
Zip Code	22963	Census Tract	201.03
Zip + 4	2107	Parcel Comments	BIGGER LOT
Carrier Route	R003	Most Hazardous Flood Zone	X
Zoning	R-4	Flood Zone Panel	51065C0068C

TAX INFORMATION			
PID	18-A-3-99	% Improved	93%
Old Map #	6521	Lot	99
Parcel ID	18 A 3 99		
Legal Description	WB 65-122 MONTPELIER-3 LOT 99 51,296 SF		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$471,114	\$361,000	\$361,000
Assessed Value - Land	\$34,780	\$34,800	\$34,800
Assessed Value - Improved	\$436,334	\$326,200	\$326,200
Market Value - Total	\$471,114	\$361,000	\$361,000
Market Value - Land	\$34,780	\$34,800	\$34,800
Market Value - Improved	\$436,334	\$326,200	\$326,200
YOY Assessed Change (%)	30.5%	0%	
YOY Assessed Change (\$)	\$110,114	\$0	
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$3,047		
2024	\$3,047	\$0	0%
2025	\$3,533	\$487	15.97%

CHARACTERISTICS			
Lot Acres	1.178	Heat Fuel Type	Electric
Lot Sq Ft	51,314	Roof Type	Gable
Land Use - County	Single Family Suburb - Res	Roof Material	Composition Shingle
Stories	2	Roof Shape	Gable
Year Built	1988	Interior Wall	Drywall
Effective Year Built	2000	Exterior	Wood
Bldg Area - Finished Sq Ft	3,370	Floor Cover	Wood
Bldg Area - Total Sq Ft	3,888	Foundation	Concrete Block

Bldg Area - Main Floor Sq Ft	1,296
Bldg Area - Ground Fl Sq Ft	1,296
Bldg Area - Above Grade Sq Ft	2,592
Basement Sq Ft	1,296
Basement - Finished Sq Ft	778
Basement - Unfinished Sq Ft	518
Basement Type	Full
Total Rooms	11
Bedrooms	5
Baths - Total	4
Baths - Full	2
Baths - Half	2
Cooling Type	Central
Heat Type	Heat Pump

Pool	Pool
Pool Size	792
Water	Public
Sewer	Public Service
Electric Service Type	Type Unknown
Condition	Average
Porch Type	Porch
Patio Type	Deck
Sec Patio Area	528
No. of Patios	3
Patio/Deck 1 Area	626
Porch	Porch
Porch 1 Area	66

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Value
Shed-Frame	S	112	14	8	\$1,500
Pavement					\$3,000
In Ground Pool	S	792	44	18	\$7,920
Deck Detached	S	514	60.5	8.5	\$4,114
Building Description			Building Size		
Base Section			2,592		
Deck			626		
Porch			66		
Deck			528		

SELL SCORE			
Rating	Very Low	Value As Of	2026-06-21 06:33:02
Sell Score	333		

ESTIMATED VALUE			
RealAVM™	\$582,300	Confidence Score	93
RealAVM™ Range	\$542,200 - \$622,300	Forecast Standard Deviation	7
Value As Of	06/08/2026		

(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.

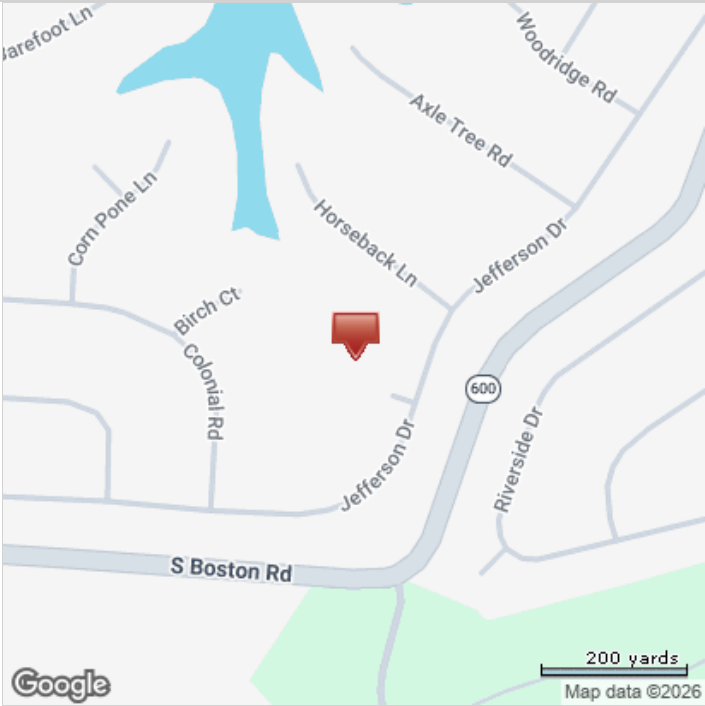
RENTAL TRENDS			
Estimated Value	3378	Cap Rate	4.8%
Estimated Value High	4029	Forecast Standard Deviation (FSD)	0.19
Estimated Value Low	2727		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a 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 Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Settle Date	08/1996	Owner Name	Anderson Nadia Manifold
Sale Price	\$139,500	Document Number	303-397
Price Per Square Foot	\$41.39	Deed Type	Deed (Reg)
Seller	Owner Record		
Sale/Settlement Date	08/1996		
Sale Price	\$139,500		
Buyer Name	Manifold Roberick V & Demetria B		
Buyer Name 2	Manifold Demetria B		
Seller Name	Owner Record		
Document Number	303-397		
Document Type	Deed (Reg)		

PROPERTY MAP



*Lot Dimensions are Estimated