

City of Lynchburg, Virginia



Parcel ID: 05505016
Property Address: 4873 FORT AVE
 LYNCHBURG, VA 24502
Property Class: COMMERCIAL - GENERAL OFFICE
Owner's Name: AHRENS CONSTRUCTION COMPANY INC

Mailing Address: 1127 OLD STATION FARM RD
 FOREST, VA 24551-3132

General Information

Legal Description: UNKNOWN
Legal Acreage: 0.30300
GIS Acreage: 0.3
Land Square Footage: 13,198
Land Frontage: 0
Land Depth: 150
Property Class: 415, COMMERCIAL - GENERAL OFFICE, *
 * Property Class values do not represent official Zoning classifications.

Special Assessments

Participation in Land Use: NO
Land Use Deferral Amount:
Participant in Rehab Program: NO
Exempt Amount:
Ending (June 30)

Schools

Elementary School: PERRYMONT ELEMENTARY
Middle School: PL DUNBAR MIDDLE
High School: HERITAGE HIGH

Assessment Information

Valuation as of:	July 1, 2004	July 1, 2005	July 1, 2006	July 1, 2007	July 1, 2008	July 1, 2009
Land Value:	\$56,100	\$56,100	\$56,100	\$56,100	\$56,100	\$56,100
Improvement Value:	\$25,400	\$33,700	\$33,700	\$41,900	\$41,900	\$42,700
Total Value:	\$81,500	\$89,800	\$89,800	\$98,000	\$98,000	\$98,800

Ownership History

Grantor	Sale Date	Sale Price	Doc # or Deed Book/Pg
AHRENS, DAVID	08/01/2008	\$0	080006752
AHRENS, DAVID	09/14/2004	\$80,000	040009660
REID, MARY D & DUNN, MICHAEL H	04/23/2004	\$80,000	040004042

Improvements

Building Type: Office:001	# of Bedrooms:	Fireplaces:
Type of Struct: COMMERCIAL	# of Full Baths: 0	Open Porch Sq Ft: 150
# of Stories: 2	# of Half Baths:	Encl Porch Sq Ft: NaN
Year Built: 1924	Foundation:	Patio/Deck Sq Ft: NaN
Fin Sq Ft: 1,752	Frame:	Att Garage Sq Ft:
Basement Sq Ft: NaN	Exterior Wall:	Att Carport Sq Ft:
Fin Basement Sq Ft:	Roof Type: SHINGLE	Det Garage Sq Ft:
Fin Attic Sq Ft:	Roof Material:	Outbuildings:
Tot Fin Sq Ft: 1,752	Heat Type:	
# of Rooms: 0	Air Cond: N	

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Current Property Tax

Current Year:	Date Due	Tax Billed	Penalty Billed	Interest Billed	Tax Paid	Penalty Paid	Interest Paid	Date Paid	Balance Due
Installment #1	11/16/09	\$259.35	\$25.94	\$14.28	\$0.00	\$0.00	\$0.00		\$299.57
Installment #2	01/15/10	\$259.35	\$25.94	\$9.52	\$0.00	\$0.00	\$0.00		\$294.81
Installment #3	03/15/10	\$259.35	\$25.94	\$4.76	\$0.00	\$0.00	\$0.00		\$290.05
Installment #4	05/17/10	\$259.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$259.35

Previous Property Tax

Previous Year:	Tax Billed	Penalty Billed	Interest Billed	Tax Paid	Penalty Paid	Interest Paid	Date Paid	Balance Due
2008	\$1,029.00	\$102.92	\$150.92	\$0.00	\$0.00	\$0.00		\$1,282.84
2007	\$1,029.00	\$102.92	\$47.19	\$1,029.00	\$102.92	\$47.19	08/04/2008	\$0.00
2006	\$996.78	\$49.84	\$9.12	\$996.78	\$49.84	\$9.12	05/07/2007	\$0.00
2005	\$996.78	\$99.68	\$109.52	\$996.78	\$99.68	\$109.52	02/14/2007	\$0.00

Recent Sales by Neighborhood (Top 15 - Where Available)





Parcel ID	Property Address	Recorded Sale Date	Sale Amount	Sale Type	Seller's Name	Buyer's Name	Instrument Number
25705007	4026 WARDS RD	2010-03-10	\$15,987,930	IMPROVED	DDRTC WARD'S CROSSING LLC	IA LYNCHBURG WARDS LLC	100001437
25705011	4024 WARDS RD	2010-03-10	\$15,987,930	IMPROVED	DDRTC WARD'S CROSSING LLC	IA LYNCHBURG WARDS LLC	100001437
25705013	4004 WARDS RD	2010-03-10	\$15,987,930	IMPROVED	DDRTC WARD'S CROSSING LLC	IA LYNCHBURG WARDS LLC	100001437
13004002	3624 CANDLERS MOUNTAIN RD	2010-02-04	\$1,775,000	IMPROVED	DBAPPLEF LLC	BIG APPLE INVESTORS LLP	100000802
13002004	3700 CANDLERS MOUNTAIN RD	2010-01-27	\$16,225,000	IMPROVED	CANDLERS STATION II LP	LU CANDLERS STATION HOLDINGS LLC	100000605
25705019	1038 WARDS FERRY RD	2009-12-30	\$100,000	LAND	FAISON-SEVEN HILLS LLC	BACK YARD REAL ESTATE LLC	090009218
16229001	2623 WARDS RD	2009-10-27	\$1,275,000	IMPROVED	RYAN'S FAMILY STEAK HOUSE EAST	LIBERTY BUFFET PROPERTIES INC	090007845
05310047	5040 FORT AVE	2009-09-01	\$90,600	IMPROVED	LEEBRICK, D EUNICE	BUCKLEW, STEVEN D & SHANNON L	090006414
26001001	300 LIBERTY MOUNTAIN DR	2009-06-29	\$20,500,000	IMPROVED	BOSTIC DEVELOPMENT AT LYNCHBURG LLC	LIBERTY UNIVERSITY INC	090004604
16002015	2121 WARDS RD	2009-06-29	\$325,000	IMPROVED	SOLOMON INC	WESTWOOD CORPORATION	090004581
05506004	4901 FORT AVE	2009-03-25	\$220,000	IMPROVED	STONEBURNER, CLIFTON M TRUSTEE	CHEUNG, CHOI W & WU MING CHEN	090001974
25703004	1300 WARDS FERRY RD	2009-01-07	\$189,000	IMPROVED	MALLEN, MELANIE S & MALLEN, RICHARD	TRYALL, SUSAN B	090000101
26003003	4025 WARDS RD	2008-11-25	\$12,200,000	IMPROVED	WARDS ROAD CORRIDOR LLC	LYNCHBURG HOTEL GROUP LLC	080009639
05506003	4895 FORT AVE	2008-07-28	\$280,000	IMPROVED	R & M TURNER ENTERPRISES	JUNG, BODHONG & CHOI, YOUNJUNG	080006577
13004002	3624 CANDLERS MOUNTAIN RD	2008-07-09	\$1,612,341	IMPROVED	AOV TRANSITORY MERGER SUB LLC	DBAPPLEF LLC	080006016

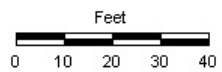
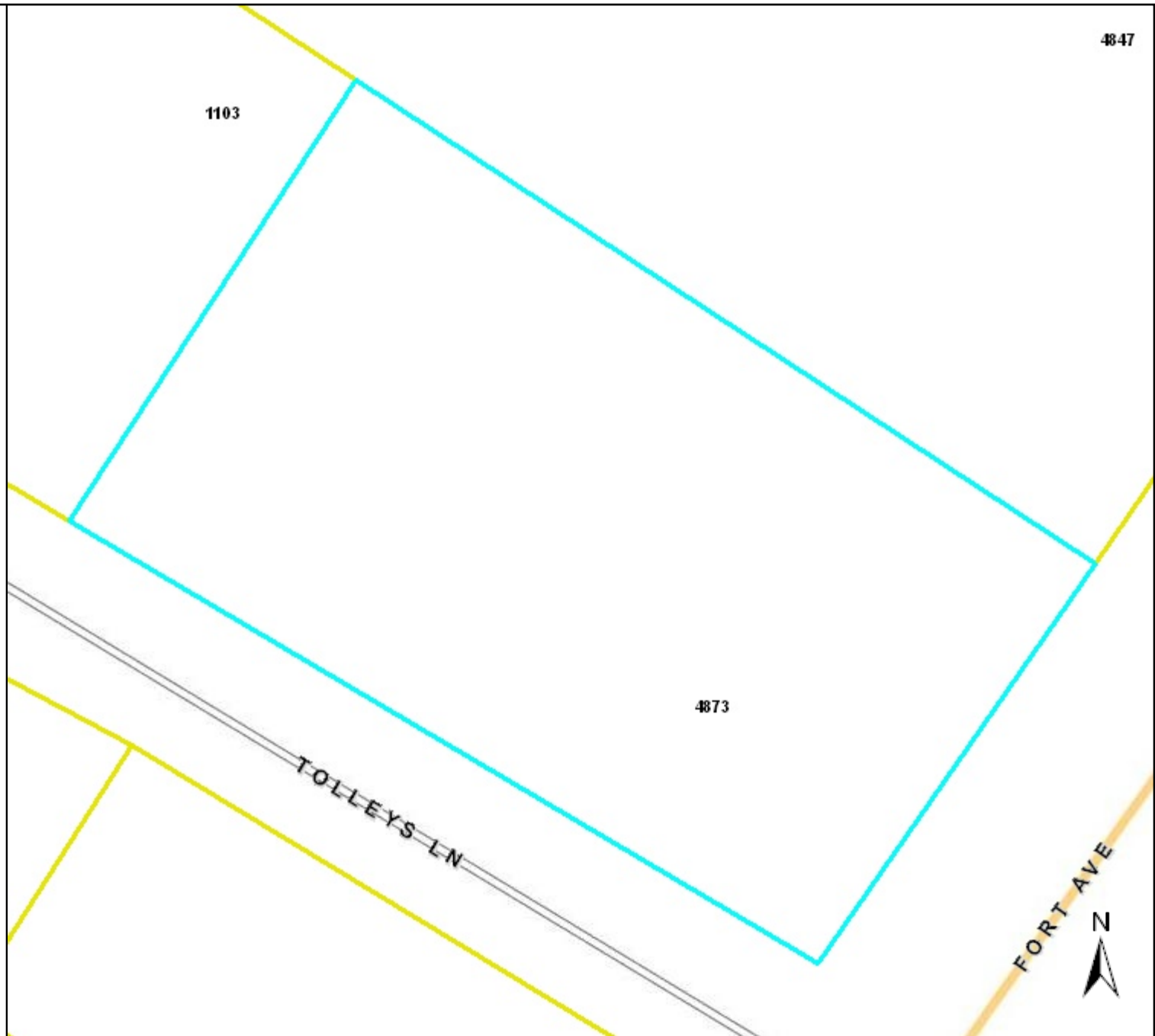
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The City of Lynchburg, VA

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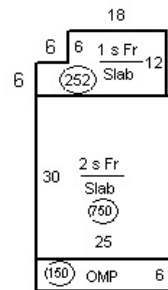
Legend

-  Corporate Limit
- Addresses
- Street Labels
- Vacation
-  Parcels
- Legal Lot Line
 -  Legal Lot Line
 -  Vacated Right of Way



Date: 5/9/2010

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the city of Lynchburg is not responsible for its accuracy or how current it may be.



Property Photo and Sketch

Parcel ID:05505016
Property Address:4873 FORT AVE