SE1/4 OF SW1/4 EX RD R/W.
QC 1172-748

POLHILL GEORGE W JR/POLHILL CYNTHIA FAY
PO BOX 2001
STAUNTON, VA 24402

2026

28-5S-17-09430-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	237,000
TOTAL MARKET VALUE	11,078
SOH/AGL Deduction	0
ASSESSED VALUE	11,078
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,078
TOTAL JUST VALUE	237,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1172/0748	4/29/2009	QC	U	V	11	100

GRANTOR: GEORGE W POLHILL JR

GRANTEE: GEORGE POLHILL JR &

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	281.00	281.00	5,058							
2	6200	A	PASTURE 3	0			0.00	0.00	21.50	AC		1.00	1.00	1.00	280.00	280.00	6,020							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	39.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	237,000							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 39.50 Total Land Value: 11,078 Market: 237,000 Agricultural: 11,078 Common: 0 PRINTED 05/08/2026 BY SYS