

sale				Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r					
2022 AMERICAN RAIL CENTER	2011-02-01			Tax Year	2022	2023	2024	2025	CAMA
2023 AMERICAN RAIL CENTER	2011-02-01			Prop Cls	499	499	499	499	499
2024 SHENANDOAH VALLEY REA	2023-05-01			Acres	40.2670	40.2670	40.2670	40.2670	
2025 SHENANDOAH VALLEY REALT	2023-05-01	10663 ETC	40.267A	Land100%	353030	412710	412710	412710	495240
US 68	1WD			Bldg100%	76000	86260	86260	86260	103500
	\$0			Totl100%	429030t	498970t	498970t	498970t	598740t
				Cauv100%					
				Tax Value:					
				Land 35%	123560	144450	144450	144450	173330
				Bldg 35%	26600	30190	30190	30190	36230
				Totl 35%	150160t	174640t	174640t	174640t	209560t
				Hmstd35%					
				Owner 0c					
				Hmstd RB					
				Net Tax	8626.92	9426.40	9861.58	9810.00	
				Sp-Asmnt	15.93	15.93	65.93	65.93	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
35	1	2025-01-21	AMERICAN RAIL CENTER INC	1WD *	0	412710	86260
175	1	2023-05-01	SHENANDOAH VALLEY REALTY	1WD *	0	353030	76000
47	1	2011-02-01	AMERICAN RAIL CENTER INC	1WD	402670	0	0
Year	Land	Bldg	Total	Net Tax			
2021	123560	26600	150160	8687.92			
2020	123560	26600	150160	7766.64			
p r o j e c t					ben acres	/ %	factor
333 TAYLOR CREEK #1096 - SCIO TO					XA/2025		
902 MAIN DISTRICT CONSERVANCY					XA/2025		

1

PUB PAVED ST/RD		Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Neighborhood:		1 Pole Build	1	120X50	6000	13.86	C	2012AV	69300	.15		70690
Code:		2 FENCE			2700	16.20	C	2012AV	36450	.25		32810
Dwl/Gar/NC%			acres/	effective	depth	actual	effective	extended	true			
lot/hmsite%			frontage	frontage	depth	rate	rate	value	value			
res-ag:ln d%			1.0000			20000		392700	24000			
ag-t:c/p/w%			1.2000			10000			471240			
ag-t:other%			1.2000									
ag:outbldg%			1.2000									