



# Property Information Report

City of Lynchburg Assessor's Office  
 900 Church Street  
 Lynchburg, VA 24504  
 Telephone: (434) 455-3830  
 8:30a.m. - 5:00 p.m. Mon - Fri

**Parcel ID:** 05506055  
**Property Address:** 4897 FORT AVE  
 LYNCHBURG, VA 24502

**Owner:** SIWEK, DONALD J & THERESA M  
**Mailing Address:** 1181 OLD STATION FARM RD  
 FOREST, VA 24551-3132

Property Descriptions	
<b>Legal Description:</b>	COMMONLY KNOWN AS 4897 FORT AVE;
<b>Neighborhood:</b>	7102 : WARDS RD COMMERCIAL CORRIDOR
<b>Property Class:</b>	406 : COMMERCIAL - SERVICE GARAGE

Land Information	
<b>Area:</b>	Legal Acreage: 0.111 GIS Acreage: 0.114
<b>Frontage:</b>	0.00ft
<b>Depth:</b>	101ft

Special Assessments	
<b>Participant in Land Use:</b>	NO
<b>Land Use Deferral Amount:</b>	--
<b>Participant in Rehab Program:</b>	NO
<b>Exempt Amount:</b>	--
<b>Participant Until:</b>	--

School Zones	
<b>Elementary School:</b>	PERRYMONT ELEMENTARY
<b>Middle School:</b>	PL DUNBAR MIDDLE
<b>High School:</b>	HERITAGE HIGH
<b>Zoning:</b>	<b>Zoning Description:</b>
B-3	Community Business

## Ownership History

Sale Date	Sale Amount	Seller's Name	Buyer's Name	Document No	Deed Bk / Pg	Conveyance
7/1/1998	\$100,000	TOLLEY, OMA F JR & JOYCE H	SIWEK, DONALD J & THERESA M		1043 701	
3/4/1997	\$102,700	CORSALE, SAM & BETTY J	TOLLEY, OMA F JR & JOYCE H		985 603	
2/10/1992	\$54,000	TOLLEY, OMA F JR & JOYCE H	CORSALE, SAM & BETTY J		812 700	
1/1/1926	\$0	CAMPBELL COUNTY ANNEXATION 1926				

## Assessment

Year	Land Value	Improvement Value	Total Value
2013	\$44,000	\$69,300	\$113,300
2012	\$44,000	\$69,300	\$113,300
2011	\$44,000	\$69,300	\$113,300
2010	\$44,000	\$69,300	\$113,300
2009	\$44,000	\$69,300	\$113,300
2008	\$44,000	\$68,100	\$112,100
2007	\$44,000	\$68,100	\$112,100
2006	\$44,000	\$56,400	\$100,400
2005	\$44,000	\$56,400	\$100,400
2004	\$44,000	\$57,900	\$101,900
2003	\$44,000	\$57,900	\$101,900

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## Real Estate Property Tax Information

**Total Due:  
\$628.83**

Current Year	Type	Date Due	Tax Billed	Penalty Billed	Interest Billed	Tax Paid	Penalty Paid	Interest Paid	Date Paid	Balance Due
Installment #:1	Tax	11/15/13	\$314.40	\$0.00	\$0.00	\$314.40	\$0.00	\$0.00	11/20/2013	\$0.00
Installment #:2	Tax	01/15/14	\$314.40	\$0.00	\$0.00	\$314.40	\$0.00	\$0.00	1/16/2014	\$0.00
Installment #:3	Tax	03/17/14	\$314.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$314.40
Installment #:4	Tax	05/15/14	\$314.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$314.43

History	Type	Tax Billed	Penalty Billed	Interest Billed	Tax Paid	Penalty Paid	Interest Paid	Date Paid	Balance Due
2012	Tax	\$1,257.63	\$0.00	\$0.00	\$1,257.63	\$0.00	\$0.00	5/21/2013	\$0.00
2011	Tax	\$1,189.65	\$29.74	\$0.00	\$1,189.65	\$29.74	\$0.00	5/17/2012	\$0.00
2010	Tax	\$1,189.65	\$0.00	\$0.00	\$1,189.65	\$0.00	\$0.00	5/17/2011	\$0.00
2009	Tax	\$1,189.65	\$0.00	\$0.00	\$1,189.65	\$0.00	\$0.00	5/18/2010	\$0.00
2008	Tax	\$1,177.05	\$0.00	\$0.00	\$1,177.05	\$0.00	\$0.00	5/18/2009	\$0.00
2007	Tax	\$1,177.05	\$29.43	\$0.50	\$1,177.05	\$29.43	\$0.50	5/15/2008	\$0.00
2006	Tax	\$1,114.44	\$0.00	\$0.00	\$1,114.44	\$0.00	\$0.00	5/16/2007	\$0.00
2005	Tax	\$1,114.44	\$0.00	\$0.00	\$1,114.44	\$0.00	\$0.00	5/16/2006	\$0.00
2004	Tax	\$1,131.09	\$0.00	\$0.00	\$1,131.09	\$0.00	\$0.00	5/18/2005	\$0.00
2003	Tax	\$1,131.09	\$0.00	\$0.00	\$1,131.09	\$0.00	\$0.00	5/18/2004	\$0.00
2002	Tax	\$721.50	\$18.04	\$0.15	\$721.50	\$18.04	\$0.15	5/19/2003	\$0.00
2001	Tax	\$721.50	\$0.00	\$0.00	\$721.50	\$0.00	\$0.00	5/21/2002	\$0.00
2000	Tax	\$666.00	\$0.00	\$0.00	\$666.00	\$0.00	\$0.00	5/18/2001	\$0.00
1999	Tax	\$666.00	\$0.00	\$0.00	\$666.00	\$0.00	\$0.00	5/17/2000	\$0.00
1998	Tax	\$555.00	\$0.00	\$0.00	\$555.00	\$0.00	\$0.00	5/20/1999	\$0.00
1997	Tax	\$555.00	\$0.00	\$0.00	\$555.00	\$0.00	\$0.00	5/11/1998	\$0.00
1996	Tax	\$456.21	\$0.00	\$0.00	\$456.21	\$0.00	\$0.00	5/13/1997	\$0.00
1995	Tax	\$464.43	\$0.00	\$0.00	\$464.43	\$0.00	\$0.00	5/10/1996	\$0.00
1994	Tax	\$476.76	\$0.00	\$0.00	\$476.76	\$0.00	\$0.00	5/10/1995	\$0.00
1993	Tax	\$476.76	\$11.91	\$0.00	\$476.76	\$11.91	\$0.00	5/16/1994	\$0.00

## Recent Sales Information by Neighborhood

Parcel ID	Property Address	Recorded Sale Date	Sale Amount	Seller's Name	Buyer's Name	Document Num
25703019	3810 WARDS RD	3/6/2014	\$0	ADAMS, KEITH TRS	ADAMS, KEITH TRS & ADAMS, KIM D TRS	140001157
05509062	5212 FORT AVE	3/4/2014	\$100,000	ANTHONY, JOHN M & DEBRA R	H&B PROPERTIES LLC	140001084
05509063	5210 FORT AVE	2/26/2014	\$590,000	JUNG, BOOHONG & YOUNGJUNG CHOI	ABARZUA, MARIO ANTONIO V	140001006
16228019	2533 WARDS RD	2/6/2014	\$280,000	CLARKSON, BARRY D	MAYS, WILLIAM N JR	140000673
16003011	5600 EDGEWOOD AVE	1/23/2014	\$0	DANIEL, LARRY R & JUDITH M	DANIEL, LARRY R & JUDITH M CO-TRS	140000388
25702001	4005 WARDS RD	1/13/2014	\$10	SPIRIT MASTER FUNDING V LLC	SPIRIT MASTER FUNDING VII LLC	140000185
16203001	5604 SEMINOLE AVE	1/7/2014	\$2,560,000	CHOICE INN INC	LAKSHMI MAA INC	140000090
16201065	2815 CANDLERS MOUNTAIN RD	10/31/2013	\$3,500,000	FRANCIS HOSPITALITY INC	JAY SHREE DUTT LLC	130007917
16201069	2308 WARDS RD	10/31/2013	\$3,500,000	FRANCIS HOSPITALITY INC	JAY SHREE DUTT LLC	130007917
05507032	1101 TOLEDO AVE	10/21/2013	\$65,700	HOUSING & URBAN DEVELOPMENT	PARKS PROPERTIES LLC	130007641
25802001	3770 CANDLERS MOUNTAIN RD	10/16/2013	\$0	CITY OF LYNCHBURG	LIBERTY UNIVERSITY INC	130007521
25705019	1038 WARDS FERRY RD	9/30/2013	\$650,000	BACK YARD REAL ESTATE LLC	RODGERS FAMILY HOLDINGS LLC	130007185
25702001	4005 WARDS RD	8/27/2013	\$3,641,171	CORRAL GROUP OF VIRGINIA LLC	SPIRIT MASTER FUNDING V LLC	130006305
16103012	1001 SHEFFIELD DR	8/23/2013	\$0	BEASLEY, HAROLD B & EVELYN J	BEASLEY, EVELYN J	130000232
16202025	5704 SEMINOLE AVE	7/1/2013	\$600,000	CAROLINA BANK	SEMINOLE HOSPITALITY LLC	130004786
05507032	1101 TOLEDO AVE	7/1/2013	\$133,846	BANK OF AMERICA N A	HOUSING & URBAN DEVELOPMENT	130004770
16002006	2117 WARDS RD	6/28/2013	\$650,000	L & W PROPERTIES OF VA	TWO BOYS REALTY LLC	130004734
25703019	3810 WARDS RD	6/20/2013	\$1,978,000	A R T HOLDING LLC	ADAMS, KEITH TRS	130004502
16201065	2815 CANDLERS MOUNTAIN RD	4/30/2013	\$2,500,000	CRIST MOTEL INC	FRANCIS HOSPITALITY INC	130003094
16201069	2308 WARDS RD	4/30/2013	\$2,500,000	CRIST MOTEL INC	FRANCIS HOSPITALITY INC	130003094
26003011	4017 WARDS RD	1/15/2013	\$950,000	TCB FOODS INC	ABBITT BROTHERS PROPERTIES LLC	130000389
13002024	3756 CANDLERS MOUNTAIN RD	12/28/2012	\$458,000	SUNDAE GRILL HOLDINGS LLC	LU CANDLERS STATION HOLDINGS LLC	120008704
16103014	1003 SHEFFIELD DR	12/20/2012	\$200,000	FIRST PROPERTIES INC	KESSLER INVESTMENT GROUP INC	120008531
05509057	5224 FORT AVE	11/21/2012	\$260,000	SHUMAN, DAVID B REVOCABLE TRUST	RIPL LLC	120007793
16206007	3385 CANDLERS MOUNTAIN RD	10/24/2012	\$6,900,000	SEARS ROEBUCK & COMPANY	LIBERTY UNIVERSITY INC	120007082
05507032	1101 TOLEDO AVE	10/19/2012	\$133,846	IQBAL, ASHER	BANK OF AMERICA N A	120006988
16103014	1003 SHEFFIELD DR	9/25/2012	\$275,000	HINDS ROTHMAN & COMPANY LLC	FIRST PROPERTIES INC	120006351
11703001	3320 CANDLERS MOUNTAIN RD	9/21/2012	\$2,600,000	OFFICE PARKS OF VIRGINIA INC	COMEBACK INN LLC	120006228
13002001	3762 CANDLERS MOUNTAIN RD	8/17/2012	\$1,750,000	CUBE ENTERPRISES LLC	LIBERTY UNIVERSITY INC	120005452
13002014	3760 CANDLERS MOUNTAIN RD	8/17/2012	\$1,750,000	CUBE ENTERPRISES LLC	LIBERTY UNIVERSITY INC	120005452

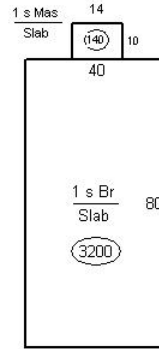
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**Improvement: COMMERCIAL SERVICE GARAGE**



01

02



**Service Garage:001**

**Year:** 1928  
**Size:** 3340  
**Stories:** 1

**Heated Area:** 0  
**Frame:** Fire Resistant  
**Roof Description:** BUILT-UP  
**Rooms:** 0

**Paving**

**Year:** 1928  
**Size:** 3500

**Residential Shed - Small Utility**

**Year:** 1980  
**Size:** 240

# The City of Lynchburg, VA

## Legend

Street Labels



Feet

0 20 40 60 80  
1:1,200 / 1"=100 Feet

3/12/2014

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.

