

# Cross Property 360 Property View

## 2397 Carrsville Highway, Franklin, Virginia 23851

Listing

### 2397 Carrsville Highway, Franklin, VA 23851, Isle of Wight County VA

**MLS#:** 10412017  
**Contingent:** N  
**Use Type:** Warehouse  
**Use Current:** Vacant  
**Parcel ID:** 10299898  
**Ownership:** Business Only

**Area:** 66 - Isle of Wight - South  
**Subdivision:** 009 - CARRSVILLE  
**Neighborhood:**  
**Model Name:**

**Active**

**LP:** \$899,000  
**OLP:** \$899,000  
**SP:**  
**Comm Type:** Purchase

#### Listing Details



**RM:**  
**Prop Type:** Commercial/Industrial  
**Possession:** CLOSING  
**Lease Type:** None  
**Fee Type:** None  
**Fees Addtl:**  
**Lock Box:** REIN Lockbox

**Market Time:** 8  
**Date Listed:** 11/21/21  
**Date Entered:** 11/23/21  
**Date Updated:** 11/23/21  
**Date Off-Mrkt:**  
**Date Expire:** 05/21/22  
**Lease Expires:**  
**Date Closed:**

**Web Exclude:**  
**Contingencies:**  
**Disclosures:** None  
**Showing Inst:** Call before showing has CBS showing. Building has alarm.  
**Photo Code:** Listing Agent/Office Uploads Own Photo(s)

#### Agent/Office Information

**List Office:** 132700 - RE/MAX Ultra  
**List Agent:** 65960 - James Allman  
**LA Email:** jimallman@jimallman.com  
**LA 2:**  
**List Type:** Standard Agency ER

**LO Phone:** 252-435-1001  
**LA Phone:** 757-777-7481  
**LA Other Ph:**  
**LA2 Phone:**  
**Sub Agent:**

**Fax:**  
**SBC:** 2.5  
**BBC:**  
**SCA:** No

#### Commercial Purchase Details

**Owner Name:** AMERICAN ENVIRONMENT FOUNDATION  
**Appx Taxes:** \$4,358  
**Net Income Year:**  
**Net Income:**  
**Appx Assmts:** Lnd: \$103100- Impv: \$288900  
**Price Includes:** Building, Land & Improv  
**Expenses Include:**

**Owner Phone:**  
**Income:**  
**Expenses:**  
**Financing Options:** None  
**Legal:** ADJ DOROTHY L WILLIAMS PLAT BK 4/129

#### Description

**Appx Yr Built:**  
**New Cnstr:** No  
**Mstr Model:**  
**# Units:**  
**# Stories:**  
**Appx Acres:** 7.21  
**Efficiency:**  
**Utilities:** Electric, Septic, Telephone Avail, Well  
**Parking:** Unpaved, 26-50 Spcs  
**Location:** Frontage  
**Features:** Mini Kitchen, Pole Sign, Priv Restrms, Security Sys/Own  
**Accessibility:**  
**Green Cert:**  
**Sustainability:**  
**Miscellaneous:**  
**Documents:** Survey

**Appx SqFt:** 32,687  
**LP/SqFt:** \$27.50  
**Appx Lot Frnt:**  
**Appx Lot Depth:**  
**Appx Lot Dim:**  
**Floors:**  
**Foundation:** Slab  
**Roof:** Other  
**Ext. Siding:** Other  
**Construction:** Steel

**Water Sewer Line Size:**  
**Heating:** Forced Hot Air  
**Cooling:** Central Air  
**Lighting:**  
**Ceiling Height:**  
**Zoning:**  
**AICUZ:** None  
**Garage Y/N:** No  
**Garage Tot. SqFt:**

#### Remarks

**Agent Rmrks:** Agent also NC Licensed #265516

**Public Rmrks:** Lg. 32,000 +/- sq. ft. building on 7.27 acres. Single or multiple use options!! Steel building with 3-phase elec. Large metal sliding doors. Office space with 2 bathrooms, plus 2 additional rooms that are partially completed. Upstairs there is room for an apartment or breakroom, etc. Newly painted exterior.

James Allman, RE/MAX Ultra (252-435-1001, Direct: 757-777-7481)

**2397 Carrsville Highway, Isle of Wight County VA 23851**

11/29/2021 1:55:03 PM



Tax

#### Owner Information

Owner Name:	<b>American Environment Foundation</b>	Mailing Address:	<b>1937 Laskin Rd</b>
Tax Billing Zip:	<b>23454</b>	Tax Billing City & State:	<b>Virginia Beach Va</b>
Carrier Route:	<b>R001</b>	Tax Billing Zip+4:	<b>4205</b>
		Owner Occupied:	<b>A</b>

### Location Information

Municipality:	<b>Windsor</b>	Census Tract:	<b>280400</b>
Zip Code:	<b>23851</b>	Zip + 4:	<b>4007</b>
Carrier Route:	<b>R001</b>	Zoning:	<b>RAC</b>
Topography:	<b>ON STREET</b>		

### Estimated Value

Value As Of: **11/21/2021**

(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 60 - 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.

### Tax Information

Tax-ID:	<b>69-01-115</b>	Alt. Tax-ID 1:	<b>14953</b>
% Improved:	<b>74</b>	Tax Area:	<b>50</b>
Tax Appraisal Area:	<b>50</b>		
Legal Description:	<b>ADJ DOROTHY L WILLIAMS PLAT BK 4/129</b>		

### Assessment & Taxes

Assessment Year	<b>2021</b>	<b>2020</b>	<b>2019</b>
Assessed Value - Total	<b>\$392,000</b>	<b>\$392,000</b>	<b>\$392,000</b>
Assessed Value - Land	<b>\$103,100</b>	<b>\$103,100</b>	<b>\$103,100</b>
Assessed Value - Improved	<b>\$288,900</b>	<b>\$288,900</b>	<b>\$288,900</b>
YOY Assessed Change (\$)	<b>\$</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>0%</b>	
Tax Year	<b>2021</b>	<b>2020</b>	<b>2019</b>
Total Tax	<b>\$4,358.00</b>	<b>\$4,358.00</b>	<b>\$4,358.00</b>
Change (\$)	<b>\$</b>	<b>\$</b>	
Change (%)	<b>0%</b>	<b>0%</b>	

### Characteristics

Land Use - County:	<b>Commercial And Industrial</b>	Land Use - CoreLogic:	<b>Commercial Building</b>
Lot Area:	<b>314,068</b>	Lot Acres:	<b>7.210</b>
Foundation Type:	<b>Concrete Block</b>	Building Sq Ft:	<b>32,687</b>
Year Built:	<b>1962</b>	Stories:	<b>1.0</b>
Total Baths:	<b>4</b>	Total Rooms:	<b>5.000</b>
Water:	<b>WELL</b>	Half Baths:	<b>4</b>
Cooling Type:	<b>Yes</b>	Sewer:	<b>Septic Tank</b>
Garage Type:	<b>Garage</b>	Heat Type:	<b>Forced Air</b>
Road Type:	<b>Paved</b>	Garage Capacity:	<b>0</b>
Roof Shape:	<b>GABLE</b>	Roof Frame:	<b>METAL</b>
Exterior:	<b>Metal</b>	Interior Wall:	<b>PANELLED</b>
Heat Fuel Type:	<b>OIL</b>	Floor Covering Material:	<b>CARPET</b>
		Condition:	<b>Average</b>

### Building Features

Feature Type	Size/Qty
<b>Car Shelter-Metal</b>	
<b>Fence-Chain Link</b>	
Building Description	Building Size
<b>METAL WAREHOUSE/SHOP</b>	<b>31,680</b>
<b>INTERIOR OFFICE</b>	<b>1,007</b>
<b>INTERIOR OFFICE</b>	<b>384</b>

## Photos



## History

### Listing History from MLS

<a href="#">10412017</a>	MT: <b>8</b>	Change Type	MT	Price	Change Details	When Changed	Eff Date	Mod By
<b>Prop. Type:</b> COM		New Listing	2	\$899,000	->ACTV	11/23/21 @ 03:59 PM	11/21/21	<a href="#">34643</a>
2397 Carrsville Highway								



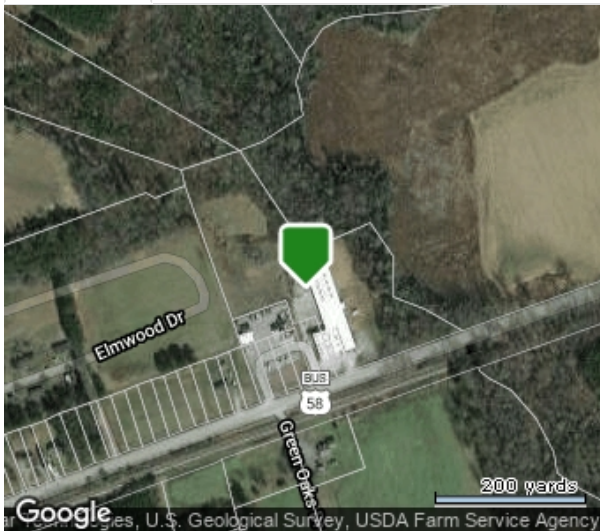
<a href="#">10299898</a>	MT: <b>179</b>	Change Type	MT	Price	Change Details	When Changed	Eff Date	Mod By
<b>Prop. Type:</b> COM		Sold	179	\$375,000	PEND->SOLD	08/31/20 @ 03:57 PM	08/26/20	<a href="#">21162</a>
2397 Carrsville Highway								
		Pending	179	\$400,000	ACTV->PEND	08/14/20 @ 06:41 PM	08/14/20	<a href="#">2958</a>
		New Listing	2	\$400,000	->ACTV	01/22/20 @ 11:29 AM	01/20/20	<a href="#">40246</a>

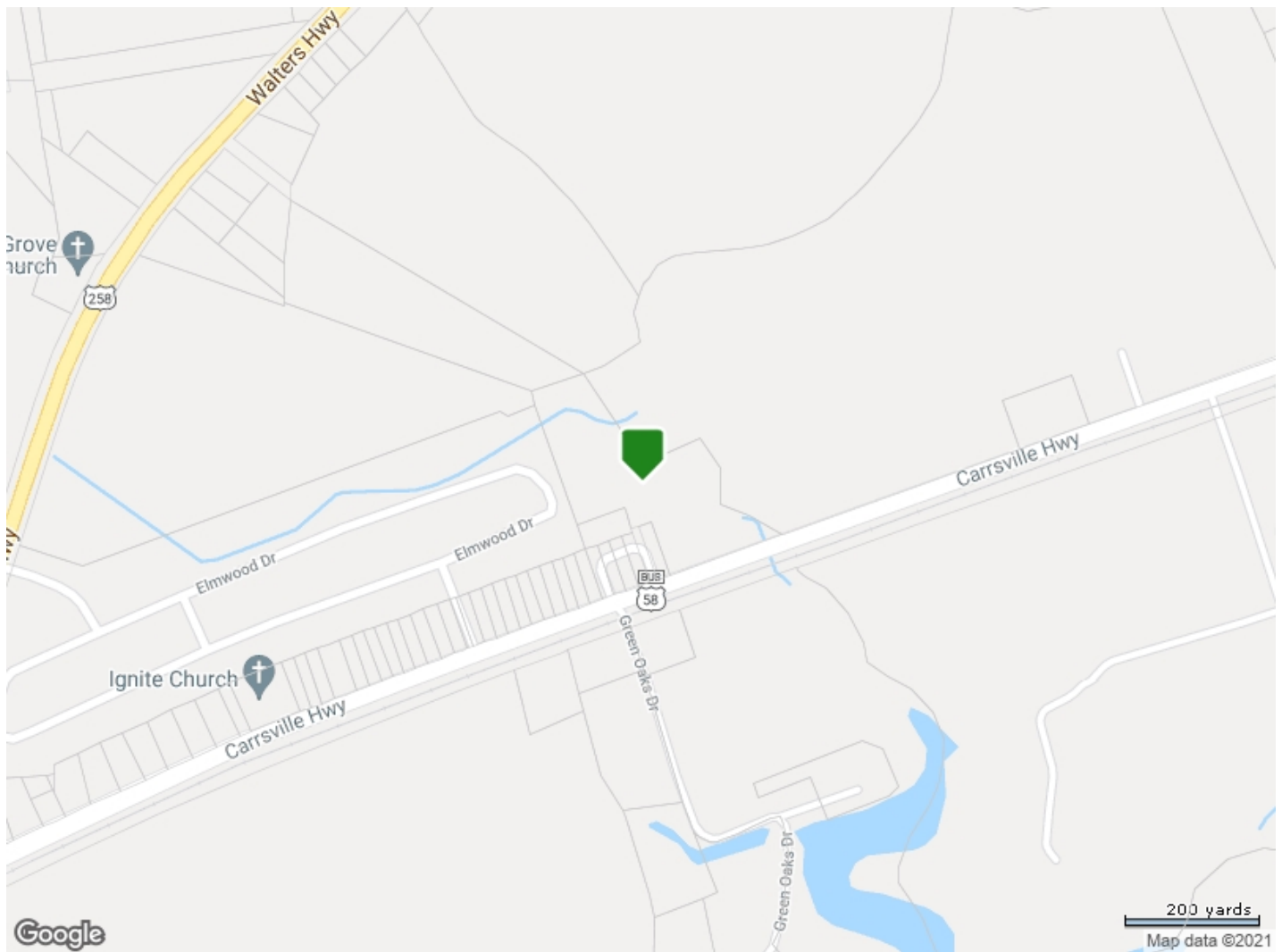


<a href="#">0133605</a>	MT: <b>315</b>	Change Type	MT	Price	Change Details	When Changed	Eff Date	Mod By
<b>Prop. Type:</b> COM		Sold		\$385,000	PEND->SOLD	11/12/03 @ 07:00 PM	12/01/02	
2397 Carrsville Highway								
		Pending		\$579,000	ACTV->PEND	11/12/03 @ 07:00 PM	10/25/02	<a href="#">1799</a>
		Back On Market		\$579,000	EXPD->ACTV	11/12/03 @ 07:00 PM	07/05/02	<a href="#">1799</a>
		Expired		\$579,000	ACTV->EXPD	11/12/03 @ 07:00 PM	07/02/02	<a href="#">1799</a>
		Price Increase		\$579,000	\$179,000->\$579,000	11/12/03 @ 07:00 PM	12/20/01	<a href="#">1799</a>
		LISTPRICE		\$179,000	->179000.00	11/12/03 @ 07:00 PM	12/13/01	<a href="#">1799</a>
		New Listing		\$179,000	->ACTV	11/12/03 @ 07:00 PM	12/12/01	



## Parcel Map





Flood Map

<b>Flood Zone Code:</b>	A	<b>Special Flood Hazard Area (SFHA):</b>	In
<b>Flood Zone Date:</b>	12/02/2015	<b>Within 250 Feet of Multiple Flood Zones:</b>	Yes (X,A)
<b>Flood Zone Panel:</b>	51093C0310E	<b>Flood Community Name:</b>	ISLE OF WIGHT COUNTY
<b>Flood Code Description:</b>	Zone A-An Area Inundated By 100-Year Flooding		



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.