



# Wampler-Eanes Appraisal Group

Augusta County, VA  
2024 Reassessment

# What is reassessment?

The process of re-determining the value of real property and/or land for tax purposes



# Why have reassessment?

- Reassessments are required by law to ensure that each property in a locality is valued fairly and uniformly
- The Code of Virginia requires that all property is assessed at 100% “fair market value”

(Virginia Code §58.1-3201)



# Reassessment for Augusta County



- As required by the Code of Virginia, Augusta County is conducting a general reassessment that will be effective January 1, 2024
- Augusta reassesses every 5 years
- The last reassessment was effective January 1, 2019

# How is reassessment conducted?

## Five step process

1. Preparation
2. Evaluation of sales/ratios
3. Field visits/data collection
4. Data entry/evaluation
5. Appeals/Changes



# Phase 1 - Preparation

- The locality utilizes real estate appraisers/assessors to conduct the work in a reassessment
- Augusta County contracted Wampler-Eanes Appraisal Group, Ltd. to assist in conducting the 2024 reassessment



# Phase 1 – Preparation

- The county map is gridded into smaller maps/neighborhoods
- The maps are in numerical order
- All properties in the locality are included in one of the maps
- A record card is created in the system for each property



# Phase 2 – Sales Study

- Wampler-Eanes Appraisal Group starts the process of reassessment by completing a sales ratio report
- All recent arms-length sales/transactions in a particular locality are evaluated
- The recent sale price is compared to the assessed value
- This process provides a base to determine what the fair market value is in the locality





# What is “fair market value”?

- The amount a typical, well-informed purchaser would be willing to pay for a property, under the following conditions:
  - The seller and buyer must be unrelated
  - The seller must be willing, but not under undue pressure to sell; the buyer must be willing, but not under any obligation to buy
  - The property must be on the open market for a reasonable length of time
  - The payment must be in cash or its equivalent, and the financing, if required, must be typical for that type of property

# What is “fair market value”?

If all these conditions are present, this is considered a market value, or “arm’s length,” sale

# Phase 3 – Field Visits

- Wampler-Eanes sends assessors/data collectors to visit every property in the county
- Information is verified to the County Record
- The assessor makes note of any changes to the property, updates the property record card, and takes a new picture
- Changes may include new decks, porches, additions, sheds, etc. or removal of such items



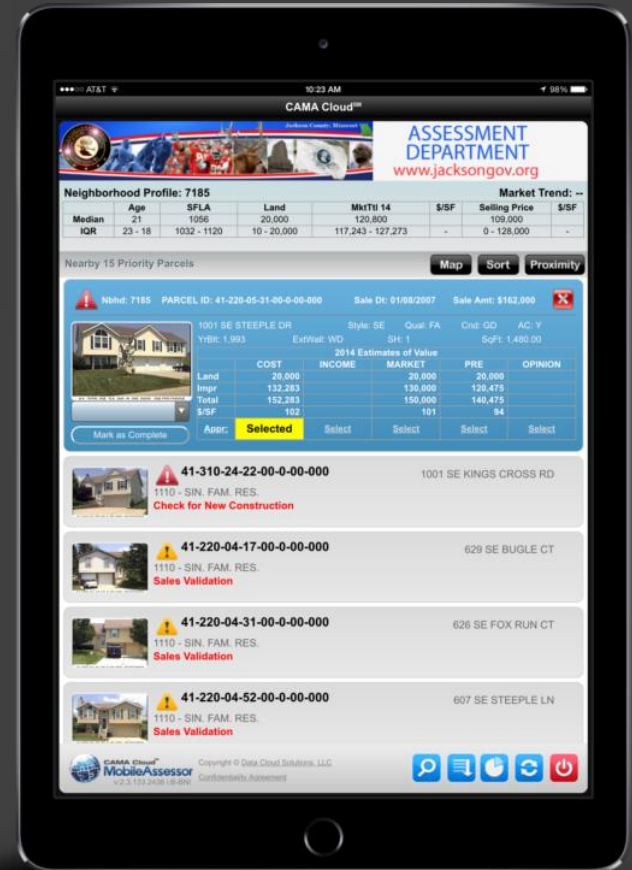
# Phase 4 – Data Entry

- All changes to a property are entered into the locality's property record data system
- A sketch of each building is created
- Charts and land tables are also updated in the data system
- After completion of data entry, the locality sends out notices to property owners of the new assessed value of the property



# New Technologies

Wampler-Eanes uses  
Data Cloud Solutions  
Mobile Assessor<sup>®</sup>  
– a field data  
collection software



# New Technologies

- Augusta County uses the VISION CAMA System (Computer Assisted Mass Appraisal)

The image shows a computer monitor displaying the VISION CAMA System interface. The interface is a web-based application with a blue and white color scheme. It features a sidebar on the left with navigation options, a main content area with various data fields and tables, and a right-hand panel with a map and a sketch program. Orange lines with circular endpoints point from text labels to specific parts of the interface.

Easy-to-use navigation

Quick-access tools & parcel info header

Unlimited media and documents

Industry's best sketch program

Intuitive, flexible reporting

Dozens of high-powered analytical tools  
(e.g., sales analysis, cost modeling, table maintenance)

Completely customizable dashboards

Integrated GIS



# New Technologies

- All changes to a property are entered into Mobile Assessor and synced to the VISION CAMA system
- Data is monitored and reviewed for accuracy



# Phase 5 – Appeals/Changes

- Notices of new assessed value mailed January 2024.
- Detailed information about the appeal process will be listed on the 2024 reassessment notice.
- Appeals can be done by Zoom, phone, email, in person or in writing by mail.





# Phase 5 – Appeals/Changes

- The Board of Equalization (BOE) will convene in Spring/Summer 2024
- Applications to the BOE will be available online
- No dates have been set for BOE hearings, WHEN AVAILABLE THEY WILL BE ADVERTISED.



# Assessment Ratios Augusta County

2019	89.75%
2020	83.73%
2021	71.7%

Information provided by  
[https://www.tax.virginia.gov/  
assessment-sales-ratio-studies](https://www.tax.virginia.gov/assessment-sales-ratio-studies)



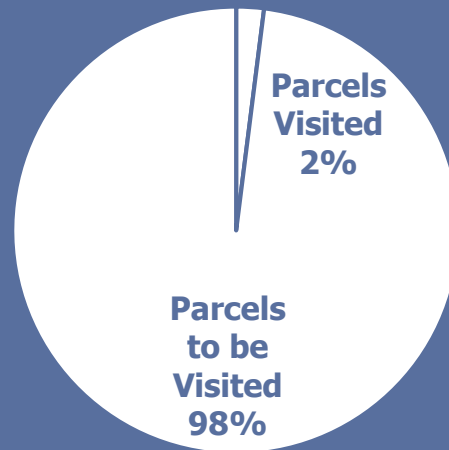
# 2024 Reassessment for Augusta County

- Reassessment process began in September 2022



# Project Overview Augusta County

## FIELD WORK



## DATA ENTRY



\*Note: Mobile Assessor activates 12/01/22  
Field data will sync to system

# 2024 Reassessment Timeline

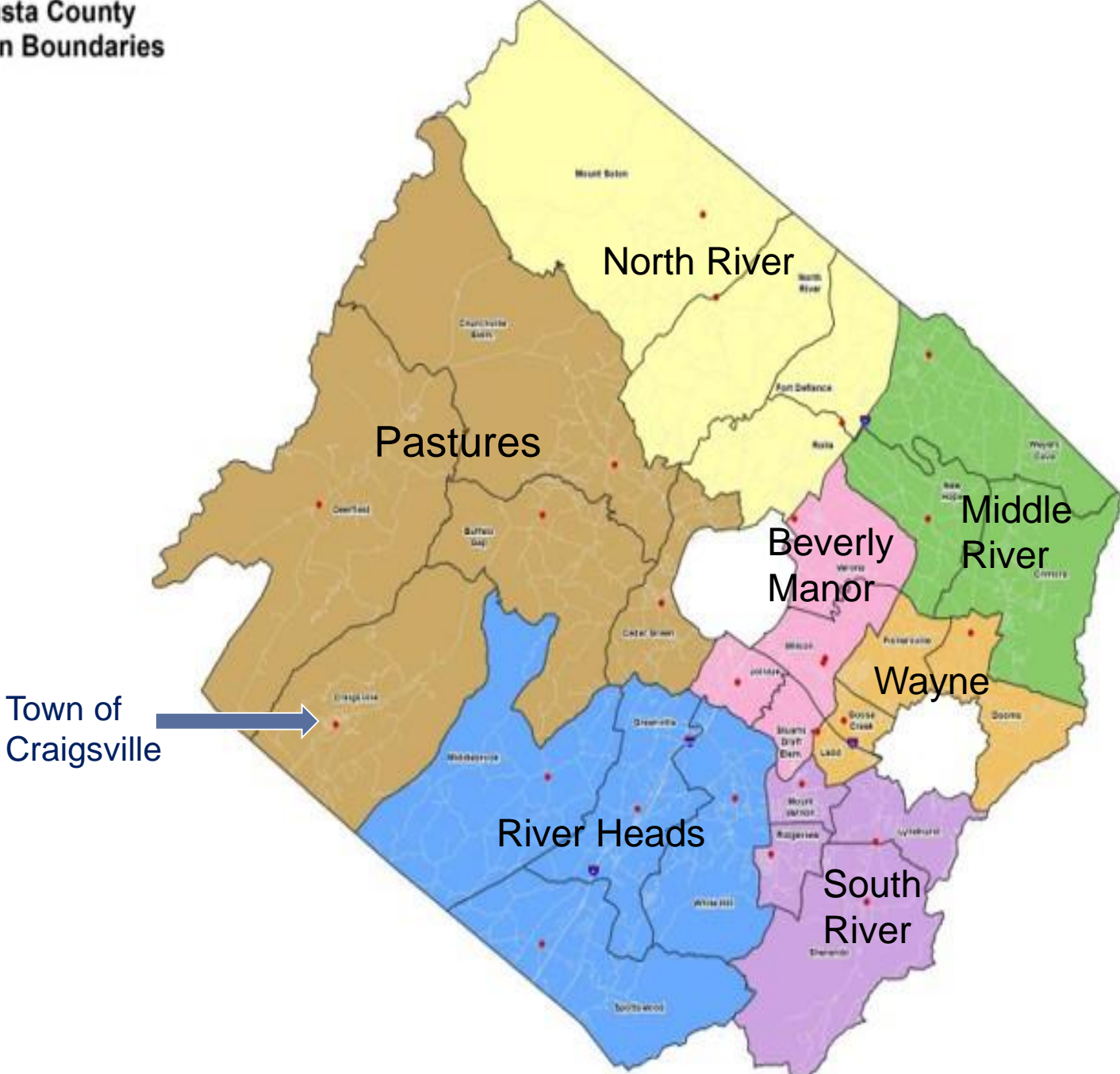
## Augusta County

<u>Project Action</u>	<u>Tentative Date Completed</u>
• Completion of Field Work, Valuation, and Data Entry	December 31, 2023
• Completion of Final Reviews, Audits, and Edits	January 2024
• Notice preparation and mailing	January 2024
• Assessor's Hearing Dates	February 15, 2024
• Assessor's Reviews, Revisions, and All Values Finalized	March 31, 2024
• Reassessment Book prepared and delivered	March 31, 2024

(Legal Deadline March 31, 2024)



# Augusta County Election Boundaries



**Legend**

- Proposed Polling Places
- Proposed Voting Precincts

**Magisterial Districts**

**DIST\_NAME**

- Beverly Manor
- Middle River
- North River
- Pastures
- Riverheads
- South River
- Wayne



# Neighborhood Benchmarks

## 2022 Qualified Sales

<b>Total Sales Worked by WEAG</b>	<b>426</b>
<b>Invalid Sales</b>	<b>13</b>
<b>Vacant Land Sales</b>	<b>7</b>
<b>Sales Included in the Sales Study</b>	<b>406</b>
<b>Average Ratio for the 406 Valid Sales Included in the Sales Study</b>	<b>0.67</b>
<b>Median for the 406 Valid Sales Included in the Sales Study</b>	<b>0.65</b>



# Summary

District	Average Ratio	Median
Beverly Manor	0.60	0.60
Middle River	0.65	0.66
North River	0.64	0.62
Pastures	0.65	0.65
Riverheads	0.68	0.69
South River	0.67	0.66
Wayne	0.72	0.69
Countywide	0.67	0.65





# Beverly Manor District

44 Sales - January 1, 2022 - September 15, 2022

Map #	Record #	Class	Acreage	Sale Date	Assessed Value	Sales Price	Ratio
036 97F	6214	23	2.556	2022-02-03	\$286,800	\$350,000	0.82
036A1 6 37	6363	11	0.275	2022-03-30	\$129,900	\$185,000	0.70
036A1 6 64	6389	11	0.275	2022-06-15	\$131,600	\$180,000	0.73
036A2 6 2 10A	38054	11	0.207	2022-06-23	\$125,600	\$230,000	0.55
036A2 6 3 7	6488	11	0.206	2022-05-06	\$153,900	\$241,500	0.64
036A2 6 6 8	6514	11	0.206	2022-01-07	\$138,800	\$235,000	0.59
036A218 5 B	6862	11	0.227	2022-01-31	\$91,200	\$219,900	0.41
037 30A	41195	23	4.280	2022-07-14	\$323,000	\$525,000	0.62
046C 1 4 3	9844	11	0.068	2022-05-02	\$103,700	\$195,000	0.53
046C 1 4 9	9849	11	1.562	2022-08-25	\$182,000	\$280,000	0.65
046C 1 4 20	9859	11	0.200	2022-03-17	\$106,100	\$160,000	0.66
046C 1 4 27	9866	11	0.344	2022-06-29	\$149,300	\$235,000	0.64
046C 2 5 6	9968	11	0.367	2022-02-24	\$184,600	\$280,000	0.66
046C 10 6	37676	11	0.449	2022-04-27	\$151,800	\$235,000	0.65
046D 7 6	38272	11	0.276	2022-08-04	\$192,900	\$305,100	0.63
046D 7 7	38273	11	0.276	2022-05-03	\$187,800	\$330,000	0.57
047 13	10069	24	10.833	2022-06-10	\$484,400	\$795,000	0.61
047 16	10074	22	0.185	2022-09-02	\$58,800	\$155,000	0.38
047 31A	10091	23	1.000	2022-06-16	\$230,000	\$352,500	0.65
047 69G	37243	24	5.138	2022-04-21	\$272,500	\$415,000	0.66
047F 1 1 19	10558	11	0.180	2022-06-22	\$101,200	\$198,000	0.51
047F 1 4 5	10627	11	0.165	2022-08-15	\$100,100	\$219,900	0.46
047F 3 7 21	10688	11	0.333	2022-08-04	\$110,300	\$110,300	1.00
047F 3 8 10	10698	11	0.165	2022-09-02	\$155,500	\$280,000	0.56

# Beverly Manor District

44 Sales - January 1, 2022 - September 15, 2022

Map #	Record #	Class	Acreage	Sale Date	Assessed Value	Sales Price	Ratio
047F 3 9 23	10712	11	0.180	2022-06-17	\$92,800	\$210,000	0.44
047F 3 9 31	10720	11	0.215	2022-03-18	\$127,000	\$224,000	0.57
047F 4 9 7	10741	11	-	2022-01-12	\$107,000	\$196,500	0.54
047F 4 10 2	10754	11	-	2022-03-08	\$108,700	\$205,000	0.53
047F 4 10 29	10776	11	-	2022-04-06	\$112,600	\$215,000	0.52
057D1 1 7	29046	23	2.699	2022-08-01	\$361,800	\$539,900	0.67
075 54C	21268	23	1.106	2022-07-11	\$179,500	\$240,000	0.75
075 97M	33037	24	10.869	2022-04-27	\$297,700	\$505,000	0.59
075 114E	44918	24	15.000	2022-08-31	\$293,700	\$310,000	0.95
075 116	21406	23	2.377	2022-02-11	\$173,700	\$350,500	0.50
075B 2 10	21508	21	0.413	2022-09-01	\$142,700	\$215,500	0.66
075D 5 4 11	21617	11	0.275	2022-06-23	\$116,100	\$235,000	0.49
075D 10 6 16	33268	11	-	2022-08-30	\$147,100	\$300,000	0.49
075D 14 3 11	35717	11	0.278	2022-02-25	\$153,100	\$229,000	0.67
075D 14 3 14	35720	11	0.288	2022-07-22	\$165,400	\$275,000	0.60
075D 14 9 4	35735	11	0.238	2022-08-15	\$151,100	\$250,000	0.60
075D 15 2 7	37559	11	0.211	2022-07-26	\$152,300	\$250,000	0.61
075D 16 4 12	39064	11	0.215	2022-05-06	\$168,000	\$275,000	0.61
075D1 1 1	45760	23	3.203	2022-04-18	\$351,700	\$560,000	0.63
075G 5 28	46145	11	0.220	2022-08-01	\$201,600	\$320,000	0.63
						<b>Average Ratio</b>	0.60
						<b>Median</b>	0.60

# Middle River District

53 Sales - January 1, 2022 - September 15, 2022

Map #	Record #	Class	Acreage	Sale Date	Assessed Value	Sales Price	Ratio
020 14	2040	24	9.011	2022-06-13	\$293,400	\$675,000	0.43
020C 4 24	2363	11	0.193	2022-08-16	\$126,200	\$198,000	0.64
020D 1 42	47182	11	0.360	2022-05-17	\$279,800	\$372,600	0.75
027C 3 2 31	4121	11	0.273	2022-06-01	\$133,100	\$203,000	0.66
027C 7 54	42059	11	0.213	2022-06-10	\$192,700	\$320,000	0.60
027C 7 82	42072	11	0.213	2022-08-29	\$209,200	\$262,000	0.80
027C 9 136	42573	11	0.217	2022-06-30	\$173,400	\$290,000	0.60
027C 10 146	42785	11	0.207	2022-06-03	\$176,200	\$280,000	0.63
027C 10 156	42795	11	0.207	2022-07-27	\$154,100	\$250,000	0.62
027C 13 321	43032	11	0.224	2022-04-15	\$161,800	\$236,200	0.69
027C 15 189	43570	11	0.284	2022-06-07	\$181,800	\$260,000	0.70
027C 17 295	43657	11	0.207	2022-08-15	\$210,000	\$327,500	0.64
027C 17 299	43668	11	0.278	2022-08-08	\$179,500	\$295,000	0.61
027C 19 335	43870	11	0.348	2022-05-02	\$203,800	\$316,000	0.64
027C 21 377	44324	11	0.207	2022-03-16	\$193,500	\$277,000	0.70
027C 21 379	44326	11	0.304	2022-04-25	\$197,500	\$280,000	0.71
027C 21 395	44340	11	0.253	2022-07-22	\$156,600	\$245,000	0.64
027C 21 405	44349	11	0.348	2022-08-31	\$220,800	\$336,500	0.66
027C 22 223	44789	11	0.641	2022-03-07	\$206,200	\$300,000	0.69
027C 22 229	44800	11	0.359	2022-08-31	\$219,900	\$311,000	0.71
037 43C	7157	22	0.920	2022-08-30	\$46,700	\$46,700	1.00
037 49F	42374	2	22.612	2022-06-22	\$422,700	\$645,000	0.66
037 76C	31238	24	5.000	2022-06-22	\$372,300	\$700,000	0.53
037 115	7247	23	2.075	2022-07-08	\$185,300	\$325,000	0.57
047C 1 36A	45824	23	1.000	2022-01-24	\$260,700	\$317,000	0.82
048 137B	11032	23	4.186	2022-01-06	\$153,600	\$249,000	0.62
048 143A	11044	22	0.776	2022-07-06	\$199,100	\$340,000	0.59
048A 1 6B	47407	23	4.220	2022-08-03	\$162,900	\$275,000	0.59

# Middle River District

53 Sales - January 1, 2022 - September 15, 2022

Map #	Record #	Class	Acreage	Sale Date	Assessed Value	Sales Price	Ratio
048B 1 33	11173	22	0.689	2022-02-01	\$166,400	\$240,000	0.69
049 5	11235	24	6.982	2022-09-02	\$247,600	\$300,000	0.83
049 10L	33492	23	1.006	2022-05-25	\$145,000	\$249,000	0.58
049 11A	11249	22	0.716	2022-01-12	\$161,100	\$234,000	0.69
049 67C	33192	23	2.075	2022-06-09	\$146,600	\$145,000	1.01
049 67F	45753	23	2.925	2022-05-11	\$238,200	\$388,000	0.61
049 68	11364	22	0.882	2022-09-02	\$74,700	\$186,000	0.40
049 71E	34685	23	3.811	2022-03-11	\$305,600	\$460,000	0.66
049 109C	11439	23	4.124	2022-02-25	\$194,000	\$333,500	0.58
059 8	14083	23	2.749	2022-01-10	\$120,200	\$151,000	0.80
059 22A	14102	22	0.680	2022-07-28	\$193,300	\$283,000	0.68
059 35C	14132	12	1.272	2022-08-16	\$168,500	\$299,900	0.56
059 55L	46402	23	2.728	2022-06-03	\$254,400	\$545,000	0.47
059 72A	14196	24	7.770	2022-07-01	\$535,700	\$775,000	0.69
059 104C	14531	22	0.700	2022-05-09	\$70,800	\$124,000	0.57
059 111	14548	22	0.750	2022-05-16	\$120,100	\$185,000	0.65
059 128C	14574	23	2.259	2022-03-09	\$154,200	\$285,000	0.54
059C 2 2A	14694	21	0.442	2022-03-12	\$152,600	\$279,000	0.55
059F 7 27	41510	11	0.495	2022-06-15	\$178,400	\$248,000	0.72
059F 7 101	41522	11	0.276	2022-01-21	\$176,200	\$265,000	0.66
059F 8 89	42602	11	0.289	2022-07-27	\$166,600	\$282,500	0.59
059F 11 13	44627	11	0.300	2022-03-03	\$202,300	\$286,000	0.71
059F 11 42	44657	11	0.277	2022-04-25	\$238,600	\$330,000	0.72
059G 1 1 57	14801	21	0.777	2022-08-31	\$120,600	\$149,484	0.81
069 95A	19728	23	1.200	2022-07-29	\$104,400	\$215,000	0.49
						<b>Average Ratio</b>	0.65
						<b>Median</b>	0.66

# North River District

51 Sales - January 1, 2022 - September 15, 2022

Map #	Record #	Class	Acreage	Sale Date	Assessed Value	Sales Price	Ratio
004 1C	45307	23	1.097	2022-05-04	\$219,500	\$335,000	0.66
010 59E	37866	23	1.035	2022-06-07	\$127,500	\$201,000	0.63
010 110C	766	23	1.495	2022-08-09	\$196,300	\$301,000	0.65
010A 1 35	821	21	4.773	2022-02-09	\$70,700	\$131,250	0.54
010A 2 4A	42876	23	1.716	2022-03-08	\$209,900	\$349,000	0.60
011A 1 14B	40842	23	1.820	2022-07-15	\$330,400	\$425,500	0.78
012 18	1051	21	4.980	2022-09-02	\$127,400	\$220,000	0.58
016 44B	1285	23	1.080	2022-05-31	\$112,800	\$153,000	0.74
017 24A	29104	23	1.111	2022-08-01	\$209,200	\$380,000	0.55
017 39F	37898	23	2.450	2022-08-19	\$185,000	\$340,000	0.54
017 80C	30940	23	2.759	2022-06-21	\$259,700	\$455,000	0.57
017A 1 4	1551	21	1.000	2022-04-22	\$147,000	\$150,000	0.98
017B 4 10	40624	21	5.002	2022-03-08	\$189,500	\$350,100	0.54
019 12B	45420	23	1.160	2022-07-28	\$76,000	\$125,000	0.61
019 154A	42758	23	1.577	2022-06-30	\$228,600	\$335,000	0.68
019 155D	33780	23	3.000	2022-08-24	\$260,000	\$425,000	0.61
027 68I	3621	21	7.354	7/13/2022	\$325,300	\$475,000	0.68
027 98	3660	23	1.000	2022-08-25	\$157,000	\$285,000	0.55
027A 2 1D	39891	11	0.878	2022-04-22	\$148,900	\$320,100	0.47
027A 2 5	3839	11	0.556	2022-08-01	\$120,500	\$185,000	0.65
027A 2 11	3847	11	0.806	2022-05-19	\$88,200	\$260,000	0.34
027B 4 C 19	4031	11	-	2022-08-08	\$219,100	\$365,000	0.60
027B 4 F 41	4055	11	-	2022-01-04	\$224,400	\$320,000	0.70
034 5	5075	24	10.963	2022-07-29	\$313,900	\$475,000	0.66
035 3H	38022	23	2.301	2022-08-15	\$171,900	\$315,000	0.55
035 31	5751	23	1.263	2022-05-02	\$103,100	\$207,900	0.50
035 48G	5804	23	1.560	2022-09-06	\$223,600	\$375,000	0.60
035 61A	34199	23	2.040	2022-08-24	\$294,300	\$445,000	0.66

# North River District

51 Sales - January 1, 2022 - September 15, 2022

Map #	Record #	Class	Acreage	Sale Date	Assessed Value	Sales Price	Ratio
035 61E	34203	52	34.570	2022-04-20	\$557,800	\$755,000	0.74
035 61L	44359	23	2.000	2022-04-08	\$332,000	\$527,000	0.63
035B 3 16	31161	24	5.589	2022-05-17	\$340,300	\$650,000	0.52
036 14E	46689	23	3.007	2022-08-23	\$506,100	\$800,000	0.63
036 70F	36769	23	1.420	2022-04-01	\$236,600	\$369,999	0.64
036 78	6142	23	1.372	2022-02-15	\$175,700	\$375,000	0.47
036 85	6155	23	1.624	2022-06-14	\$189,200	\$360,000	0.53
036A2 6 10 35	6596	11	0.199	2022-04-12	\$103,300	\$181,400	0.57
036A210 10	6687	11	0.571	2022-03-18	\$102,200	\$105,000	0.97
036A210 10	6687	11	0.571	2022-09-15	\$102,200	\$215,000	0.48
036A216 3 8	6761	11	0.403	2022-01-27	\$139,200	\$264,900	0.53
036A217 3 2	6804	11	0.241	2022-02-23	\$140,800	\$230,000	0.61
036A217 4 21	6836	11	-	2022-03-31	\$176,600	\$319,900	0.55
036A220 7 10	34252	11	0.609	2022-06-28	\$201,600	\$371,000	0.54
036A3 4 6 24	39593	11	1.678	2022-03-29	\$272,900	\$434,900	0.63
036B 1 1 12	6915	21	0.509	2022-04-11	\$155,500	\$180,000	0.86
036B 1 5 7	6970	11	0.413	2022-06-24	\$201,900	\$275,000	0.73
036B 5 3	29864	12	0.322	2022-03-22	\$209,100	\$335,000	0.62
036D1 1 5	31215	21	2.357	2022-07-01	\$309,000	\$425,000	0.73
036D2 1 10	37664	21	5.070	2022-08-23	\$317,300	\$514,900	0.62
036D2 2 8	38103	24	5.000	2022-03-08	\$235,900	\$305,000	0.77
037 7	7072	24	5.956	2022-06-22	\$445,500	\$735,000	0.61
037B 3 6	31283	23	1.120	2022-07-21	\$201,700	\$269,060	0.75
						<b>Average Ratio</b>	0.64
						<b>Median</b>	0.62

# Pastures District

29 Sales - January 1, 2022 - September 15, 2022

Map #	Record #	Class	Acreage	Sale Date	Assessed Value	Sales Price	Ratio
034 13G	41672	23	4.852	2022-05-31	\$167,800	\$250,000	0.67
034 15	5116	23	1.526	2022-04-26	\$159,500	\$215,000	0.74
034 40B	31109	24	10.000	2022-08-15	\$303,900	\$435,000	0.70
034 56	5224	52	69.627	2022-03-23	\$1,150,700	\$2,000,000	0.58
034 58E	5248	24	7.474	2022-01-31	\$356,300	\$645,000	0.55
034 60K	5271	23	3.390	2022-06-27	\$231,000	\$379,000	0.61
034 63H	5297	22	0.533	2022-04-28	\$178,700	\$285,000	0.63
034 77L	44437	23	2.572	2022-08-09	\$162,000	\$273,075	0.59
034A 1 87A	5504	21	7.993	2022-07-18	\$288,900	\$525,000	0.55
034A 1 88A	5506	21	0.657	2022-04-26	\$89,900	\$170,000	0.53
034A 5 1	5547	21	1.225	2022-08-01	\$260,500	\$335,000	0.78
034A1 1 1 4	34127	21	5.007	2022-09-02	\$404,900	\$550,000	0.74
034A1 2 6	34143	24	7.938	2022-04-27	\$381,100	\$582,500	0.65
035 6A	5650	22	0.757	2022-03-18	\$142,200	\$142,200	1.00
035 10K	46992	23	1.571	2022-02-10	\$119,000	\$215,000	0.55
043 3E	8030	23	1.535	2022-06-28	\$169,500	\$245,000	0.69
043 30B	8090	23	1.835	2022-06-29	\$183,300	\$225,000	0.81
043B 5 5	8260	21	1.133	2022-06-17	\$101,700	\$225,000	0.45
044 23A	44680	24	13.183	2022-06-01	\$352,500	\$650,000	0.54
044 61A	8483	24	8.582	2022-04-22	\$334,500	\$650,000	0.51
044 81D	29406	22	0.459	2022-07-01	\$85,800	\$225,000	0.38
044C1 1 2 13	40041	21	2.690	2022-03-23	\$340,800	\$470,000	0.73
044E 1 12	8624	21	5.180	2022-01-14	\$345,800	\$450,000	0.77
045 97B	8819	23	2.800	2022-01-14	\$344,500	\$489,500	0.70
045D 3 8	34440	22	0.659	2022-02-28	\$170,400	\$150,000	1.14
045D 3 17	34449	23	1.165	2022-07-28	\$219,300	\$340,000	0.65
045N1 3 9	31415	24	6.005	2022-03-01	\$370,600	\$635,000	0.58
062 10D	15614	22	0.950	2022-02-02	\$76,900	\$189,900	0.40
062A 2 A	15812	21	3.357	2022-05-16	\$189,800	\$287,620	0.66
						<b>Average Ratio</b>	0.65
						<b>Median</b>	0.65

# Town of Craigsville

(part of Pastures District)

2 Sales - January 1, 2022 - September 15, 2022

Map #	Record #	Class	Acreage	Sale Date	Assessed Value	Sales Price	Ratio
061B 1 3 4	15476	21	0.227	2022-05-02	\$80,800	\$125,000	0.65
061B 4 1 15	31819	12	0.718	2022-07-15	\$157,100	\$231,025	0.68
						<b>Average Ratio</b>	0.66
						<b>Median</b>	0.66





# Riverheads District

19 Sales - January 1, 2022 - September 15, 2022

Map #	Record #	Class	Acreage	Sale Date	Assessed Value	Sales Price	Ratio
065 6	16191	53	62.267	2022-01-31	\$529,100	\$742,500	0.71
074 47E	20773	23	1.600	2022-03-11	\$224,000	\$338,500	0.66
074D 1 4A	21117	22	0.851	2022-07-14	\$185,800	\$317,000	0.59
074D 1 13	21132	23	2.470	2022-07-01	\$290,300	\$506,000	0.57
075 10A	35670	23	1.331	2022-02-02	\$204,400	\$320,000	0.64
082A 1 9	23616	22	0.372	2022-02-01	\$132,300	\$218,000	0.61
082E 1 13	48151	22	0.314	2022-01-19	\$319,200	\$465,000	0.69
083 36B	39166	22	0.750	2022-04-06	\$130,900	\$182,200	0.72
083 88H	24094	24	7.207	2022-04-22	\$218,700	\$470,000	0.47
083A 10 14	47298	21	0.540	2022-03-21	\$312,800	\$410,000	0.76
083A 10 16	47286	21	0.550	2022-03-28	\$237,400	\$321,000	0.74
083A 10 18	47288	21	0.680	2022-05-09	\$270,600	\$415,000	0.65
083C1 2 2 5	36066	21	0.846	2022-03-10	\$241,700	\$299,900	0.81
083C1 2 2 8	36069	21	0.980	2022-05-19	\$259,400	\$310,000	0.84
083C1 3 1 4	37051	21	2.596	2022-08-24	\$369,800	\$515,000	0.72
083C1 4 43	39211	21	3.864	2022-06-29	\$351,800	\$460,000	0.76
083C2 5 4 6	45149	21	0.338	2022-04-28	\$328,800	\$401,900	0.82
083F 2 11A	36089	21	5.000	2022-03-25	\$298,500	\$463,000	0.64
084E2 1 1	25909	24	5.660	2022-01-19	\$239,200	\$465,000	0.51
						<b>Average Ratio</b>	0.68
						<b>Median</b>	0.69

# South River District

97 Sales - January 1, 2022 - September 15, 2022

Map #	Record #	Class	Acreage	Sale Date	Assessed Value	Sales Price	Ratio
075 89C	21340	23	1.990	2022-02-03	\$207,700	\$267,900	0.78
075B1 1 338	46459	11	0.157	2022-05-27	\$215,100	\$282,500	0.76
075B1 2 286	47000	21	0.285	2022-02-22	\$283,600	\$365,000	0.78
075B1 2 298	47219	21	0.288	2022-06-29	\$262,100	\$360,000	0.73
075B1 2 324	47227	11	0.119	2022-08-16	\$192,300	\$315,000	0.61
075B1 3 18	48324	11	0.226	2022-04-06	\$272,800	\$385,000	0.71
075B1 3 191	48566	11	0.079	2022-04-08	\$205,600	\$293,000	0.70
075H 7 59	44383	11	0.170	2022-06-24	\$213,700	\$295,500	0.72
075H 14 38	46970	11	0.441	2022-08-05	\$379,000	\$465,101	0.81
076 11F	35848	23	2.000	2022-02-18	\$142,100	\$202,000	0.70
076 13B1	43728	23	1.000	2022-02-24	\$332,000	\$494,900	0.67
076 33S	47544	13	1.348	2022-09-06	\$323,400	\$475,000	0.68
076 46D	21827	23	1.533	2022-08-12	\$254,800	\$350,000	0.73
076A 6 1 7	22177	11	0.276	2022-03-07	\$199,600	\$303,000	0.66
076A 6 1 10	22180	11	0.276	2022-05-06	\$176,200	\$275,000	0.64
076B 1 15	39094	21	3.087	2022-04-11	\$600,300	\$620,000	0.97
076E 5 5	22306	11	0.384	2022-08-18	\$180,900	\$220,000	0.82
076E 10 2 3	22355	21	0.539	2022-07-06	\$218,700	\$305,000	0.72
076E 10 2 4	22356	21	0.880	2022-01-14	\$231,200	\$290,000	0.80
076E 13 6 2	22387	21	0.427	2022-02-17	\$219,500	\$249,000	0.88
076E 15 7 3	22411	11	0.321	2022-03-01	\$267,000	\$361,000	0.74
076E 18 4	35861	23	1.000	2022-03-18	\$301,700	\$401,000	0.75
076E 20 15	32300	22	0.869	2022-08-05	\$321,800	\$495,000	0.65
076E 21 10	35874	11	-	2022-04-29	\$243,900	\$349,900	0.70
076E 21 12	35876	11	-	2022-05-25	\$260,000	\$355,001	0.73

# South River District

97 Sales - January 1, 2022 - September 15, 2022

Map #	Record #	Class	Acreage	Sale Date	Assessed Value	Sales Price	Ratio
076E1 5 3 14	39118	11	-	2022-04-06	\$177,200	\$330,000	0.54
076E1 6 4 8	41476	11	-	2022-03-23	\$213,900	\$350,000	0.61
076E1 8 13	43385	11	0.275	2022-07-27	\$304,500	\$425,000	0.72
076N 3 2	22922	21	1.750	2022-08-19	\$154,200	\$125,000	1.23
076R 1 11	32348	24	13.806	2022-09-02	\$614,700	\$1,081,500	0.57
084 60	24534	22	0.987	2022-01-24	\$198,300	\$305,000	0.65
084A 6 2 3	24888	21	0.344	2022-06-03	\$169,900	\$247,200	0.69
084A 7 5 10	24961	21	0.413	2022-05-03	\$169,500	\$240,000	0.71
084A 13 1B	25028	21	0.620	2022-04-28	\$262,800	\$365,000	0.72
084A 15 4A	25049	21	0.574	2022-07-29	\$253,200	\$402,000	0.63
084A 18 1 8	25068	11	0.373	2022-04-29	\$169,400	\$276,000	0.61
084B1 1 19	25180	23	1.826	2022-07-12	\$227,300	\$300,000	0.76
084B2 1 1 10	25241	22	0.459	2022-03-21	\$185,100	\$335,000	0.55
084B2 1 1 29	25260	21	0.655	2022-08-08	\$159,900	\$318,000	0.50
084B2 1 3 8	25308	11	0.230	2022-03-09	\$149,400	\$229,900	0.65
084B2 1 5 1A	25378	21	0.579	2022-05-23	\$131,800	\$255,500	0.52
084B2 1 5 4A	25377	21	0.275	2022-03-30	\$123,600	\$230,001	0.54
084B2 7 B	37361	21	0.966	2022-06-15	\$210,200	\$369,500	0.57
084C 3 3 3	25582	21	0.505	2022-05-06	\$177,600	\$273,500	0.65
084C 3 3 5	25584	21	0.505	2022-06-22	\$120,400	\$216,000	0.56
084D 10 8	25676	21	0.413	2022-02-14	\$179,600	\$249,900	0.72
084E 1 1 9	25691	11	0.275	2022-08-05	\$165,300	\$268,500	0.62
084E 3 5 1	25748	11	0.316	2022-08-26	\$183,300	\$280,000	0.65
084E 3 5 11	25758	11	0.344	2022-08-17	\$155,000	\$215,000	0.72
084E 3 6 6	25766	11	0.534	2022-08-29	\$185,600	\$308,000	0.60

# South River District

97 Sales - January 1, 2022 - September 15, 2022

Map #	Record #	Class	Acreage	Sale Date	Assessed Value	Sales Price	Ratio
084E 6 4 6	25832	11	0.574	2022-04-11	\$177,300	\$306,000	0.58
084E 14 70	39252	11	-	2022-05-11	\$222,900	\$324,100	0.69
084E 15 97	39923	11	-	2022-07-01	\$226,500	\$330,050	0.69
084E 16 116	40353	11	-	2022-08-12	\$210,400	\$339,000	0.62
084E 17 132	40722	11	0.344	2022-06-15	\$223,900	\$325,500	0.69
084E1 4 7 15	30457	11	-	2022-03-08	\$187,100	\$265,000	0.71
084E1 6 12 17	32553	12	-	2022-07-12	\$197,600	\$300,000	0.66
084E1 7 8 27	36170	11	-	2022-02-28	\$183,800	\$262,000	0.70
084E1 7 9 15	36174	11	-	2022-02-24	\$191,500	\$280,000	0.68
084E1 7 11 1	36176	11	-	2022-09-01	\$198,100	\$395,000	0.50
084E1 9 11 25	36226	11	-	2022-06-24	\$189,000	\$305,000	0.62
084E3 1 4	36278	22	0.930	2022-05-27	\$196,400	\$302,000	0.65
084G 1 15	42117	21	1.323	2022-08-01	\$510,800	\$637,500	0.80
084G 1 32	42136	21	1.052	2022-03-07	\$378,900	\$475,000	0.80
084G 2 49	44888	21	1.278	2022-04-01	\$275,900	\$533,000	0.52
084H 1 12	45226	21	1.930	2022-08-11	\$402,400	\$650,000	0.62
084H 2 85	45706	21	1.260	2022-01-28	\$121,900	\$190,000	0.64
085 80	26112	23	4.207	2022-05-02	\$165,000	\$325,000	0.51
085 81E	26117	22	0.520	2022-06-14	\$181,300	\$332,000	0.55
085C 2 5 1	26487	11	0.386	2022-08-25	\$163,600	\$210,000	0.78
085G 6 5 3	37621	11	-	2022-05-02	\$137,700	\$212,000	0.65
085G 7 5 8	39347	11	-	2022-04-22	\$162,200	\$250,000	0.65
085G 8 4 87	39362	11	-	2022-08-03	\$150,300	\$230,000	0.65
085G 8 5 102	39377	11	-	2022-07-25	\$144,200	\$243,000	0.59
085G 9 125	39736	11	-	2022-01-24	\$182,700	\$260,000	0.70

# South River District

97 Sales - January 1, 2022 - September 15, 2022

Map #	Record #	Class	Acreage	Sale Date	Assessed Value	Sales Price	Ratio
085G 9 131	39752	11	-	2022-05-27	\$156,700	\$256,000	0.61
085G 10 146	40944	11	0.480	2022-08-29	\$149,400	\$249,900	0.60
085G 11 161	41199	11	0.216	2022-05-13	\$149,600	\$225,000	0.66
085H 1 5	40931	23	2.161	2022-03-16	\$197,000	\$275,000	0.72
086A4 2 1 1	26712	21	0.872	2022-06-15	\$210,200	\$375,000	0.56
092 7A4	39650	23	1.989	2022-08-19	\$206,400	\$312,000	0.66
092 17	27680	52	25.020	2022-06-17	\$370,900	\$600,000	0.62
092 59D	46012	23	1.010	2022-04-27	\$180,900	\$300,000	0.60
092 61D	27769	24	9.458	2022-03-15	\$167,700	\$207,000	0.81
092 95B	27854	23	1.003	2022-01-27	\$184,600	\$266,000	0.69
092A 1 4	27917	21	1.387	2022-03-14	\$147,500	\$200,000	0.74
092A 1 29A	27951	21	1.350	2022-01-25	\$127,700	\$173,250	0.74
092A 1 35E	27967	21	0.520	2022-03-28	\$132,900	\$185,000	0.72
098A 1 29	28544	11	0.551	2022-01-14	\$334,000	\$740,000	0.45
098A 1 92	28589	11	-	2022-07-05	\$717,700	\$884,400	0.81
098A 2 13	28624	11	-	2022-02-16	\$269,800	\$450,000	0.60
098A 2 25	28636	11	-	2022-08-04	\$1,035,900	\$1,400,000	0.74
098A 2 29	28640	11	0.620	2022-03-29	\$406,000	\$778,500	0.52
098A2 2 19	28714	11	0.442	2022-09-06	\$705,800	\$735,000	0.96
098A3 1 2	28726	11	0.820	2022-08-16	\$470,300	\$615,000	0.76
098B 1 4	28747	24	5.854	2022-07-25	\$280,200	\$465,000	0.60
101 18B	28802	23	1.854	2022-06-08	\$215,300	\$369,000	0.58
						<b>Average Ratio</b>	0.67
						<b>Median</b>	0.66

# Wayne District

111 Sales - January 1, 2022 - September 15, 2022

Map #	Record #	Class	Acreage	Sale Date	Assessed Value	Sales Price	Ratio
057 20	13366	23	1.945	2022-05-23	\$187,400	\$338,000	0.55
057 32D	46529	23	1.189	2022-07-18	\$501,900	\$650,000	0.77
057 33D	38411	23	1.071	2022-03-10	\$193,300	\$300,000	0.64
057 38F	43439	23	2.323	2022-03-09	\$534,100	\$750,000	0.71
057 48A	13429	23	1.794	2022-04-06	\$230,300	\$435,000	0.53
058 21	13613	22	0.520	2022-08-01	\$86,300	\$60,000	1.44
058 30	13632	23	3.901	2022-07-13	\$108,900	\$313,000	0.35
058 83	13720	23	1.362	2022-08-26	\$114,800	\$395,000	0.29
058 92L	33299	23	3.822	2022-05-02	\$309,100	\$482,000	0.64
058 116E	13823	22	-	2022-07-21	\$197,000	\$309,000	0.64
058 142D	34853	23	3.670	2022-06-06	\$90,100	\$125,000	0.72
058 143B	13898	24	8.881	2022-05-04	\$178,800	\$350,000	0.51
058 143C	13899	23	1.910	2022-02-03	\$307,700	\$489,531	0.63
066B 1 1 16	17084	11	0.275	2022-03-18	\$125,300	\$245,000	0.51
066B 7 1 4	17168	11	0.215	2022-02-09	\$154,800	\$225,000	0.69
066B 7 3 1	17198	11	0.287	2022-02-28	\$185,600	\$274,600	0.68
066B 7 3 14	17211	11	0.215	2022-02-24	\$135,200	\$140,000	0.97
066B1 2 13	43053	11	0.146	2022-06-29	\$202,800	\$312,000	0.65
066B1 3 21	47376	11	0.064	2022-06-21	\$164,800	\$215,000	0.77
066C 6 5	17254	11	0.459	2022-01-05	\$167,700	\$230,000	0.73
066C 12 7	36865	11	0.312	2022-03-31	\$162,300	\$248,000	0.65
066C 13 29	37488	11	2.705	2022-05-16	\$268,400	\$420,000	0.64
066C 13 31	37490	11	0.778	2022-01-10	\$192,300	\$301,000	0.64
066F 1 4A	42296	11	0.320	2022-03-21	\$227,600	\$280,000	0.81
066F 1 4A	42296	11	0.320	2022-08-31	\$227,600	\$338,000	0.67
066F 3 8A	43431	11	0.241	2022-03-29	\$263,900	\$345,000	0.76
067 6C	17334	24	5.000	2022-01-13	\$386,600	\$630,600	0.61

# Wayne District

111 Sales - January 1, 2022 - September 15, 2022

Map #	Record #	Class	Acreage	Sale Date	Assessed Value	Sales Price	Ratio
067 28C	29913	23	4.143	2022-06-30	\$252,000	\$375,000	0.67
067 44F	43613	23	1.500	2022-05-13	\$330,700	\$520,000	0.64
067 77	17502	22	0.651	2022-07-11	\$77,200	\$100,000	0.77
067 85L	38602	23	3.238	2022-07-21	\$350,800	\$345,100	1.02
067 88N	40047	24	6.024	2022-01-10	\$659,100	\$775,000	0.85
067A 1 6 2	17684	11	-	2022-01-31	\$191,500	\$267,000	0.72
067A 1 7 3	17700	11	0.344	2022-01-06	\$154,400	\$215,000	0.72
067A 1 8 4	17716	11	0.184	2022-03-15	\$116,900	\$128,000	0.91
067A 5 10	17787	11	0.138	2022-01-20	\$164,200	\$267,000	0.61
067A 13 5	17929	12	0.367	2022-03-08	\$149,500	\$235,000	0.64
067A 16 2 1C	36882	12	0.388	2022-08-02	\$218,500	\$293,500	0.74
067A 19 12	35158	11	-	2022-04-21	\$139,100	\$236,000	0.59
067A 20 4 10	35192	11	-	2022-01-10	\$294,000	\$445,900	0.66
067A 22 3 10	36900	11	-	2022-02-28	\$250,300	\$335,000	0.75
067A 25 29	41103	11	0.450	2022-03-22	\$287,800	\$435,000	0.66
067A 25 35	41109	11	1.319	2022-01-26	\$363,400	\$523,000	0.69
067A 25 38	41112	11	0.529	2022-04-14	\$272,600	\$413,500	0.66
067A1 1 2 13	17982	11	0.799	2022-09-02	\$218,500	\$285,000	0.77
067A1 4 4	35215	11	0.186	2022-04-08	\$229,500	\$340,000	0.68
067A1 4 7	35218	11	0.098	2022-03-18	\$185,200	\$195,000	0.95
067A1 6 112	40575	11	0.278	2022-05-06	\$171,500	\$250,000	0.69
067A1 8 120	41126	11	0.289	2022-08-12	\$204,800	\$315,000	0.65
067A1 9 4 59	41336	11	0.441	2022-02-22	\$312,600	\$427,500	0.73
067A110 15	41384	11	0.216	2022-06-16	\$193,400	\$296,000	0.65
067A111 65	41729	11	0.597	2022-03-24	\$188,800	\$315,000	0.60
067A111 87	41743	11	0.489	2022-03-18	\$266,100	\$450,000	0.59
067A113 7 7	41913	11	0.378	2022-07-15	\$287,300	\$380,000	0.76

# Wayne District

111 Sales - January 1, 2022 - September 15, 2022

Map #	Record #	Class	Acreage	Sale Date	Assessed Value	Sales Price	Ratio
067A115 10 3	43881	11	0.516	2022-06-29	\$353,900	\$525,000	0.67
067A115 12 13	43899	11	0.393	2022-04-22	\$358,100	\$461,000	0.78
067A115 14 6	43920	11	0.604	2022-07-20	\$463,400	\$550,000	0.84
067A116 23	44440	11	0.090	2022-06-30	\$174,100	\$247,500	0.70
067A2 2 55	35258	11	0.344	2022-07-05	\$270,400	\$415,000	0.65
067A2 2 75	35278	11	0.464	2022-06-14	\$249,500	\$425,000	0.59
067A2 3 26	39947	11	0.389	2022-02-25	\$275,800	\$265,000	1.04
067A2 5 105	41680	11	0.440	2022-05-16	\$271,900	\$399,000	0.68
067A2 5 176	41721	11	0.420	2022-08-26	\$300,600	\$407,000	0.74
067A2 6 140	41937	11	0.471	2022-06-15	\$313,300	\$428,400	0.73
067A2 6 166	41954	11	0.449	2022-08-08	\$288,300	\$424,900	0.68
067A2 7 80	43149	11	0.398	2022-02-28	\$332,700	\$415,000	0.80
067A3 1 27	44194	11	0.405	2022-07-25	\$372,600	\$512,000	0.73
067A3 2 83	45008	21	0.275	2022-01-24	\$366,600	\$445,000	0.82
067A3 2 84	45009	21	0.275	2022-07-06	\$337,700	\$520,000	0.65
067A3 3 65	45654	21	0.275	2022-08-09	\$329,600	\$465,000	0.71
067A3 3 79	45669	21	0.524	2022-04-11	\$351,900	\$475,000	0.74
067B 3 45	18071	21	0.537	2022-03-14	\$201,300	\$310,000	0.65
067B 3 45	18071	21	0.537	2022-03-14	\$201,300	\$310,000	0.65
067B 5 6	18100	11	0.329	2022-08-01	\$174,000	\$275,000	0.63
067C 8 1 7	18212	11	0.735	2022-02-24	\$243,200	\$205,000	1.19
067C 9 3 3	18267	21	0.310	2022-04-27	\$161,800	\$260,000	0.62
067C 14 C	30082	21	0.323	2022-08-31	\$134,100	\$219,500	0.61
067C1 5 6	43310	11	0.176	2022-06-13	\$233,900	\$341,000	0.69
067C1 7 64	44285	11	0.413	2022-08-03	\$403,400	\$545,000	0.74
067C1 7 70	44293	11	0.396	2022-05-06	\$506,500	\$749,900	0.68
067C2 3 59	39808	11	0.401	2022-01-28	\$245,900	\$382,000	0.64



# Wayne District

111 Sales - January 1, 2022 - September 15, 2022

Map #	Record #	Class	Acreage	Sale Date	Assessed Value	Sales Price	Ratio
067C2 4 67	41251	11	0.530	2022-07-28	\$217,600	\$337,000	0.65
067C2 4 69	41292	11	0.390	2022-05-31	\$233,900	\$326,000	0.72
067C3 2 7	48715	11	0.260	2022-08-17	\$252,200	\$453,000	0.56
067F 4 C	18392	21	1.450	2022-04-07	\$234,000	\$340,000	0.69
067H1 2 2 5	32029	11	-	2022-07-01	\$363,500	\$552,000	0.66
067H1 6 1	35358	11	-	2022-01-04	\$390,700	\$525,000	0.74
067H1 7 2 33	35386	11	0.581	2022-06-28	\$401,100	\$465,000	0.86
067H1 9 4A	37518	11	1.451	2022-06-30	\$430,800	\$527,000	0.82
067H1 9 6	35422	11	1.242	2022-01-21	\$333,300	\$350,000	0.95
067H1 9 25	35441	11	0.545	2022-05-12	\$254,500	\$325,000	0.78
067H110 A 2A	38734	11	0.079	2022-04-05	\$148,600	\$210,000	0.71
067H113 J 7	42016	11	0.175	2022-05-02	\$194,500	\$269,900	0.72
067H113 L 5	42013	11	0.130	2022-06-15	\$172,800	\$265,000	0.65
068 6D	18704	23	1.000	2022-01-06	\$200,100	\$290,000	0.69
068 29C	18787	22	0.975	2022-08-23	\$212,000	\$305,000	0.70
068 31K	18807	22	0.861	2022-06-07	\$197,700	\$290,000	0.68
068 34A	18837	23	1.274	2022-05-23	\$388,400	\$625,000	0.62
068 36C	18843	22	0.989	2022-08-11	\$160,100	\$371,000	0.43
068 36J	18850	23	2.000	2022-04-21	\$264,800	\$361,000	0.73
068 38C	32047	23	1.320	2022-04-05	\$212,500	\$150,000	1.42
068 112	19020	22	0.931	2022-08-08	\$70,800	\$120,000	0.59
068 120E	19040	23	3.176	2022-06-01	\$108,900	\$100,000	1.09
068 126A	19048	23	1.460	2022-08-31	\$126,300	\$260,000	0.49
068 170	19095	23	1.547	2022-08-18	\$67,400	\$60,000	1.12
068B1 2 41	38795	12	0.450	2022-07-29	\$315,100	\$419,999	0.75
068B1 2 44	38798	12	0.848	2022-05-31	\$177,600	\$295,000	0.60
068J 1 4	19486	21	1.239	2022-03-29	\$297,500	\$471,000	0.63
068J 1 5	19487	21	1.111	2022-05-19	\$248,800	\$516,233	0.48
068J 1 8	19489	21	0.520	2022-04-01	\$218,700	\$375,000	0.58
069 68	19688	23	1.000	2022-05-16	\$121,900	\$203,500	0.60
						<b>Average Ratio</b>	0.72
						<b>Median</b>	0.69

Wampler-Eanes Appraisal Group  
appreciates the opportunity  
to serve the citizens  
of Augusta County

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