

PROPERTY

Parcel Information

Parcel Record Number (PRN) **18494001** District **HEATHSVILLE DISTRICT**
 Account Name **KNOLL SARAH R AND**
 Account Name2 **AMY A CRISS**
 Care Of
 Address1 **326 WOOD LANDING RD**
 Address2
 City, State Zip **FREDERICKSBURG, VA 22405**
 Business Name
 E911 Address(es) **98 PRESLEY DR**

Map Number

Map Number	Sheet	Insert	DoubleCircle	Block	Lot	SubLot
12A-1--036	12	A	1		036	

Total Acres **1.35**
 Deed **IN-19-0001214**
 Will **WB-20-2300101**
 Plat **PB-6-44**
 Route
 Legal Desc 1 POTOMAC BAY ESTATES LOT 36
 Legal Desc 2 #202300101 WILL
 Zoning
 State Class SINGLE FAMILY RESIDENCE (SUBURBAN)
 Topology
 Utilities NONE

Assessed Values

Type	Current Value (2026 REASSESSMENT)	Previous Value (2025)
Land	\$79,700	\$78,500
Main Structures	\$425,500	\$216,300
Other Structures	\$46,200	\$26,000
TOTALS	\$551,400	\$320,800

Sales History

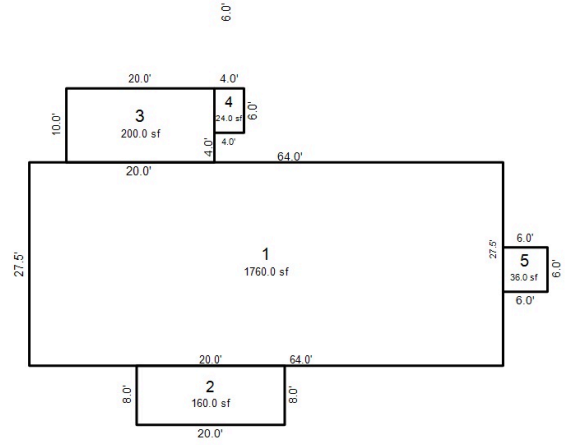
Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
ROSS RICHARD A OR	\$0	WILL BOOK-20-2300101	1	08/16/2023
CMH HOMES INC	\$351,120	INSTRUMENT-19-0001214	1	06/27/2019
ROSS RICHARD A OR	\$126,000	INSTRUMENT-19-0000700	1	04/19/2019
	\$0	DEED BOOK-288-216	1	

Land Segments

Seg	Description	Avg Cost/Acre	Size	AdjRate	Value
1	WATERFRONT/LOT		75000.00	1.00	\$75,000
2	RESIDUAL		13500.00	.35	\$4,725

Main Structures

Main Structure 1	Rooms	5	Deprec Schedule	AVERAGE DEPRECIATION
	Bedrooms	3	Heated Sq Ft	1,760
	Cost/Heated SqFt	\$195.20	Constr Style	MODULAR
Main Structure Photo			Main Structure Sketch	



Main Structure Attributes

Type	Code	# Of
FOUNDATION	CONCRETE BLOCK	1,760
FUEL	ELECTRIC	1,760
PLUMBING	3 FIXTURE BATH	2
ROOF MATERIAL	COMPOSITION SHINGLE	1,760

Main Structure Sections

Sec	% Cmpl	Description	HVAC	Ext Finish	Grade	Area	Story Hgt	Wall Hgt	Yr Built	Eff Yr
1-0	100	SINGLE FAMILY	CENTRAL HEAT & AIR CONDITIONING	ALUMINUM/VINYL	B+10	1,760	1.00	1.00	2019	2019
2-0	100	OPEN FRAME PORCH			B+10	160	1.00	1.00	2019	2019
3-0	100	FRAME SCREEN PORCH			B+10	200	1.00	1.00	2019	2019
4-0	100	COMPOSITE/TREX DECKING			B+10	24	1.00	1.00	2019	2019
5-0	100	COMPOSITE/TREX DECKING			B+10	36	1.00	1.00	2019	2019

Other Structures

Sec	Description	Grade	Area	Story Height	YearBlt	Value
1	RIPRAP	C	143	1.00	2018	\$17,160
2	SHED - STORAGE - FRAME/CIN BLOCK	C	240	1.00	2019	\$4,860
3	PIER	B	512	1.00	2019	\$22,400
4	PIER	C	50	1.00	2019	\$1,750

Data last updated: 04/26/2026

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