

Scott Mayausky - Commissioner of the Revenue
Stafford County, Virginia

Property Detail	
FRANTZ JOHN EDWARD 145 MACGREGOR RIDGE ROAD STAFFORD, VA 22554-5205	Property ID 30 185 Alternate ID 19647 Address 145 MACGREGOR RIDGE RD Property Class 2-Single Family- Suburban Neighborhood 300000 MAIN MAP 30 Deeded Acres 2.0663

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2026	*Reassessment	\$150,000	\$208,200	\$358,200	\$150,000	\$0	\$208,200	\$358,200
2024	*Reassessment	\$140,000	\$167,200	\$307,200	\$140,000	\$0	\$167,200	\$307,200
2022	*Reassessment	\$110,000	\$177,300	\$287,300	\$110,000	\$0	\$177,300	\$287,300
2020	*Reassessment	\$95,000	\$137,300	\$232,300	\$95,000	\$0	\$137,300	\$232,300
2018	*Reassessment	\$95,000	\$137,800	\$232,800	\$95,000	\$0	\$137,800	\$232,800
2016	*Reassessment	\$85,000	\$122,000	\$207,000	\$85,000	\$0	\$122,000	\$207,000
2014	*Reassessment	\$85,000	\$120,000	\$205,000	\$85,000	\$0	\$120,000	\$205,000
2012	*Reassessment	\$75,000	\$113,100	\$188,100	\$75,000	\$0	\$113,100	\$188,100
2010	*Reassessment	\$80,000	\$117,800	\$197,800	\$80,000	\$0	\$117,800	\$197,800
2008	*Reassessment	\$145,000	\$120,900	\$265,900	\$145,000	\$0	\$120,900	\$265,900
2006	*Reassessment	\$106,400	\$143,600	\$250,000	\$106,400	\$0	\$143,600	\$250,000
2004	2004 Reassessment	\$53,600	\$113,500	\$167,100	\$53,600	\$0	\$113,500	\$167,100
2002		\$35,400	\$87,700	\$123,100	\$35,400	\$0	\$87,700	\$123,100

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		980003436	3/1/1998 12:00:02 AM	COR Records 12818	FRANTZ JOHN EDWARD		No	\$110,500
B229	P145		1/1/1972 12:00:01 AM	See Clerk Of Courts Records 28629	COR Records 12818		Yes	\$4,400
B229	P145		1/1/1900		See Clerk Of Courts Records 28629		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
		1.0000	0.00	0.00	\$140,000
		1.0663	0.00	0.00	\$10,000

Legal Description
Description
PT CONCORD 2.0663 AC

R01 - Extension Details

Address 145 MACGREGOR RIDGE RD
Type 14 Rambler
Year Built 1975

Image

Attributes

Story	Attribute	Detail
	Type	14 Rambler
	Occupancy	Single family
	Roof Structure	Gable
	Roof Cover	Comp sh to 235#
	Heating	Heat pump
	A/C	None
	Stories	1.0
	Bathrooms	2
	Feature	Fireplace
1	Exterior Wall	Vinyl siding
1	Interior Wall	Drywall
1	Interior Flooring	Base Allowance

Floor Areas

Code	Description	Gross	Finished	Construction
1.0	Floor Level	1,152	1,152	Wood frame
B	Basement	1,152	420	Concrete block
Total		2,304	1,572	

Exterior Features

Code	Description	Size	Construction
CONCP	Concrete patio	351	
OFP	Open frame porch	105	

Improvements

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
UTLSHED	1975	R01	9.00	10.00	90	SF	100
PAV	1975	R01	0.00	0.00	0	SF	300
Hot Tub	1975	R01	0.00	0.00	0	SF	0
Flue	1975	R01	0.00	0.00	0	SF	0